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03/19/86

RESOLUTION NO. 86-40

A RESOLUTION OF THE CITY OF MILL CREEK, WASHINGTON, APPROVING THE PRELIMINARY PLAT OF EMERALD HEIGHTS DIVISION II.

WHEREAS, pursuant to notice, the Mill Creek Planning Commission held a public hearing, and at the conclusion of the public hearing recommended approval of the proposed preliminary plat for Emerald Heights Division II and forwarded said recommendation to the City Council, and

WHEREAS, the City Council acknowledged receipt of the Planning Commission's recommendations and reviewed the matter at their regular meeting of March 11, 1986, and again at the regular meeting of March 25, 1986, and after such deliberation the City Council voted to approve said preliminary plat subject to certain conditions and made the following findings and conclusions:

1. The proposed subdivision is in conformity with the applicable zoning ordinances and other land use control regulations of the City.

2. The proposed subdivision complies with the existing zoning and complies with all requirements of the City's subdivision and developmental standards ordinances.

3. The drawing of the proposed preliminary subdivision attached hereto and incorporated in full by this reference depicts certain recreation and open space areas which will be open to the residents of the subdivision and such areas make adequate provision for open spaces, parks and playgrounds.

4. Adequate electrical power can be provided by Snohomish County PUD No. 1. All electrical power lines required to be installed in order to service this plat shall be underground.

5. The roadways as proposed to be dedicated and improved in accordance with applicable City standards make adequate provision for streets and other public ways.

6. Alderwood Water and Sewer District is capable of supplying water and sewer service to the subject premises and adequate provision has been made in the proposed subdivision for the supply of adequate water and disposal of sanitary wastes. Said facilities shall be installed in accordance with applicable City and District standards.

7. Adequate provision has been made for stormwater runoff and the applicant shall be required to meet all of the requirements of the applicable City codes for design and construction of the system and to provide for adequate detention/retention in accordance with the applicable City codes.

8. All other utilities including telephone and cable television that are to service the proposed subdivision shall be underground. The undergrounding and provision for such utility services shall be made and installed prior to surfacing of the roadways in said subdivision.

9. Soils reports evidencing the stability of the slopes below proposed lots 1 through 9 must be provided prior to construction of any buildings on said lots. Detailed foundation plans and building locations must be based upon the results of said soils reports.

10. Utility easements shall be provided along all roadways and as otherwise depicted on the preliminary plat within which easements the City may permit all utility purveyors to locate their facilities.

11. Parking areas shall be eliminated in Tract E to allow for expansion of lots 38 and 39 to conform with lot 40. Parking spaces eliminated from Tract E shall be transferred to Tract C.

12. The public area at the south end of Tract E shall be developed as a tot lot with appropriate landscaping and play equipment for children which must be approved as to design and the nature of the play equipment as a part of the final plat approval process.

13. All of the public areas in Tract A, C, and D shall be appropriately landscaped to provide as much grassy additional play areas as possible. The final design and landscaping plan of said areas shall be submitted as a part of the final plat approval.

14. The route of the sidewalk to the Mill Creek entrance shall be established as a part of the final plat approval process based upon the determination of a qualified professional traffic engineer at applicant's expense.

15. The trees in the strip of land along the eastern boundary are to be retained and in the event of their removal or in those areas where there are no trees, it is required that additional trees be planted not less than three inches in diameter as measured at a distance of four feet from ground level, on ten foot centers in a staggered pattern which plan is to be submitted

as a part of the final plat approval. In addition, a wire fence (field fence) approximately six feet high shall be constructed along said line. No trees shall be cut for purposes of installation of the fence.

16. The preliminary plat meets the requirements of Section 16.08.010(C)(1-3) of the Mill Creek Municipal Code.

17. Applicant shall install a trail approximately six feet in width in the open space to the south and the east as depicted on the preliminary plat drawing attached hereto.

18. Buildings to be constructed on the lots shall be substantially in the form and manner as depicted in the elevations attached to this proposal. This project is a part of the original UDC development and is entitled to utilize the common recreation facilities provided for said development. A portion of the trail proposed to be improved by the applicant is a part of the area recreation trail facility.

Based upon the foregoing findings and conditions the preliminary plat, subject to said conditions, does serve the public use and interest and makes adequate and appropriate provisions for the public health, safety and general welfare.

Said preliminary plat is hereby approved subject to the conditions set forth in this resolution and compliance with applicable City codes.

RESOLVED this 25th day of March, 1986.

APPROVED:


MAYOR, SID HANSON

ATTEST/AUTHENTICATED:

Michele Schutz
CITY CLERK, MICHELE SCHUTZ

FILED WITH THE CITY CLERK: March 20, 1986
PASSED BY THE CITY COUNCIL: March 25, 1986
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