

JL
rev'd RPB
8/21/85

RESOLUTION NO. 85-33

A RESOLUTION OF THE CITY COUNCIL OF MILL CREEK,
WASHINGTON, APPROVING THE PRELIMINARY PLAT OF THE
POINTE AT MILL CREEK.

WHEREAS, the City of Mill Creek Planning Commission, after notice required by RCW 58.17.090 had been given, held a public hearing on August 1, 1985 at which time it took testimony concerning the application for approval of the preliminary plat of the Pointe at Mill Creek, and

WHEREAS, the Planning Commission of the City of Mill Creek has recommended approval to the City Council of the Preliminary Plat with certain conditions, and

WHEREAS, the City official responsible for compliance with the State Environmental Policy Act has reviewed the proposal and has determined that the project will not have a significant adverse environmental impact, and

WHEREAS, the City Council finds that the preliminary plat, as conditioned, conforms to the Comprehensive Plan of the City, the Master Plan of Mill Creek and the development standards and regulations of the City, and

WHEREAS, the City Council finds that the preliminary plat, as conditioned, is beneficial to the public health, safety and welfare, and is in the public interest, and

WHEREAS, the City Council finds that the preliminary plat, as conditioned, has adequate provisions for open space,

drainage ways, streets and other public ways, water supply, sanitary wastes, parks, playgrounds, and sites for schools and school grounds, now, therefore,

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

The Preliminary Plat of The Pointe at Mill Creek is approved subject to the following conditions:

1. The developer shall pay a fair share as determined by the City of the cost of improvement of Mill Creek Road/Seattle Hill Road for the full length of the plat. The developer shall be given credit for the cost of work performed on improving the road, in an amount determined by the City.
2. The developer shall construct two way left turn channels at the intersection of the plat road and Seattle Hill Road.
3. The developer will construct an 8-foot asphalt shoulder on the north side of Mill Creek/Seattle Hill Road for the length of the property.
4. The developer shall pay a fair share as determined by the City of the cost of construction of a signal and other improvements at the intersection of Mill Creek Road and Village Green Drive.
5. All plat roads shall be constructed with 4 inches of asphalt treated base and 2 inches of asphalt driving surface.
6. A drainage plan shall be submitted and approved by the City before the construction of any plat improvements.
7. Building Plans, landscaping plans, fencing and other public and private improvements shall be approved by the design review board before any building permits are issued.
8. Evidence of school impact mitigation on facilities in or adjacent to the City of Mill Creek shall be submitted before final plat approval.
9. Homeowners Association documents assuring the maintenance of all roads and utilities within the plat and granting the City easements and the right but not obligation to perform maintenance shall be submitted to and approved by the City before final plat approval.

10. A walkway to Seattle Hill Road shall be provided on the west side of lot 27.
11. No undeveloped lots shall be sold individually.
12. No fences shall be installed on the rear or side lot line parallel to Seattle Hill Road.
13. There shall be a 9-foot wide easement for the purpose of greenskeeping along the northerly boundary line of the Pointe at Mill Creek from the most northerly point, westerly approximately 300 feet to the large cedar tree. This easement will be deeded to the Stratford Greens Homeowners Association at the time of final plat approval.
14. The developer will construct a fence between the most northerly point of the subdivision to the westerly side of the southeast branch of Mill Fern Drive S.E. The fence shall be located on the southerly boundary line of the easement. The fence shall be constructed of solid material up to 4 feet in height and two feet of lattice up to a total of 6 feet in height.
15. The landscaped screen with a hedge of pyramidalis adjacent to unit 32-1 in Stratford Green shall be extended westward to the southerly boundary at Seattle Hill Road. The fence and hedge shall be installed within 30 days of start of construction of the first building.

RESOLVED this 27th day of August, 1985.

APPROVED:


MAYOR, SID HANSON

ATTEST/AUTHENTICATED:


CITY CLERK, MICHELE SCHUTZ

FILED WITH THE CITY CLERK: 8-22-85
PASSED BY THE CITY COUNCIL: 8-27-85
RESOLUTION NO. 85-33