

PLANNING COMMISSION RESOLUTION NO. ~~89-07~~

A RESOLUTION OF THE CITY OF MILL)
CREEK PLANNING COMMISSION,)
RECOMMENDING APPROVAL TO THE)
CITY COUNCIL OF THE CITY OF MILL)
CREEK, WASHINGTON OF A)
PRELIMINARY PLAT FOR MILL CREEK)
EIGHTEEN (18), A SIXTY THREE (63) LOT)
RESIDENTIAL SUBDIVISION. CASE FILE)
NUMBER LP 89-27.)

FINDINGS,
REASONS AND
RECOMMENDATIONS

WHEREAS, United Development Corporation has submitted the appropriate information to the City of Mill Creek for the consideration of a Preliminary Plat, for a sixty five (65) lot, single-family residential subdivision located on the east side of Mill Creek Boulevard, west of the nature preserve, north of the Parkwood Apartments and south of the Holly subdivision, to be known as Mill Creek Eighteen (18); and

WHEREAS, the City of Mill Creek's SEPA Official issued a Mitigated Declaration of Non-Significance on April 19, 1989, pursuant to RCW 43.21C; and

WHEREAS, on April 28, 1989, a legal notice stating the time, place and purpose of the public hearing was published in the Everett Herald, was posted on the property pursuant to MCMC 17.36.040 and sent to surrounding property owners within 500 feet of the site in accordance with MCMC 17.36.040; and

WHEREAS, the Planning Commission duly convened a public hearing on May 11, 1989, to consider the matter;

NOW, THEREFORE, BE IT RESOLVED:

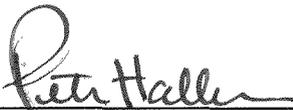
Section 1: The Planning Commission has considered the proposed Preliminary Plan, attached as Exhibit D, the staff report, attached as Exhibit A, and the vicinity map, attached as Exhibit C, all incorporated herein, and finds that the proposed preliminary plat is consistent with the Mill Creek Subdivision and Zoning Ordinances if conditioned to make appropriate provisions for the public health, safety and general welfare.

Section 2: The Planning Commission adopts the findings and recommendations as contained in Exhibit A, as they may be modified by the Planning Commission discussion and recommendation contained in Exhibit B, attached and incorporated herein.

Section 3: The Planning Commission therefore recommends to the City Council approval of a sixty three (63) lot preliminary plat for Mill Creek Eighteen (18) as fully described and conditioned in Exhibit A, Exhibit B, Exhibit C and Exhibit D.

Done and Passed by majority vote, this eleventh day of May, 1989.

CITY OF MILL CREEK PLANNING COMMISSION



PETER HALLER, CHAIRMAN



SECRETARY OF THE PLANNING COMMISSION

ATTACHMENT: Exhibit A - Staff Report
Exhibit B - Planning Commission Motion with conditions
Exhibit C - Vicinity Map
Exhibit D - Binding Site Plan

CITY OF MILL CREEK
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT TO THE PLANNING COMMISSION

DATE: April 27, 1989 - Amended June 12, 1989

APPLICANT: United Development Corporation
15714 Country Club Drive
Mill Creek, Wa 98012

REQUESTED ACTION: Preliminary Plat approval for Mill Creek 18, a 65 lot single-family residential subdivision.

LOCATION: The subject site is located east of Mill Creek Boulevard and west of the nature preserve, north of the Parkwood apartment complex and south of the Holly subdivision.

LEGAL DESCRIPTION: The property proposed for the subdivision is Tract 297 of the plat of Mill Creek 16 as recorded in Volume 47 of Plats, pages 224 through 226 inclusive, in the records of Snohomish County, Washington.

COMPREHENSIVE PLAN

DESIGNATION: The subject site was included in the original master plan for Mill Creek. The property is located in Sector 6 of the Mill Creek PRD. Initial Sector approval was granted in 1979 and amended in 1986. This parcel was designated for single-family detached residential development in both of the approved Sector plans.

EXISTING ZONING:

The property is currently zoned PRD 7200. The uses and development standards for this district are found in Chapter 17.04 MCMC. In addition to the standards of the municipal code, the property is subject to the conditions and requirements of the rezone contract for the Mill Creek Planned Residential Development.

EXISTING SITE CHARACTERISTICS:

Soil:

Soils on the site have been classified by the Soil Conservation Service as Alderwood series with 2 to 8 percent slopes on much of the site. There are slopes exceeding 25% adjacent to the Penny Creek Corridor. Where the slopes range between 2 to 8 percent, the SCS identifies the Alderwood series as having

moderate limitations for residential development. These limitations are primarily due to drainage and wetness problems for basements and excavations. However, the limitations for streets and roads are slight.

The steeper slopes have been characterized as having severe limitations for development related to erosion and sloughing potential. The main limitations according to the SCS are slope stability and foundation drainage for homes.

Vegetation

The site is moderately wooded second growth forest with a mix of deciduous and evergreen trees. Predominant species include fir, cedar, alder and some maple trees. Under-story vegetation includes grasses, blackberries, ferns, salal and other typical species.

Utilities

Water and sewer service is available from the Alderwood Sewer and Water District. District staff indicate that the precise connection locations have yet to be determined, but they will be working with the applicants on the design of these utility systems.

Additional services such as electrical power, natural gas, cable and telephone can be extended to the site.

Land Use

The site is currently undeveloped. Adjacent property use is as follows:

- To the north and east; the boundaries of the proposed plat are formed by the nature preserve.
- To the west; Mill Creek Boulevard forms the western boundary of the site. The property on the other side of that street is currently undeveloped, is approximately twenty (20) acres in size and designated for single-family detached residential development.
- To the south is Tract 303 which is eight (8) acres in size and designated for single-family attached residential uses (9 per/1 acre).

BACKGROUND
HISTORY:

The 19.39 acre site is located within Sector 6 of the Mill Creek Planned Residential Development that was initially approved by Snohomish County in 1979. In 1986, the City of Mill Creek approved a revised Sector plan designating certain portions of the Sector as single-family detached, single-family attached and multi-family residential. The subject site retained its original designation of single-family detached residential.

Subsequent to the approval of the revised plan, the property within Sector 6 was subdivided into six (6) large tracts in the plat of Mill Creek 16, which includes the subject site. This site was approved for ninety-two (92) dwelling units.

SUBDIVISION
DESIGN:

The proposed plat would contain 65 residential lots, which is a 29% reduction in dwelling units from the most recent Sector approval. The gross density of the project is approximately 3.35 dwelling units per acre. The net density (gross acreage less public spaces, roads, etc.) is 4.01 dwelling units per acre. Open space areas would comprise 1.04 acres. These are composed of the common area and growth protection easements fronting Mill Creek Boulevard and the two proposed trail connections to the nature preserve.

Pursuant to Section 16.12.060 of the Mill Creek Municipal Code and the rezone contract, 20% of the net developable area or 3.2 acres, is required for open space. About 33% of this requirement is satisfied by the common spaces. The residual, which is 2.16 acres is credited from the nature preserve.

The plat submitted to the Department of Community Development originally showed two access points along Mill Creek Boulevard which effectively divided the plat into two distinct subdivisions (refer to Alternative A). Based on discussions with City Staff, who expressed concerns about emergency vehicle access and design consistency with other plats in the City, the applicants submitted a second plat with one access point and direct access to all cul-de-sacs (Alternative B).

The Director of Public Safety believes that the single entrance, with direct access provided to all lots, provides a greater degree of access for emergency vehicles than the original plat layout. The plat design of Alternative B, also reduces the potential for traffic conflict on Mill Creek Boulevard consistent with Section 16.04.020 of MCMC. Traffic safety at the proposed southern access is jeopardized due to the presence of an electrical utility

ult. The City Engineer has expressed concerns about interference with sight distance at this point.

Under Alternative A, the average lot size would be 10,180 square feet. The smallest lot in this plat would be 7,400 square feet. Under the design proposed in Alternative B, the average lot size would be 10,045 square feet with the smallest lot proposed being 7,000 square feet. The lot sizes in both proposals exceed the minimum requirements of the zoning district, which is 5,000 square feet for the PRD 7200 zone district. With the possible exception of Lot 33, the design of the plat appears to protect the steep slopes bordering the nature preserve and Penny Creek Corridor.

As mentioned previously, the original proposal created two distinct neighborhoods within one plat. Alternative B would eliminate the distinction and create one large neighborhood within the plat. This would make the layout of the plat consistent with the majority of the subdivision designs in the City.

Under both of the alternatives, the proposed plat would contain 65 lots.

STATUTORY
REQUIREMENTS:

Public Notification:

In accordance with Section 17.36.040 of the MCMC, notice of the public hearing was mailed to property owners of record within 500 feet of the proposed project, on April 27, 1989, published in the Everett Herald on April 28, 1989 and the property was posted in three conspicuous places on April 28, 1989.

SEPA:

The City's SEPA Official has determined that this proposal does not have a probable significant adverse impact on the environment. Therefore, an environmental impact statement, was not required under RCW 43.21C.030. Staff has, however, indicated certain impacts to various elements of the environment that require mitigation and pursuant to RCW 43.21C.030, has issued a Mitigated Declaration of Non-Significance for the requested action. The following measures to mitigate the impacts of the requested action are discussed below:

1. Earth:
Development of the plat including road construction, installation of utilities and ultimately construction of homes will require grading. Grading of approximately 6500 cubic yards of soil is anticipated during infrastructure construction.

An erosion control plan shall be submitted and approved by the City Engineer prior to commencing any site work including clearing and grading. All required erosion control measures must be installed and maintained during construction to prevent material being transported off the site.

2. Water-Runoff:

Development of the property will result in stormwater runoff from roads, driveways, buildings and other impervious surfaces. A stormwater management plan shall be submitted and approved by the City Engineer prior to final plat approval.

3. Recreation:

The subject site is located adjacent to the Mill Creek Nature Preserve. Two access trails to the preserve and a new trail within the preserve, are proposed to be constructed in conjunction with this plat.

4. Aesthetics:

A 50 foot cutting preserve/common area was dedicated on the west side of the property parallel to Mill Creek Boulevard. Additional native growth easements will be required within the interior of the plat. The areas to be preserved will be determined after the preparation of a tree survey and on-site identification by City staff.

CONSISTENCY WITH
SUBDIVISION
REGULATIONS:

The subdivision of property in the City is governed by Title 16 of the MCMC. The purpose of the title is found in Section 16.01.010 and subdivision design standards are contained in Chapter 16.02 of the Code. Chapter 16.04 governs the required submittals for preliminary plats.

The criteria for reviewing and approving preliminary plats found in Section 16.18.010(C) of the MCMC are:

The preliminary subdivision binding site plan meets the requirements and intent of the Mill Creek Municipal Code and adopted City plans.

Comment: All of the lots meet or exceed the minimum requirements of the zoning ordinance. Project density is lower than allowed by previous approvals.

2. The proposed plat or site plan makes adequate provisions for open space, drainage ways, streets and other public ways, water supply, sanitary wastes, parks, playgrounds, sites for schools and school grounds.

Comment: Open space and recreation facilities are provided through access to the nature preserve and cutting preserves. The streets are designed to comply with the standards required by the City Engineer. Utilities are available to the site and drainage plans will be approved prior to final plat approval.

3. The subdivision or development is beneficial to the public health, safety and welfare and is in the public interest.

Comment: The reduction of access points onto Mill Creek Boulevard is in the interest of the public safety. With this change, the plat will comply with this requirement.

FINDINGS:

The Mill Creek City staff, having viewed the property, reviewed the application and supporting materials, and in consideration of the comments from agencies with jurisdiction, makes the following findings:

1. The request is for the approval of a preliminary plat. The applicant has submitted a preliminary plat map that depicts the building lots, common areas and pedestrian and road areas for the development.
2. This subdivision would have 65 lots and lot development would be limited to single-family residences.
3. The density of plat would be 4.01 dwelling units per acre.
4. Access to the plat as proposed by the applicant, would be from two locations on Mill Creek Boulevard. The

staff prefers a single point access onto Mill Creek Boulevard.

5. Transportation impacts for this project were mitigated previously with the approval of the plat of Mill Creek 16. This included the construction of the final section of Mill Creek Boulevard and installation of the traffic signals at the intersection of SR 527 and Mill Creek Boulevard.
6. Recreation impacts have been mitigated by previous land and monetary contributions. Future mitigation will include construction of a new trail in the nature preserve with access from the proposed plat.
7. The proposed average lot size would be 10,045 - 10,180 square feet. The smallest proposed lot is 7,000 square feet. All of the proposed lots exceed the minimum lot requirement of the PRD 7200 district which is 5,000 square feet.
8. The total area devoted to cutting preserves and common areas is 1.04 acres. This represents approximately 33% of the amount required by City codes. The remaining amount has been previously credited from the nature preserve.
9. The proposal is consistent with the suburban designation of the North Creek Comprehensive Plan which recognizes an overall density of 4.6 dwelling units per acre in Mill Creek.
10. The proposal is consistent with provisions and standards of the Mill Creek Zoning Ordinance.
11. If approved subject to the conditions recommended below, the proposed project will be consistent with the requirements of Title 16 of the MCMC - Plats and Subdivisions

RECOMMENDATIONS: 1. Development shall occur as portrayed on the preliminary plat map, except as it may be modified by the imposition of conditions. The primary change is the approval of Alternative B limiting the plat to one access point onto Mill Creek Boulevard. In addition, the electrical utility vault be permitted to stay where it is as long as the developer can meet the sight distance requirements of the Washington State Department of Transportation.

2. The maximum number of building lots shall be 65. Construction shall be limited to one single-family detached home per lot.
3. Water and sewer facilities shall be designed and installed in accordance with the requirements of the Alderwood Water and Sewer District.
4. An erosion control plan shall be submitted for approval by the City Engineer prior to commencement of any site work including clearing and grading. Also, a plan for permanent stormwater management shall be approved by the City Engineer prior to final plat approval.
5. In addition to the fifty (50) foot cutting preserve/common area adjacent to Mill Creek Boulevard, additional native growth protection areas will be required within the interior of the plat. The areas to be preserved will be determined after the preparation of a tree survey and on-site identification and designation by City staff. Preservation areas and trees to be saved shall be protected from encroachment by vehicles, earth moving machinery, and material storage by methods to be agreed upon by the developer and the staff.
6. All utility, stormwater drainage, maintenance and native growth protection easements on private property, shall be portrayed on the face of the final plat.
7. Mailboxes shall be grouped or clustered in centralized location(s) in accordance with the requirements of the U.S. Postal Service and approved by the City.
8. Fire hydrant design, location and spacing shall be reviewed and approved by Fire District No. 7, Alderwood Water and Sewer District and the City Building Official.
9. Construction plans for the new nature trail shall include the provision of sedimentation fences or other erosion control measures where the trail is in close proximity to Penny Creek. Trail construction shall be completed within eighteen (18) months of the date of final plat approval. An additional access trail to the nature preserve, will be provided within the plat to the proposed trail in the nature preserve. This will be accomplished by a trail connection the three cul-de-sacs

located in the south half of the subdivision with the proposed access trail in the southeastern corner of the plat.

10. Pursuant to Section 16.18.050, approval of the preliminary plat is effective for three (3) years from the date of City Council approval, subject to possible extension.

In addition, the following conditions are added pursuant to the Planning Commission Meeting of May 11, 1989:

11. Construction of sidewalks at the entrance "throat" of the subdivision to extend approximately one lot width back.
12. In the event that a mature tree that has been tagged for preservation, is damaged, other than wind damage, that the applicant restore that tree at a ratio of five new trees, 8' in height on each one tree damaged.
13. Trail connections, where they connect to the main trail system, must have no more that a 15% slope.
14. That lots 35 to 64 inclusive be reduced by two to provide a balance in lot sizes.

EXHIBIT B

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conditions be modified to include the six foot cedar fence would not be necessary; change in the wording to reflect that the first choice would be the Log Cabin site. To change the removal of the units to three in Building D and three in Building E and No. 5 should be consistent with Finding No. 10 to plant two trees for each coniferous tree which has to be removed.

Chairman Haller stated that he would include that in his motion. Commissioner Hornbeck seconded the motion. Motion carried 4 to 1, with Commissioner Schmidt abstaining.

V. PUBLIC HEARINGS:

- a) LP 89-27 - Preliminary Plan approval for Mill Creek 18, a 65 lot single-family residential subdivision.

Chairman Haller asked if any members of the Commission felt that they might have a conflict of interest in reviewing this item.

Commissioner Van Geisen stated that he might have a conflict of interest. About three or four months ago he proposed a joint venture to UDC involving a different type of project at this same location and was not successful. He added that he has no financial interest in the property or any dealings with UDC at this time. If the applicant or any members of the Commission feel that this is a conflict of interest, he offered to withdraw from discussion and action on this item. No objections were voiced.

Planner Friedman made the presentation, stating that he would like to enter into the record the staff report and the attachments the Commissioners received with their packets which include Plat Maps - Alternate A and Alternative B, Environmental Check List, and the Mitigated Determination of Nonsignificance, the public hearing notice, and the project file in its entirety, including a letter dated May 8, 1989, from the United Development Corporation. He also handed out copies of a memorandum from Public Safety Director John Klei, dated May 11, 1989.

Planner Friedman stated that the application is for a Preliminary Plat approval for Mill Creek 18, a 65 lot single-family residential subdivision. The property is located east of Mill Creek Boulevard and west of the nature preserve, north of the Parkwood apartment complex and south of the Holly subdivision. The site was included in the original master plan for Mill Creek and is zoned PRD 7200. The property is subject to the conditions and requirements of the rezone

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contract for the Mill Creek Planned Residential Development. This site was originally approved for 92 dwelling units so this application for 65 units is a significant reduction.

Planner Friedman briefly commented on the site characteristics - soils, vegetation, availability of utilities, land use, background history, and subdivision design. He advised the Commission that no verbal or written testimony, other than the letter from UDC and the memorandum from the Public Safety Director, has been received prior to this meeting. He described the conditions recommended for approval by the staff.

Planner Friedman discussed a letter from UDC wherein they take exception to several of the staff recommendations. He stated that the primary single point access, mentioned in the letter has to do with public safety which includes general traffic entering or leaving the plat and the ability of emergency services to quickly respond. With regard to the site clearance issue, the electrical vaults make it a little difficult to see oncoming traffic. The City Engineer has recommended moving the vaults back or lowering them.

The letter from UDC indicates that the subdivision, in their proposal, would be consistent with other plats because of the single point access. This is a matter of contention. With respect to the tree preservation concerns and the chain link fence, the intent of the staff was that upon plat approval, the utility corridors and roadways only would be cleared and that would open it up so the staff could look at which areas should be identified for preservation. The concern is that if UDC is allowed to clear the roads and building areas prior to the review by staff for tree preservation, significant stands could be destroyed. The chain link fence is to preserve trees from the accidental encroachment of heavy equipment operators and is a requirement of other plat and binding site plan approvals. The linkages to the nature trail are another concern of UDC. The trail proposed by the staff is functional and is a different situation than the trail next to Heatherwood School. The staff based their recommendation on future development occurring across Mill Creek Boulevard.

Commissioner Coulter asked what type of pedestrian access is planned to the division as there are no sidewalks in the divisions. Commissioner Schmidt expressed concern over lack of trails from Mill Creek Boulevard. He stated that lot sizes are considerably

smaller and developers are building bigger houses and he has reservations about these issues. Commissioner Van Geisen suggested connecting the cul-de-sacs to enable people to have access to the planned trails. Commissioner Van Geisen also recommended a provision be made for button paths at the entrance. He stated that one of the City's goals is to have a trail system and to connect cul-de-sacs with a walkway system would help reach that goal. Commissioner Van Geisen also disliked the idea of a chain link fence around trees and suggested they be flagged instead. The Commissioners discussed the trails, size of lots and open space requirements.

Randy Blair, 15925 - 26th Ave. S.E., representing the applicant, stated that he has posted three exhibits - Preliminary Plat for Mill Creek 16, Master Development Plan, and the proposed Preliminary Plat. Also, Tony Ledvina passed out copies of a sight distance exhibit prepared by UDC's chief engineer.

Mr. Blair stated that the applicant differs with some of the staff's conclusions and recommendations. These were addressed in the letter included in the agenda packets. UDC is not asking for any precedent setting conditions and wants to be consistent with any previous approvals. We differ with the staff on the two access points instead of one. The principal concern is emergency access. The key is that UDC will provide emergency access. The two neighborhoods will be named differently and signs will provide clarity, making it less confusing than some of the other divisions. Mr. Blair stated that he is confident that there will not be any problem. This project will also have 27 fewer lots than previously approved.

Mr. Blair referred to tree preservation on lots. He stated that UDC intends to clear utility areas at which time the City staff will identify all trees to be saved. He mentioned various ways the trees could be marked and the applicant does agree to replace any trees that cannot be saved due to construction, on a two to one ratio with trees 10 to 12 feet high. The trail access requirements seem to be somewhat excessive. This Plan has more trail provisions than in any other part of the divisions and there will be a common open space linkage as shown on the preliminary plat. He requested that the Plat be approved as submitted with the two access points, the emergency access and trail interconnect between the two divisions, and to allow substitution for the chain link fencing, approval of erosion control and tree replacement and of the trail system as proposed.

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Tony Ledvina, United Development Corporation, addressed the emergency service response brought up in Mr. Klei's memorandum, stating that UDC is trying to create two different neighborhoods similar to Red Cedar, with an access point for each. He stated that the traffic impacts are minimal so it comes down to emergency response. They are proposing to solve this by using the same plan as in Evergreen Division and he added that they believe that naming divisions helps minimize problems with emergency response. Mr. Ledvina added that they will protect the trees by clearing lots ahead of time before individual developers start construction. As for the trail - they have a problem with staff's position. UDC would like a short trail access. Mr. Ledvina was of the opinion that the button system for pathways does work and they prefer Alternate A. It seems inappropriate to add extra trails. At the entrances they are willing to install sidewalks and then taper back to the buttons.

Commissioner Schmidt asked what objection UDC has to one access. Mr. Ledvina explained that there is a need to maintain the size of lots in Mill Creek. Commissioner Van Geisen commented that it has been the policy to limit access points as much as possible along Village Green Drive.

Discussion followed on how other divisions were planned and developed and the sizes of the lots.

As no one else wished to speak, Chairman Haller closed the public hearing.

MOTION:

Commissioner Van Geisen moved to approve the Plat according to Alternate B and that there be an inter-connecting trail system as depicted on Exhibit B as Commissioner Van Geisen outlined; that there be a sidewalk at the throat of the subdivision entrance; and the following conditions with the exception of a change of wording in Condition No. 5 that the tree protection measures do not need a chain link fence but an alternate be developed as agreed to by the staff and the developer. In addition, in Condition No. 1, the electrical utility vault be permitted to stay where it is as long as the developer can meet the sight distance requirements of the Washington State Department of Transportation:

1. Development shall occur as portrayed on the preliminary plat map, except as it may be modified by the imposition of conditions. The primary change is the approval of Alternative B limiting the plat to one access point onto Mill Creek Boulevard.

2. The maximum number of building lots shall be 65. Construction shall be limited to one single-family detached home per lot.
3. Water and sewer facilities shall be designed and installed in accordance with the requirements of the Alderwood Water and Sewer District.
4. An erosion control plan shall be submitted for approval by the City Engineer prior to commencement of any site work including clearing and grading. Also, a plan for permanent stormwater management shall be approved by the City Engineer prior to final plat approval.
5. In addition to the fifty (50) foot cutting preserve/common area adjacent to Mill Creek Boulevard, additional native growth protection areas will be required within the interior of the plat. The areas to be preserved will be determined after the preparation of a tree survey and on-site identification and designation by City staff. Preservation areas and trees to be saved shall be protected from encroachment by vehicles, earth moving machinery, and material storage by methods to be agreed upon by the developer and the staff.
6. All utility, stormwater drainage, maintenance and native growth protection easements on private property, shall be portrayed on the face of the final plat.
7. Mailboxes shall be grouped or clustered in centralized location(s) in accordance with the requirements of the U.S. Postal Service and approved by the City.
8. Fire hydrant design, location and spacing shall be reviewed and approved by Fire District No. 7, Alderwood Water and Sewer District and the City Building Official.
9. Construction plans for the new nature trail shall include the provision of sedimentation fences or other erosion control measures where the trail is in close proximity to Penny Creek. Trail construction shall be completed within eighteen (18) months of the date of final plat approval. Additional access to the nature preserve, will be provided within the plat to the proposed trail in the nature preserve. This will be accomplished by a trail connecting the three cul-de-sacs located in the south half of the subdivision with

the proposed access trail in the southeastern corner of the plat.

10. Pursuant to Section 16.18.050, approval of the preliminary plat is effective for three (3) years from the date of City Council approval, subject to possible extension.

In addition the following conditions are added:

11. Construction of sidewalks at the entrance "throat" of the subdivision to extend approximately one lot width back.
12. In the event that a mature tree that has been tagged for preservation, is damaged, other than wind damage, that the applicant restore that tree at a ratio of five new trees, 8' in height on each one tree damaged.
13. Trail connections, where they connect to the main trail system, must have no more than a 15% slope.
14. That lots 35 to 65 inclusive be reduced by two to provide a balance in lot sizes.

Chairman Haller seconded the motion.

The motion carried 5 to 1, with Commissioner Schmidt opposing.

VI.

ADJOURNMENT:

The meeting adjourned at 11:20 p.m.