

RESOLUTION NO. 85-24

A RESOLUTION OF THE CITY OF MILL CREEK,  
WASHINGTON AMENDING EXHIBIT B, ROAD IMPROVEMENT  
REQUIREMENT, OF THE PLAT OF MILL CREEK PLAZA BY  
ALLOWING ROAD ACCESS FROM LOT 22 TO SR 527.

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WHEREAS, the original road improvement requirements of the Plat of Mill Creek Plaza, Snohomish County, Washington, Auditor's No. 7907180292 limited the number of plat accesses to SR 527, a heavily traveled roadway, and

WHEREAS, since the filing of the Plat of Mill Creek Plaza, a building has been erected on Lot 22 of that plat which houses City of Mill Creek offices, including police headquarters and requires ingress and egress for emergency vehicles, now therefore

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

Section 1: Exhibit B, Road Improvement Requirements, of the Plat of Mill Creek Plaza, Snohomish County, Washington, recorded under Snohomish County Auditor's No. 7907180292 located in Volume 40, of Plats, pages 59 through 63 inclusive, records of Snohomish County, Washington, is hereby amended to allow emergency vehicle access from Lot 22 of said plat to SR 527, in conformance with the plans set forth in Exhibit A of this resolution, attached hereto and incorporated by this reference as if set forth in full.

Section 2. In the event there no longer exists any tenant in the office building upon Lot 22, Plat of Mill Creek Plaza that regularly uses emergency vehicles, the use of the access allowed in Section 1. of this resolution shall be discontinued, and at the expense of the owner of the premises the asphalt shall be removed and "grasscrete" shall be installed to allow an emergency vehicle access similar to the Professional Building on Lots 26 and 27, Mill Creek Plaza.

RESOLVED this 26 day of March, 1985.

APPROVED:

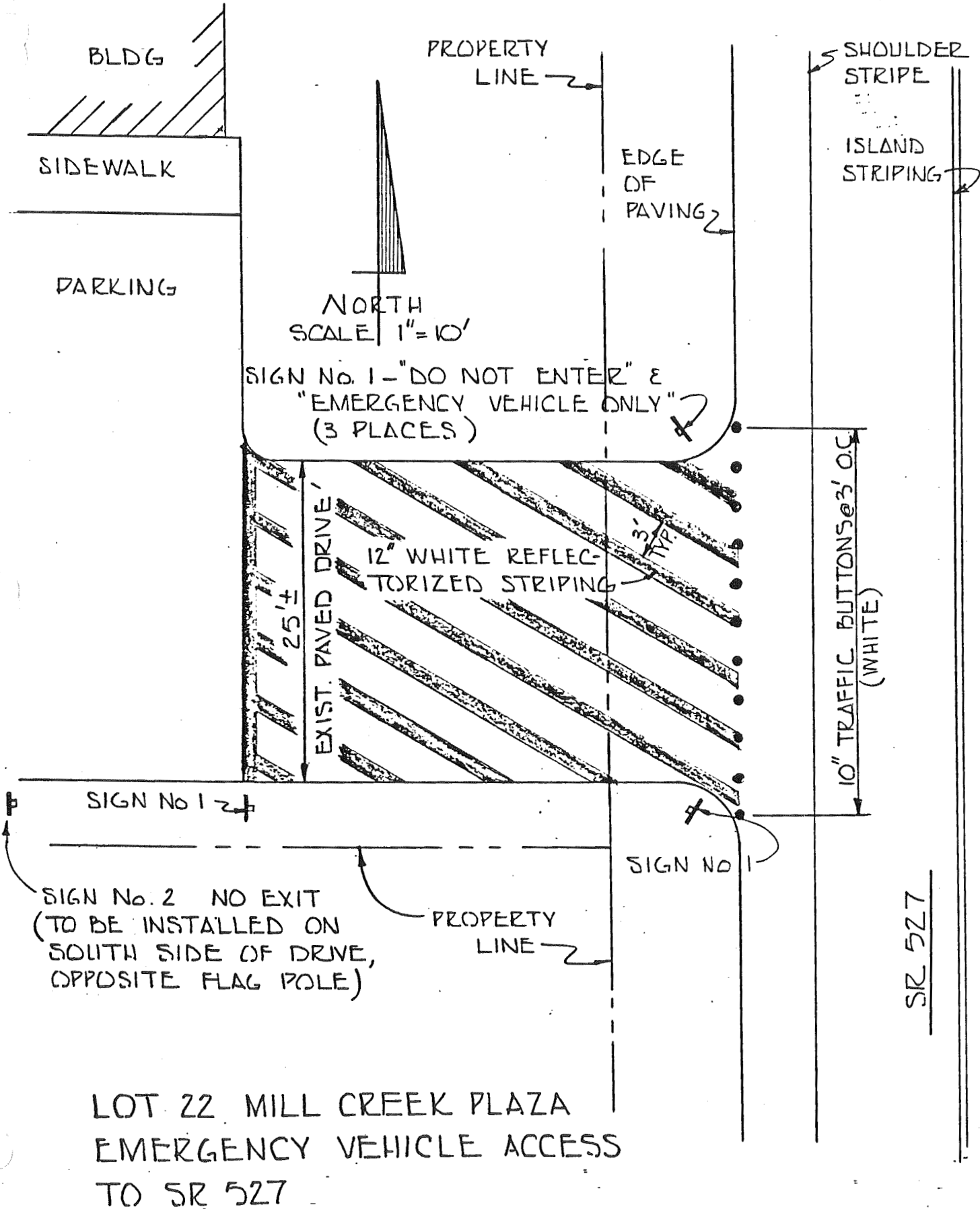
Sid Hanson  
MAYOR, SID HANSON

ATTEST/AUTHENTICATED:

Michele Schutz  
CITY CLERK, MICHELE SCHUTZ

FILED WITH THE CITY CLERK: March 12, 1985  
PASSED BY THE CITY COUNCIL:  
RESOLUTION NO. 85-24

EXHIBIT A



LOT 22 MILL CREEK PLAZA  
EMERGENCY VEHICLE ACCESS  
TO SR 527

SR 527

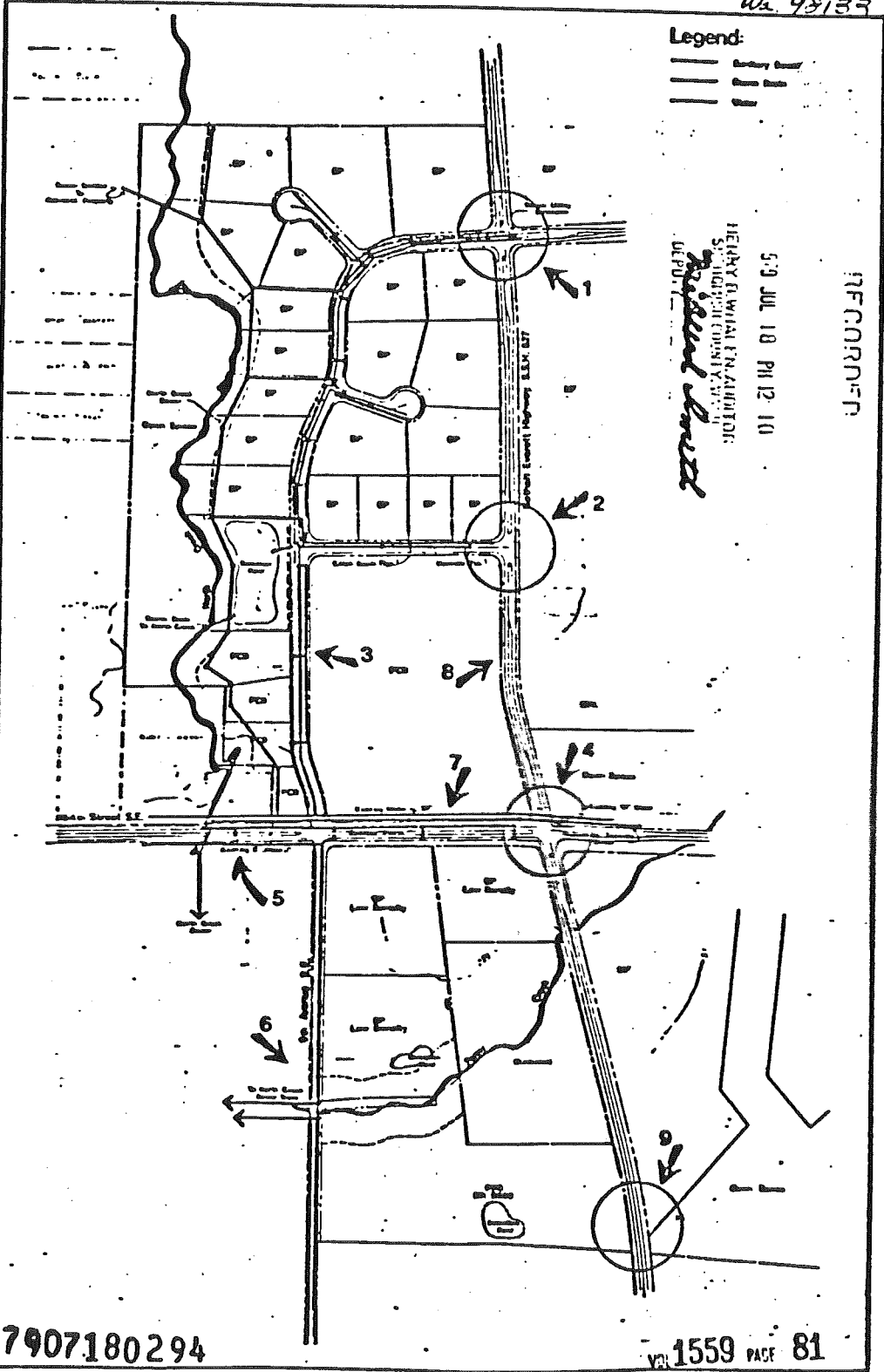
500

United Development Corporation  
10700 Meridian Ave. N  
Suite 406 Seattle WA 98133  
Page 1 of 2

EXHIBIT B

7907180294

Legend:  
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5:0 JUL 18 PM 12 10  
HENRY DAVILA ENGINEER  
S. 11000 1ST AVE. N  
DEPT. 4  
*North Creek*

RECORD

646 B.I. JUN 19 1995

7907180294

1559 PAGE 81

North  
Creek  
Center

EXHIBIT B  
ROAD IMPROVEMENT REQUIREMENTS

UNITED DEVELOPMENT CORP. SPOKANE COUNTY WASHINGTON

WILSEY & HAM INC.  
PLANNING CONSULTANTS

R-57-78  
United Development Corporation  
Staff Recommendation  
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1. Development shall occur as textually and graphically described by the North Creek Center Design Report, Exhibit A, and as further modified by the following conditions.
2. The type and timing of road improvements shall be as described by Exhibit B, Road Improvement Requirements. This document shall be recorded with the County Auditor.
3. Landscaping shall be provided in the manner and condition proposed on pages 17-18 of the Design Report. The Planning Department shall approve the Master Landscape Development Plan prepared for the Design Standards Board as referenced on page 18 of the Design Report.
4. The drainage retention area shall be maintained in acceptable operating condition at all times. Failure to maintain said facility shall be considered a violation of the terms and agreement of this rezoning action.
5. Prior to any development activity on the subject site, the applicant shall submit a plan for interim drainage control measures for approval by the Planning Department.
6. No building occupancy permits shall be issued for any portion of the proposed development until the Planning Department receives notification by the purveyor that adequate power is available.
7. This rezoning action is conditioned upon the recording of the final plat as proposed by the Design Report.
8. The Conditions, Covenants and Restrictions which will guide the operation of the Development Association shall be recorded as submitted to the Planning Department as a condition of final plat recording.
9. As a condition of master plan approval, the PCE and PCD development areas depicted by the Master Plan will require sector level approval by the Planning Commission. At the sector level hearing, the Planning Commission will review the more specific development submittals for the PCE and PCD areas and determine the acceptability of these proposals. ~~It is understood that sector approval of these more specific applications may require additional conditioning of the development applications beyond those conditions established by the master plan approval resolution.~~
10. The applicant shall provide an access easement to the parcel designated as the "Turcott" property as provided by Exhibit C, as a condition of plat recording. While the "Turcott" property is not included within this zoning application, at such time as the "Turcott" property is rezoned to PCE, access shall be provided by said easement rather than 164th Street S.E. The "Turcott" property will also be expected to meet the development standards and conditions required of the North Creek Center proposal.

JUL 14 1978

EXHIBIT B ATTACHMENT  
ROAD IMPROVEMENT REQUIREMENTS

Narrative:

1. Left turn channelization required for northerly\* and southerly,\* points of intersection prior to final plat recording. Channelization of the easterly point of intersection will be required as plat approval condition for subsequent Mill Creek proposals.
  2. Left turn channelization required for <sup>westerly,</sup> southerly\* and northerly\* and point of intersection prior to plat recording.
  3. Interior circulation roads shall be constructed prior to plat recording, including all trail, walkway and retention facilities as stated by the Master Design Plan, Exhibit A.
  4. Left turn channelization with signalization for all points of intersection required prior to building occupancy permit issuance for the major PCB site depicted by the Master Design Plan, Exhibit A. (Northerly and southerly channelization required and signalization required if acceptable to State Department of Transportation.)
  5. Road improvements shall be provided on 164th Street SE as depicted by Figure 7 of the Transpo Group report dated January 16, 1979 prior to building occupancy permit issuance for major PCB site designated by the master plan.
  6. Dedication of 30 feet of right-of-way along ownership abutting 9th Avenue SE required prior to plat recording. Full improvement of 9th Avenue SE to southerly terminus of either the BP or PRD lot boundaries required prior to building occupancy permit issuance for either development type. Left turn channelization at intersection of 9th Avenue SE and 164th Street SE required at the time full improvement is made for first building permit.
  7. Access road location approximately 250 feet east of 9th Avenue SE. Turning movements restricted to right turn into the center, right turn out of the center and left turn into the center. No left turn onto 164th Street SE will be allowed.
  8. Mid point access to SR 527. Turning movements and road improvements as determined by the State Department of Transportation.
  9. Access potential to be negotiated with the Department of Public Works. This condition does not infer that any access will necessarily be allowed.
- If acceptable to State Department of Transportation.

JUL 10 1979