

**MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)  
W.A.C. 197-11-350**

**SEPA Permit No.:** PSE-17-0008 (Creekside Meadows PUD)

**Associated Application No.:** PPU-17-0001, PPL-17-0001 and PZA-17-0004

**Parcel Number:** 270429-003-007-00 and 270429-003-007-02

**Proposal:** 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 226<sup>th</sup> PL SW, private alley, extension of the water system, and traffic calming build-outs on 226<sup>th</sup> PL SW. The development contains a mix of home types and lots sizes including “zero lot-line.” The site contains steep slopes and wetland/stream buffers. Restoration/enhancements to wetland/stream buffer areas are proposed on- and off-site. Mitigation applies to critical areas, geotech, stormwater, and utilities. All existing improvements and structures to be removed. (PPU-17-0001, PPL-17-0001, PZA-17-0006)

**Location:** 7011 226<sup>th</sup> PL SW, Mountlake Terrace, WA 98043

**Proponent:** BMCH Washington, LLC  
8390 E Crescent Pkwy, Suite 650  
Greenwood Village, CO 80111

Represented by: Loree Quade, Century Communities  
16108 Ash Way, Suite 201  
Lynnwood WA, 98087

**Mitigation Measures:** See attached Mitigation Measures related to wetland/stream buffer enhancements, geology, stormwater and utilities.

**Lead Agency: City of Mountlake Terrace**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

- This MDNS is issued under WAC 197-11-350; the Lead Agency will not act on this proposal for at least 14 days from the date of this document. **Comments must be submitted by November 26, 2018.**

This MDNS will not become final until the end of the **appeal period December 6, 2018.**

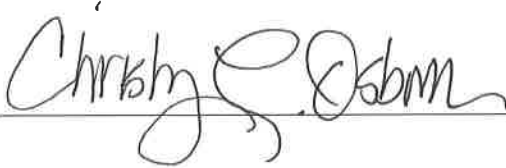
**Appeal:**

Any interested person may appeal the adequacy of the final SEPA Threshold Determination to the City of Mountlake Terrace Hearing Examiner pursuant to the procedures set forth under Chapter 16.05 of the Mountlake Terrace Municipal Code. **A written request for appeal must be filed within 10 days of the expiration of the comment period or by 5:00 p.m., December 6, 2018.** The written appeal must be submitted in writing, stating specific factual objections to the final SEPA Threshold Determination. Appeals must be accompanied by the current fee(s) for such an action. Contact the Planning Department to read or ask about the procedures for SEPA.

**Responsible Official:** Christy Osborn  
**Position Title:** Community and Economic Development Director  
**Phone:** (425) 744-6281

**Address:** City of Mountlake Terrace  
6100 219<sup>th</sup> St. SW, Suite 200  
Mountlake Terrace, WA 98043

Signature: \_\_\_\_\_



Date: November 9, 2018

Attached: Mitigation Measures