

BBH:jrv
08/08/84

RESOLUTION NO. 84-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILL CREEK, WASHINGTON, APPROVING THE PRELIMINARY PLAT FOR MILL CREEK DIVISION 15 DEVELOPMENT.

WHEREAS, the Mill Creek Planning Commission, after notice required by RCW 58.17.090 had been duly given, held a public hearing on July 5, 1984, at which times it took testimony concerning the application for preliminary plat approval of the project known as the Mill Creek Division 15 receiving staff input and testimony from all members of the public desiring to speak regarding this application, and following said hearing approved the preliminary plat with conditions as set forth in Resolution No. 4 of the Planning Commission, and

WHEREAS, the Council, at a public meeting, considered the recommendation of the Planning Commission as set forth in Resolution No. 4, and

WHEREAS, the Council finds that the proposed subdivision will conform to the general purposes of the comprehensive plan as adopted by the City of Mill Creek and to the planning standards and specifications as adopted by the City provided the conditions set forth herein, are complied with; and

WHEREAS, the Council finds that the proposed plat, as conditioned, makes appropriate provision for the public health, safety and general welfare and that the public use and

interest will be served by the platting of such subdivision;
and

WHEREAS, the Council concurs in the finding of the City's official responsible for compliance with the State Environmental Policy Act that this approval, as conditioned, will not have any significant adverse impact upon the quality of the environment, now, therefore,

THE CITY COUNCIL OF THE CITY OF MILL CREEK, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

1. The Council makes the following findings:
 - A. The proposed plat was formally known as Sector 9 of the Klahanie Master Plan (Plan) approved by that Agreement known as "Rezone Contract" entered into on April 8, 1974 between United Development Corporation (Applicant) and Snohomish County (County) and incorporated in Ordinance 16 by the City of Mill Creek.
 - B. Pursuant to said Rezone Contract, the area of the proposed plat received Sector Plan approval from the County in 1978.
 - C. Said Rezone Contract approved a density limitation of 4,600 dwelling units as the maximum allowable for the plan area. The proposed plat does not exceed the maximum allowable density.
 - D. The applicant and the Everett School District have entered into a voluntary agreement set forth in that certain document entitled "Mitigation Agreement Re: Land Developed and to be Developed by Developer within the City of Mill Creek" a copy of which was provided for review. The Council accepts the representation of the Everett School District that the agreement identifies the direct impacts of the proposed development upon the Everett School District and mitigates the same.
 - E. The proposed plat makes adequate provisions for sidewalks, trails and open space in accordance with the Division Plan previously approved by the County.

- F. The proposed plat makes adequate provisions for storm drainage facilities by discharging into the detention pond previously provided for the Mill Creek Project in the nature preserve and into the existing drainageway on the golf course.
 - G. The proposed plat makes adequate provisions for streets, alleys and other public ways within the plat.
 - H. As a condition of the Rezone Contract and the "Road Improvement Agreement" entered into between the applicant and the County on June 21, 1981 and incorporated by the City of Mill Creek in Ordinance 16, the applicant has made offsite improvements to provide for the mitigation of the affect of the Mill Creek Development on the affected road systems within the jurisdiction of the County, said improvements having been set forth in the above-referenced Agreement and incorporated herein as if fully set forth. Prior to the development of this plat, the applicant will complete the road linking Mill Creek Drive to SR 527 at the North-western corner and the related intersection improvements at SR 527, which will accommodate northbound traffic from the plat.
 - I. The proposed plat makes adequate provision for utilities.
 - J. The Mill Creek project, of which the proposed plat is a portion, has made adequate provisions for parks and playgrounds by providing onsite recreational amenities.
2. Mill Creek Division 15 preliminary plat is approved subject to the following conditions and stipulations:
- A. That the preliminary plat map as submitted to the Planning Commission shall be the approved plat configuration subject to changes only as provided in SCC 19.20.020(1) as adopted by the City of Mill Creek.
 - B. The applicant shall fully comply with all procedural and substantive requirements of chapters 19.28 SCC (preliminary plat standards - design), 19.32 SCC (construction requirements) and 19.40 SCC (final plat) as those chapters are adopted by the City of Mill Creek, unless specifically modified herein.

C. Prior to the recording of the final plat:

- 1) all utilities shall be installed in accordance with plans approved by the appropriate utility, or installation of same guaranteed by providing appropriate performance bonds.
- 2) all storm drainage facilities, including means for controlling erosion at all discharge points, and roadway improvements shall be installed in accordance with plans approved by the City Engineer, or bonded in accordance with Chapter 19.32 of the Subdivision Code.

- D. All roadway improvements, including the development of shoulders and slope easements, shall be constructed such that there is a minimum site distance of 300 feet at all locations.
- E. All sidewalks, urban trails and pedestrian/bike-ways within public streets shall be provided and constructed in accordance with the appropriate detail drawings shown in the Division of Development for Sector 9.
- F. This plat shall be subject to the declaration of restrictive covenants contained in the Rezone Contract entered into between UDC and Snohomish County, which contract was adopted by the City.
- G. Street numbers shall be determined in accordance with the numbering system established by Snohomish County.
- H. Applicant pay the estimated administrative fees of \$1,500.00.

RESOLVED this 14th day of August, 1984.

APPROVED:

Sid Hanson
MAYOR, SID HANSON

ATTEST/AUTHENTICATED:

Michele Schutz
CITY CLERK, MICHELE SCHUTZ

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
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