

BBH:jrv
08/08/84

RESOLUTION NO. 84-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILL CREEK, WASHINGTON, APPROVING THE PRELIMINARY PLAT FOR MILL CREEK DIVISION 12 DEVELOPMENT.

WHEREAS, the Mill Creek Planning Commission, after notice required by RCW 58.17.090 had been duly given, held a public hearing on May 3, said hearing being continued to May 17, June 7 and 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 12 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. 3 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. 3, 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 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.
2. That the Mill Creek Division 12 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 util-

ity, or installation of same guaranteed by providing appropriate performance bonds.

- 2) all storm drainage facilities 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 5.
- 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 names shall be changed to conform to the numbering system established by Snohomish County.
- H. Applicant pay the estimated administrative fees of \$500.00.

RESOLVED this 14th day of August, 1984.

APPROVED:

Sid Hanson
MAYOR, SID HANSON

ATTEST/AUTHENTICATED:

Michele Schütz
CITY CLERK, MICHELE SCHÜTZ

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO. 89-12