



REQUEST FOR SEPA COMMENTS

Name of Project: Creekside Meadows PUD Project No: PSE-17-0008

Site Address: 7011 226th Place SW, Mountlake Terrace, WA 98043

Description: Concurrent applications for planned unit development (PUD), preliminary plat and rezone (to RS 8400/PUD) to subdivide a 9.93 acre parcel into 56 detached, single-family residential lots with 3.35 acres of common open spaces, including a park area. The PUD concept allows deviation from underlying subdivision and zoning standards, such as road width and lot sizes, subject to meeting PUD criteria. Civil improvements include a new public street from 226th Pl SW, private alley, extension of the water system, and traffic calming bulb-outs on 226th Place SW. The development contains a mix of home types and lot sizes including “zero lot-line.” The site contains steep, unstable slopes and wetland and stream buffers. Enhancements to critical areas are proposed. (PPU-17-0001, PPL-17-0001, and PZA-17-0004)

MDNA DETERMINATION: See attached Mitigation Measures

COMMENT and APPEAL PERIOD: There is a comment period of fourteen (14) days which ends on **November 26, 2018**. Written appeals shall be made by **December 6, 2018** in accordance with Mountlake Terrace Municipal Code 16.05.140.

AREAS OF CONCERN:

- Access
- Steep Slopes
- Vegetation Removal
- Wetlands/Stream Buffers
- Proposed Use
- Other

Routed to the following agencies on: November 9, 2018

<input checked="" type="checkbox"/> MLT Planning Department <input type="checkbox"/> MLT Engineering Department <input type="checkbox"/> MLT Parks Department <input type="checkbox"/> MLT Stormwater Manager <input checked="" type="checkbox"/> Alderwood Water District* <input type="checkbox"/> Brier Horse Network <input type="checkbox"/> City of Brier Planning <input checked="" type="checkbox"/> City of Edmonds Planning <input type="checkbox"/> City of Everett Planning <input type="checkbox"/> City of Lake Forest Park Planning <input checked="" type="checkbox"/> City of Lynnwood Planning <input checked="" type="checkbox"/> City of Shoreline Planning <input checked="" type="checkbox"/> Comcast (AT&T Broadband) <input checked="" type="checkbox"/> Community Transit* <input type="checkbox"/> Dept. of Archaeology & Historic Preservation <input checked="" type="checkbox"/> Dept. of Commerce <input checked="" type="checkbox"/> Dept. of Ecology* <input checked="" type="checkbox"/> Dept. of Fish & Wildlife*	<input checked="" type="checkbox"/> Dept. of Natural Resources <input checked="" type="checkbox"/> Dept. Of Ecology, Shorelands <input checked="" type="checkbox"/> Edmonds School District <input checked="" type="checkbox"/> Fire, South County <input type="checkbox"/> Frontier (General Telephone) <input checked="" type="checkbox"/> King County <input type="checkbox"/> METRO <input checked="" type="checkbox"/> Muckleshoot Tribe* <input type="checkbox"/> National Marine Fisheries Service <input checked="" type="checkbox"/> Public Utility District No. 1 <input checked="" type="checkbox"/> Puget Sound Action Team <input type="checkbox"/> Puget Sound Clean Air Agency <input checked="" type="checkbox"/> Puget Sound Energy* <input checked="" type="checkbox"/> Puget Sound Regional Council <input type="checkbox"/> Puget Soundkeepers <input checked="" type="checkbox"/> Qwest Communications (US West)	<input type="checkbox"/> Snohomish County Health District <input type="checkbox"/> Snohomish County Planning <input checked="" type="checkbox"/> Snohomish County Public Works* <input type="checkbox"/> Snohomish County Surface Water Management <input checked="" type="checkbox"/> Sound Transit <input checked="" type="checkbox"/> T-Mobile <input type="checkbox"/> Washington Environmental Council <input checked="" type="checkbox"/> Tulalip Tribe* <input checked="" type="checkbox"/> Washington State DOT <input checked="" type="checkbox"/> City Hall / Post Office / Library / Recreation Pavilion <input checked="" type="checkbox"/> <u>BMCH Washington, LLC</u> <input checked="" type="checkbox"/> <u>Loree Quade, Century Communities</u>
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If you have any questions, please contact Christy Osborn, Community and Economic Development Director and SEPA Official, city of Mountlake Terrace, at 425-744-6281.

Return your comment to:

Planning Division
City of Mountlake Terrace
PO Box 72
Mountlake Terrace, WA 98043

Project Name: Creekside Meadows
Comments are due by: November 26, 2018

FOR USE BY AGENCY RESPONDING TO REQUEST FOR SEPA COMMENTS

No Comments

Comments Below or Attached

Agency making comments:

Comments prepared by: _____ Date: _____

Title: _____ Phone: _____

Comments: