

PLANNING COMMISSION RESOLUTION NO. 2005-127

A RESOLUTION OF THE CITY OF MILL CREEK)
PLANNING COMMISSION, RECOMMENDING)
APPROVAL TO THE CITY COUNCIL OF THE CITY) FINDINGS,
OF MILL CREEK, WASHINGTON OF A) REASONS AND
PRELIMINARY PLAT FOR A 12-LOT SINGLE-) RECOMMENDATIONS
FAMILY SUBDIVISION, KNOWN AS THE)
DOUGLAS ADDITION, CASE FILE NUMBER)
PP 05-62)

WHEREAS, The McNaughton Group, LLC has submitted the required information to the City of Mill Creek for consideration of a Preliminary Plat for a 12-lot single-family subdivision pursuant to Chapters 16.04, 17.06, 18.04 and 18.06 MCMC; and

WHEREAS, on June 7, 2005, the City's Responsible Official signed and issued a Mitigated Determination of Non-Significance (MDNS) pursuant to RCW 43.21C and Chapter 18.04, MCMC; and

WHEREAS, on July 6, 2005, a legal notice stating the time, place and purpose of the public hearing was mailed to surrounding property owners within 500 feet of the site in accordance with MCMC 14.07.030(A)(2). The notice of public hearing was also posted on the property on July 8, 2005, pursuant to MCMC 14.07.030(A)(3); and

WHEREAS, on July 9, 2005, a legal notice stating the time, place and purpose of the public hearing was published in the Everett Herald; and

WHEREAS, the Planning Commission duly convened a public hearing on July 21, 2005, to consider the matter, take testimony and inquire into the facts of the proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MILL CREEK:

Section 1: The Planning Commission has considered the staff report, attached as Exhibit A, and the proposed Preliminary Plat, attached as Exhibit B, all incorporated herein, and the testimony and other facts elicited at the public hearing and finds that the proposed Preliminary Plat, as conditioned, is consistent with the Mill Creek Comprehensive Plan, the Mill Creek Subdivision, Zoning, and Environmental ordinances and makes appropriate provisions for the public health, safety and general welfare.

Section 2: The Planning Commission adopts the findings and recommendations as contained in Exhibit A, as they may be modified by the Planning Commission motion contained in Exhibit C, attached and incorporated herein.

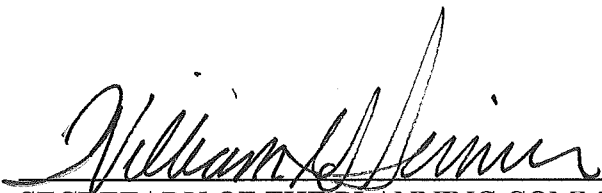
Section 3: The Planning Commission, therefore, recommends to the City Council approval of the Preliminary Plat 05-62 for The McNaughton Group, LLC for the Douglas Addition plat as fully described and conditioned in Exhibit A, Exhibit B, and Exhibit C.

Done and passed by majority vote, this twenty-first day of July 2005.

CITY OF MILL CREEK PLANNING COMMISSION



ROBERT COLLARD, CHAIR



SECRETARY OF THE PLANNING COMMISSION

ATTACHMENTS: Exhibit A - Staff Report
 Exhibit B – Preliminary Plat
 Exhibit C - Planning Commission Motion with Conditions

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**EXHIBIT A
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT
TO THE CITY OF MILL CREEK PLANNING COMMISSION**

PART I - SUMMARY INFORMATION

HEARING DATE: July 21, 2005

NAME OF PROJECT: Douglas Addition, Preliminary Plat
File No. PP 05-62

OWNER: James and Virginia Douglas
16907 Westshore Road
Stanwood, WA 98292

**DEVELOPER/
APPLICANT:** The McNaughton Group, LLC
Post Office Box 100
Edmonds, Washington 98020

LOCATION: 15008 - 35th Avenue Southeast in the NE ¼, NE ¼, Section 5,
Township 27 North, Range 5 East W.M., see **Attachment 1 –
Vicinity Map.**

**REQUESTED
ACTION:** Consideration of a Preliminary Plat for a 12-lot single-family
subdivision on three acres. Proposed lot sizes range from 7,854
square feet to 10,846 square feet. Access to the plat is proposed
via a public road connected to 33rd Avenue S.E.

**COMPREHENSIVE
PLAN DESIGNATION:** Residential Low Density

ZONING DISTRICTS: Low Density Residential (LDR)

LEGAL DESCRIPTION: See **Attachment 2 – Legal Description.**

PART II - STATUTORY REQUIREMENTS

SEPA COMPLIANCE:

The proposed project is subject to the provisions of the State Environmental Policy Act (SEPA) and Chapter 17.48 of the Mill Creek Municipal Code (MCMC). The City's SEPA Official has determined that the proposal does not have a probable significant adverse impact on the environment. Therefore, on June 7, 2005, a Mitigated Determination of Non-Significance (MDNS) and Notice of Property Development Impact Mitigation were issued for the proposal. The MDNS contains conditions to mitigate impacts on specific elements of the environment that

may be affected by the proposal, including earth, air, water, plants, transportation, recreation, and public services (fire protection, schools, water and sewer). These conditions have been incorporated in the recommended Conditions of Approval, contained in Part V of this report.

INTERJURISDICTIONAL AGREEMENTS:

The City has adopted separate interlocal agreements with Snohomish County, Snohomish County Fire Protection District No. 7, and Everett School District regarding the joint review, comment, and imposition of appropriate mitigation measures to offset the potential impacts of proposed development. This application has been reviewed by Snohomish County, Fire District No. 7, and Everett School District. Required mitigation measures are discussed later in this report and are included in the recommended Conditions of Approval.

PUBLIC NOTICE:

Pursuant to Section 14.07.030 MCMC, notice of public hearing was mailed on July 6, 2005, directly to property owners of record within 500 feet of the proposed project and posted on the site on July 8, 2005. Notice of public hearing was published in the Everett Herald on July 9, 2005. All legal requirements for public notice have been satisfied.

PART III - BACKGROUND INFORMATION

EXISTING SITE CHARACTERISTICS:

The subject site is approximately three acres and contains a house and outbuildings with a gravel drive accessing off 35th Avenue S.E. The central portion of the site is relatively flat with a gentle slope to the south and 10 percent slope to the east. The eastern slope along 35th Avenue S.E. is retained by a rockery. Vegetation on-site consists of domestic landscaping around the house and the remaining portion of the property is second growth trees and dense underbrush.

SURROUNDING ZONING AND LAND USES:

Description of surrounding zoning and existing land uses are as follows:

- ☐ The property to the north is zoned *Low Density Residential* and is occupied by Mill Creek Elementary School.
- ☐ The property to the south is zoned *Low Density Residential* and is occupied by single-family residences.
- ☐ The property to the east of 35th Avenue S.E. lies in unincorporated Snohomish County, is zoned *R-9,600* and is being developed with single-family residences.
- ☐ The property to the west is zoned *Low Density Residential* and is occupied by single-family residences (Sunrise subdivision).

UTILITIES AND PUBLIC SERVICES:

- ❑ Water and Sewer - The subject site lies within the Alderwood Water and Wastewater District.
- ❑ Electrical - Electrical service to the site will be provided by the Snohomish County P.U.D. No. 1.
- ❑ Telephone - Telephone communication services to this site will be provided by Verizon.
- ❑ Fire Protection - Fire protection, suppression and emergency medical service will be provided by Snohomish County Fire Protection District No. 7.
- ❑ Police Protection - The City of Mill Creek Police Department will provide police protection and services.
- ❑ School District - This site is located within the Everett School District.

PART IV – PROJECT ANALYSIS

DEVELOPMENT REVIEW PROCESS:

The proposal is being processed in conformance with the provisions contained in Title 14 (Development Code Administration), Title 16 (Subdivisions and Plats), Title 17 (Zoning), and Title 18 (Environment) of the Mill Creek Municipal Code (MCMC). This proposal is vested under the City's development regulations in effect on March 28, 2005, when the project was deemed complete.

In accordance with MCMC Chapter 17.06, Low Density Residential (LDR), residential development is processed as a plat. A matrix demonstrating how the project complies with the applicable development regulations is included within this report beginning on page 15.

In addition to complying with the City's development regulations, the proposed development is also subject to the City's Comprehensive Plan policies. Applicable policies include Land Use, Capital Facilities, Utilities, Transportation, and Environmental Features. A matrix demonstrating how the project complies with the applicable policies is included within this report beginning on page 10.

SITE DESIGN:

Project Density

Comprehensive Plan Gross Density - The property is designated Residential Low-Density on the Comprehensive Plan Land Use Map, which establishes a maximum density of four dwelling units per gross acre. The proposed plat has a density of 4 dwelling units per gross acre.

Zoning Code Net Density - The property is zoned Low Density Residential (LDR) on the Zoning Map. Section 16.12.050, MCMC establishes formulas to calculate the maximum density

allowable in zone districts. The formula requires dividing the net developable area by the minimum lot size required for the zone district. Utilizing this formula a maximum density of 12 lots is permitted. Twelve lots are proposed; thus, the proposed plat does not exceed the maximum density of the LDR zone district.

Setbacks and Roadway Buffers

The proposed plat is bordered on the north by Mill Creek Elementary School, to the south by four existing residential homes, to the west by the existing residential Sunrise neighborhood, and to the east by 35th Avenue S.E. Within the LDR zone district, a minimum building setback of 20 feet is required. This setback will provide a buffer to the existing Sunrise neighborhood and the four existing homes to the south. As required by the Streetscape Element of the City's Comprehensive Plan, the plat has a 50-foot roadway buffer along 35th Avenue S.E.

The Conditions of Approval require that the developer retain existing healthy trees where feasible to provide screening between the proposed plat and Mill Creek Elementary, the Sunrise neighborhood and the existing four homes to the south. In addition, the roadway buffer adjacent to 35th Avenue S.E. will be enhanced with plantings to buffer the homes from traffic and noise, see *attachment 4 – Landscape Plan*.

Parking

In accordance with Section 17.22.150, MCMC, a minimum of two off-street parking spaces per single-family dwelling are required. The project will provide a minimum of four parking spaces per lot (two in the garage and two in the driveway) for a total of 48 parking spaces. Thus, the proposed project will exceed the City's parking requirements by two stalls per unit. Additional parking for guests will be provided along one side of the public roadway.

As a Condition of Approval, the applicant shall install "No Parking" signs along one side of the roadway.

Stormwater

Existing Drainage - The existing stormwater runoff on the undeveloped site primarily drains via sheet flow toward 35th Avenue S.E., where it is collected in a roadside ditch and enters the Snohomish County drainage system at the intersection of Seattle Hill Road.

Proposed Stormwater Facilities - The drainage and conveyance system for the proposed development will maintain the existing flow pattern and will be designed to meet City of Mill Creek standards and the requirements of the February 2005 Department of Ecology Stormwater Management Manual for Western Washington.

Runoff from the developed site will be collected and routed into an underground vault in Lot 7 to control the flow rates and meet the stormwater detention requirements. Water quality will be provided by routing the flow through a separate cartridge filter system located in Lot 6, similar to what has been used in Town Center and on Dumas Road. The vault will discharge into the existing roadside ditch on 35th Avenue S.E.

Since the detention vault and water quality filter system will be maintained by a private homeowners association, it should be located outside the public right-of-way to avoid potential liability issues. The stormwater facilities are usually located in a separate common tract in

developments, but in this case the developer has chosen to place them in the front yard of two of the private lots. While this may be an inconvenience to the future owners, the City does not prohibit this placement as long as the appropriate access and maintenance easements are provided along with the Final Plat. See *attachment 5 - Utility Plan*.

Therefore, the Conditions of Approval will require the maintenance of the drainage system outside the public right-of-way to be the responsibility of the homeowner's association. In addition, the applicant shall submit a final drainage report during the civil plan review phase, with the final system design and drainage details to be addressed at that time.

Water and Sewer

The subject site lies within the Alderwood Water and Wastewater District. Extension of sewer and water are required to serve the proposed use. Connection to the existing eight-inch water main within the 33rd Avenue S.E. right-of-way will provide water to the proposed development.

Sanitary sewer service from the Alderwood Water and Wastewater District is not available to the site. To provide sewer service to the plat, a sewer line will need to connect to Silver Lake facilities across 35th Avenue S.E. Thus, an Interlocal Agreement (ILA) between the Silver Lake Water District and Alderwood Water and Wastewater District to allow Silver Lake Water District to provide sanitary sewer service to the area is required. Upon execution of an ILA, the connection would be allowed subject to the District's standards, specifications, and requirements. The costs of both extending the water and sanitary sewer shall be under the terms and conditions of a Developer Extension Agreement with the District.

The Conditions of Approval require the developer to be responsible for all fees and obtaining the required permits and agreements necessary to extend the water and sewer service to the subject site. No site improvements (i.e., grading, clearing, etc.) will be permitted by the City until the ILA is executed among the parties and recorded.

Access and Frontage Improvements

The applicant is required to construct a new public residential street that provides access to 33rd Avenue S.E., which has an existing access point on Seattle Hill Road. Roadway improvements meet the street standards approved by the City Council and include a 26-foot wide asphalt driving surface with a cul-de-sac and landscaped traffic circle at the eastern end that meets Fire District turning requirements, rolled curb and gutter, five-foot wide planter strips and five-foot wide concrete sidewalks on both sides of the street, street lights and landscaping. (see Attachment 6 – Road and Grading Plan)

Additional frontage improvements will be required at the new intersection with 33rd Avenue S.E. to provide continuity with the existing roadway facilities in the Sunrise subdivision. The existing off-site pedestrian walkway that connects 33rd Avenue S.E. to Mill Creek Elementary School shall be retained. Also, the applicant will be required to install a six-foot wide pedestrian walkway from the 150th Street S.E. roadway between Lots 6 and 7 through the roadway buffer to 35th Avenue S.E.

City staff has received several phone calls from the residents of the adjacent Sunrise subdivision requesting that the plat take access from 35th Avenue instead of 33rd Avenue. The plat is required to take access from 33rd Avenue for several reasons as described below:

City Comprehensive Plan Policies

There are several policies in the Transportation Element of the City's 2004 Comprehensive Plan that address this issue. Specifically, policies 3.03, 3.04 and 3.06 state that new developments should take access from existing residential streets where possible rather than create a new access point on an arterial (see text of policies in the matrix on page 11). 33rd Avenue S.E. is a residential street, while 35th Avenue S.E. and Seattle Hill Road are both classified as minor arterials. These policies have been applied to several existing City development projects such as:

- ❑ The Vineyards Plat was required to take access on Mill Creek Boulevard rather than creating a new access point on SR 527.
- ❑ Parkside was required to take access on Village Green Drive rather than creating a new access point on Seattle Hill Road.
- ❑ Hollymere and Parkridge Lane were required to connect to 32nd Avenue S.E. rather than have a new access point on Seattle Hill Road or 35th Avenue S.E.

Snohomish County Development Standards

The 2004 Snohomish County Engineering Design and Development Standards (EDDS), Section 2-04(A), requires that a property with frontages on both arterial and non-arterial roads take access from the non-arterial side whenever possible. Also EDDS Section 3-01 requires that the maximum spacing between intersections in urban areas be 800 feet. A new access point for this development would be less than 400 feet north of Seattle Hill Road, and would, therefore, not meet County standards. *See attachment 7 – Sections 2-04 and 3-01 of the Snohomish County Engineering Design and Development Standards, dated 2004.*

Rationale for Minimizing Arterial Access Points

There are two main reasons why the City and County policies were created. Every new access point on an arterial creates a new potential accident location where turning vehicles could conflict with through traffic. A new access point will also negatively impact traffic flow as vehicles enter and exit the roadway, and therefore decrease the Level of Service for the arterial.

In the vicinity of this project, both 35th Avenue S.E. and Seattle Hill Road carry approximately 14,000 cars per day. Traffic on both roadways is expected to increase as development occurs in surrounding areas. Moreover, traffic is likely to increase on 35th Avenue S.E. at a faster rate because it is the closest north – south route for traffic in the East UGA, and vehicles will use it to access alternate east – west routes such as 180th Street S.E. and SR 96. This is based on traffic studies prepared for East UGA residential subdivisions developments, which are reviewed by City.

In addition, access from 33rd Avenue S.E. instead of 35th Avenue S.E. will help preserve the roadway buffer area along the arterial (35th Avenue) as required by the City's Comprehensive Plan and Development Code. There is an existing driveway on 35th Avenue S.E. for the current single-family home, which will be removed and replanted as part of the roadway buffer

restoration plan. Minor frontage improvements will also be required along 35th Avenue S.E. to match the existing roadway facilities, which will mainly consist of a new curb and sidewalk.

Due to the topography at the east end of the site, there is a significant elevation difference of approximately 15 feet between the proposed lots and 35th Avenue S.E. Extensive grading work and retaining walls would be required to construct a new street down to 35th Avenue S.E., which would remove the existing vegetation in the roadway buffer. This new street would also have a grade of approximately 12%, which is too steep to meet the requirement of 8.0% maximum in the City roadway standards.

Furthermore, the 35th Avenue S.E. right-of-way is under the jurisdiction of Snohomish County, and any new access point or improvements on that side would have to meet County roadway standards. In a letter dated June 23, 2005, County Public Works staff stated that the proposed development should be required take access from 33rd Avenue S.E. as proposed, and a new access point on 35th Avenue S.E. would not meet County standards, see *attachment 8 – Letter from Snohomish County Public Works dated June 23, 2005*.

DEVELOPMENT IMPACTS AND MITIGATION

Traffic - City of Mill Creek

The traffic study for the site indicates that the development is expected to generate an estimated 105 new daily trips and approximately 11 weekday PM peak hour trips. This includes a credit for the existing single-family home. These new trips will travel on the existing 33rd Avenue S.E. roadway to access Seattle Hill Road.

There are approximately 36 existing homes in or around the Sunrise subdivision that use 33rd Avenue S.E. to access Seattle Hill Road. This equates to an existing traffic flow of 345 daily trips and 36 PM peak hour trips. Combined with the new traffic from the proposed development, this would be a total of less than 50 PM peak hour trips, or an average of less than one trip per minute.

Due to the low traffic volume, the intersection of 33rd Avenue S.E. and Seattle Hill Road does not have an established Level of Service (LOS) standard in the City Comprehensive Plan. With the small number of new trips being added by the proposed development, this project will have no impact on the LOS at the two adjacent intersections on Seattle Hill Road. The minimum LOS at the intersection of 35th Avenue S.E. is an “F”, while the current LOS is a “D”. The minimum LOS at the intersection of 32nd Street S.E. is an “E”, while the current LOS on the southern approach is an “F”. To address this deficiency, the City has included a series of intersection improvement projects along Seattle Hill Road in the approved 2005 – 2011 Capital Facility Plan.

As a Condition of Approval the applicant shall mitigate the cumulative impacts of the added trips on the City roadway system. Therefore, the applicant will provide a \$13,944 contribution toward the future improvement of the street segments and intersections identified in the City’s Traffic Mitigation Program.

Traffic - Snohomish County Transportation Impacts

In accordance with the interlocal agreement with Snohomish County for reciprocal assessment of traffic impact mitigation fees, the applicant is required to pay mitigation fees to offset the project's impacts to the County's Road System Capacity and for Transportation Demand Management.

Through the SEPA review process, Snohomish County has determined, based on adopted formulas, that \$20,460 is required to mitigate transportation impacts to the County road system.

The recommended Conditions of Approval include a requirement for the applicant to show proof of payment of transportation mitigation fees in the amount of \$20,460 to Snohomish County prior to Final Plat approval.

Fire District Impacts

The City of Mill Creek and Snohomish County Fire District No. 7 have executed an Interlocal Agreement for mitigation of development impacts on fire facilities/services. Mitigation fees are determined by the anticipated impact a development will have on District facilities. Based on the provisions of the agreement, the mitigation required is \$365.00 per residential lot. Assuming 12 new single-family units, \$4,380 is required to mitigate impacts to District facilities.

The recommended Conditions of Approval include the requirement for the applicant to pay fire district mitigation fees to Snohomish County Fire Protection District No. 7 and to provide proof of payment to the City prior to approval of the Final Plat.

School District Impacts

The proposed plat is located within the Everett School District boundary. The City of Mill Creek and the Everett School District have executed an Interlocal Agreement for mitigation of development impacts on district facilities. The Everett School District has determined that a contribution of \$5,339.90 is required to offset impacts of development on school facilities.

The recommended Conditions of Approval include the requirement for the applicant to enter into a voluntary mitigation agreement with the Everett School District. A copy of the executed agreement and proof of payment of the mitigation fees are required prior to the approval of the Final Plat.

City Park System Impacts

Approval of the Preliminary Plat would allow construction of 12 single-family units, which will increase the demand upon the City's park and recreation facilities. Pursuant to MCMC Chapter 17.48, to mitigate the project's impacts on these facilities, mitigation fees are required for the development of neighborhood parks (Cougar Park) and for the acquisition and development of community parks. Based upon the formula for calculating impact fees contained in Resolution 2002-313, the proposed project is required to pay the following fees to offset impacts to parks and recreation facilities:

A. Neighborhood Parks (development only):

\$932.57/single-family dwelling x 12 dwellings = \$11,190.84

B. Community Parks:

\$1,490.50/single-family dwelling x 12 dwelling = \$17,886

The Conditions of Approval require payment of park mitigation fees prior to Final Plat approval.

CONSISTENCY WITH THE MILL CREEK COMPREHENSIVE PLAN:

For the development applications to be approved, the City must make a finding that the proposed development is consistent with the Land Use Map and applicable policies of the 2004 Comprehensive Plan. The proposed development has been reviewed by staff for consistency with the Comprehensive Plan. The following matrix identifies applicable policies with the City's response:

COMPREHENSIVE PLAN POLICIES		
POLICY	FOCUS	COMMENT
LAND USE ELEMENT		
<i>Land Use Map Designation</i>	The site is designated Low Density Residential.	The proposed single-family plat is consistent with the Low Density Residential designation on the Land Use Map.
<i>Policy 1.01</i>	The residential character of the City should be composed of a range of residential densities while maintaining and enhancing the City as a predominately single-family residential community.	The proposed single-family plat is consistent with this policy.
<i>Policy 1.09</i>	Low-density residential that does not exceed four (4) units per acre shall be the predominate density in single-family residential neighborhoods. Single-family detached and attached uses are typical low-density residential housing types.	The proposed plat does not exceed the four units per acre and detached single-family dwelling units are proposed to be constructed.
<i>Policy 1.18</i>	Future residential development shall be planned and designed to accomplish an identifiable neighborhood character. Entrances to residential areas shall be clearly identifiable and aesthetically pleasing. Arterial and collector streets in residential areas shall be designed to include greenways or landscape buffers consistent with the Streetscape Element to provide consistent streetscape character with the existing developed areas of the City. Elements of neighborhood development should include preservation of environmentally sensitive areas, existing vegetation and natural grades, underground utilities, building mass in scale	This proposed roadway will provide a continuation of the 150 th Street S.E. streetscape with a landscaped traffic circle at the end of the cul-de-sac. In addition, a 50-foot roadway buffer along 35 th Avenue S.E. is proposed. The existing driveway along 35 th Avenue S.E. will be abandoned and restored. As a Condition of Approval the trees to be removed in the roadway buffer for the construction of the stormwater outfall pipe shall be approved by the City prior to the removal of said trees. Also, the City will require a landscape enhancement plan for the roadway buffer to include

COMPREHENSIVE PLAN POLICIES

POLICY	FOCUS	COMMENT
	with lot sizes, safe and efficient pedestrian and vehicular circulation and useable open space.	plantings to restore the area disturbed by the construction of the stormwater outfall pipe and the area disturbed by the removal of the existing driveway. The roadway buffer enhancement landscape plan is subject to review and approval by the Design Review Board.
<i>Policy 1.19</i>	New residential developments shall be designed to be compatible with similar uses and structures located within the subdivision or development as well as with adjacent developments. Compatibility should be measured in terms of structural mass, exterior building materials, landscaping and screening, vehicular and pedestrian circulation and similar restrictive covenants where appropriate.	Within the proposed plat, lot sizes average 8,413 square feet, which is comparable to the surrounding single-family homes. In addition, the proposed extension of 150 th Street S.E. will utilize the same roadway design as the existing 150 th Street S.E., including 26-foot width, rolled curb and gutter, five-foot wide planter strips and five-foot sidewalks on both sides of the street, street lights and landscaping.
CAPITAL FACILITIES ELEMENT		
<i>Policy 2.04</i>	The City shall require, as a condition of development approval, stormwater management facilities that incorporate treatment components, along with specific maintenance and management programs consistent with the current Department of Ecology Stormwater Manual for Western Washington.	The project has included both a filtration system for bio-treatment and a dispersion trench for water quality treatment which complies with the Department of Ecology Stormwater Manual for Western Washington. In addition, as a Condition of Approval the applicant is required to establish a homeowners association that will be required to maintain the stormwater facilities.
UTILITIES ELEMENT		
<i>Policy 1.01</i>	Urban development shall only be approved in those areas where services are available and are adequate to support the proposed demands without adversely affecting current users.	Utility services for water, sewer, telephones, gas, and power are available to serve the site. As a Condition of Approval an Interlocal Agreement (ILA) between the Silver Lake Water District and Alderwood Water is required to allow Silver Lake Water District to provide sanitary sewer service to the site.
<i>Policy 1.09</i>	Development proponents shall be required to mitigate their proportional impacts on	The proponent is responsible for the costs associated with extending utilities

COMPREHENSIVE PLAN POLICIES

POLICY	FOCUS	COMMENT
	public utilities and to ensure that Levels of Service are not degraded below acceptable levels as a result of the proposed development.	to serve the site. In addition, mitigation fees are required to be paid to offset impacts to transportation, school, parks and fire services.
<i>Policy 1.10</i>	The City shall require, where possible, all new utility facilities to be located underground. In addition, the City shall require reasonable screening and/or the architecturally compatible design of all new aboveground utility facilities.	As a Condition of Approval, All new utilities shall be located underground.
TRANSPORTATION ELEMENT		
<i>Policy 2.02</i>	Pursuant to the GMA, projects shall not be approved that reduce the Level of Service below established standards.	The City Engineer has determined that the project does not reduce Levels of Service below established standards.
<i>Policy 3.01</i>	Road improvements should enhance vehicular circulation throughout the City.	The proposed access is consistent with this policy and the City road standards.
<i>Policy 3.03</i>	<p>Access onto all roadways should be regulated by the classification of the roadway as follows:</p> <ul style="list-style-type: none"> • Major and Minor Arterial Roadway - direct access on to major and minor arterials should only be allowed at cross-street intersections or where certain properties have no other alternative access opportunities. • Collector Roadway - direct access to collector streets should only be allowed by residential roadways, other collector roadways, controlled commercial access or where properties have no other access points. • Residential Roadway - direct access to residential streets should only be allowed by residential properties. • Private Roadway - direct access to private roadways should only be allowed in residential areas. 	When the Sunrise subdivision was platted, the vehicular circulation was designed to provide access to this parcel when it developed. Therefore, the proposed access drive to the plat from 33 rd Avenue S.E., is consistent with this policy.
<i>Policy 3.04</i>	All new access points should be located where a safe sight distance can be obtained, minimum disruption to traffic	The proposed access drive is located in the center of the site onto 33 rd Avenue S.E. and adequate site distance will be

COMPREHENSIVE PLAN POLICIES

POLICY	FOCUS	COMMENT
	flow occurs, and no apparent safety issue exists.	provided with no restrictions on turning movements.
<i>Policy 3.06</i>	To improve traffic flow and reduce vehicular conflicts on arterial streets, new development(s) shall utilize shared access and provide for internal circulation when practical and appropriate.	Access to the plat is proposed from 33 rd Avenue S.E., which also provides access from the Sunrise subdivision to Seattle Hill Road.
<i>Policy 4.01</i>	Pedestrian circulation should be provided by public sidewalks throughout the central business district and residential neighborhoods. Sidewalks should be located on both sides of all roadways, separated from the curb where appropriate and connected with other public/private trail systems. Sidewalks on arterial and collector streets should be consistent with the Streetscape Element of the Plan.	A five-foot sidewalk is proposed along both sides of 150 th Street S.E., which will connect to the existing 33 rd Avenue S.E. As a Condition of Approval, the developer shall install a six-foot wide pedestrian walkway to provide access from the proposed roadway through the roadway buffer to 35 th Avenue S.E. As a Condition of Approval the roadway buffer shall be enhanced with supplemental plantings by the developer.
<i>Policy 4.02</i>	Where practical, sidewalks on arterial and collector streets should be separated with a planting strip to increase the safety and comfort of travel and avoid potential conflicts with vehicular movements. Sidewalks should be designed with a serpentine or meandering configuration to improve the aesthetic character of the streetscape and located in a way that promotes public safety.	The five-foot sidewalk along the 150 th Street S.E. frontage will be separated from the roadway by a 5-foot wide planter strip. In addition, the meandering sidewalk along 35 th Avenue S.E. will be separated from the roadway by landscaping.
ENVIRONMENTAL FEATURES ELEMENT		
<i>Policy 1.01</i>	Land development should be encouraged to use low impact development techniques to minimize the amount of impervious surfaces, reduce stormwater runoff and to provide greater protection of surface and groundwater resources. Stormwater facilities shall meet the requirement of the DOE Stormwater Management Manual.	No low impact development techniques are proposed for this development. Soil conditions on the site are not conducive to infiltration. As required by the Conditions of Approval the proposed stormwater facilities will meet the design standards of the Department of Ecology Stormwater Management Manual.

COMPREHENSIVE PLAN POLICIES		
POLICY	FOCUS	COMMENT
<i>Policy 1.02</i>	Land development shall include stormwater facilities that meet or exceed the requirements of the current Department of Ecology Stormwater Management Manual.	As required by the Conditions of Approval the proposed stormwater facilities will meet the design standards of the Department of Ecology Stormwater Management Manual.
<i>Policy 4.01</i>	Land clearing, grading and filling practices shall minimize soil erosion and sedimentation into streams, wetlands and other watercourses. The City shall ensure that all required temporary and permanent erosion control measures are adequately installed to control water runoff prior to, during and after land clearing or disturbance activities.	Erosion control measures are required as a Condition of Approval.
<i>Policy 4.02</i>	Land development proposed on slopes over 15 percent is discouraged. Development on slopes between 15 – 40 percent may be permitted provided specific site engineering can demonstrate that subsequent development is safe and will not adversely affect drainage courses, vegetation or slope stability. Development on slopes 40 percent or greater shall not be allowed, and minimum setbacks shall be established to protect slope stability.	All development proposed is on slopes less than 15 percent. The existing driveway onto 35 th Avenue S.E. will be abandoned and restored with plantings and retained by a rockery wall to be consistent with the 35 th Avenue S.E. Streetscape Plan. The drainage through the roadway buffer shall be maintained.
<i>Policy 6.02</i>	Construction activities shall initiate "Best Management Practices" to reduce dust and suspended particulates during the construction process. Measures shall be taken to ensure that all construction related dust and dirt remain on-site.	Best Management Practices are required as Conditions of Approval.
<i>Policy 7.01</i>	Ensure that excessive noise does not impair the permitted land use activities in residential, commercial and industrial zoning districts.	Development activity is required to comply with the City's noise regulations.

CONSISTENCY WITH DEVELOPMENT REGULATIONS:

The following matrix evaluates the proposed project with the applicable development regulations.

DEVELOPMENT REGULATIONS

SECTION	REQUIREMENT	COMMENT
16.02.060	Lots may be reduced below the minimum lot size of the zone district provided: A) The total number of lots do not exceed the maximum density of the land use designation of the Comprehensive Plan; B) The average lot size shall not be less than that required by the zone district; C) No lot shall be less than 0.75 times the minimum lot size.	The proposed lots range in sizes from 7,854 to 10,864 square feet. The minimum lot size in the LDR zone district 8,400 square feet. The average lot size is 8,413 square feet. The plat meets the lot size averaging requirements.
16.04.020	Minimum application submittal requirements established.	The applicant has submitted all required materials and information.
16.12.050	The number of dwelling units permitted in a Planned Residential Development shall not exceed the density of the Comprehensive Plan land use designation and the zone district in which the project is located.	The proposal is for 12 dwelling units, which is consistent with the maximum allowable units.
16.14.010	Requires that adequate provision be made for the public health, safety and general welfare, open spaces, drainage ways, streets and other public ways, transit stops, water supplies, sanitary wastes, parks and recreation facilities, playgrounds, sites for schools and school grounds, mitigation of adverse environmental impacts, protection of environmentally significant features and such other requirements as may avoid public harm or promote public health, safety and welfare.	Public streets and sidewalks will comply with standards recommended by the City Engineer. Mitigation is required to offset impacts of the development on parks and recreation facilities, identified City and County roadways, and fire protection facilities. Utilities are available with sufficient capacity to serve the proposed development contingent upon the execution of an Interlocal Agreement between the Silver Lake Water District and Alderwood Water and Wastewater District to allow Silver Lake Water District to provide sanitary sewer service. Stormwater detention and water quality treatment facilities proposed on-site will meet LOS standards as established within the Comprehensive Plan and the February 2005 Edition of the DOE Manual for Western Washington. A pedestrian access from the plat to 35 th Avenue S.E is required.

17.06.010	Single-family detached dwellings are permitted as a Principal Use in the Low Density Residential zone district.	The project proposes 12 single-family detached dwelling units.
17.06.040	Minimum lot size is 8,400 square feet.	As stated above, lot size averaging is proposed, consistent with MCMC 16.02.060. The average lot size is 8,413 square feet.
17.06.070	Maximum lot coverage: 35 percent.	The maximum lot coverage shall not exceed 35 percent.
17.06.060	Maximum building height: 35 feet.	No structure shall exceed 35 feet.
17.06.050	Minimum building setbacks: <i>Front:</i> 20 feet <i>Side:</i> 20 feet total, no side less than 5 feet <i>Rear:</i> 20 feet	Proposed setbacks: <i>Front:</i> 20 feet <i>Sides:</i> 20 feet total, no side less than 5 feet <i>Rear:</i> 20 feet
17.22.150.D	Minimum parking required: two spaces per unit for single-family dwellings.	Parking provided: A minimum of four spaces per unit will be provided (two in the garages and two in the driveways). Street parking will also be allowed on one side of 150 th Street S.E. Proposed on-site parking exceeds the minimum requirements by two stalls per lot.
17.22.170	Undergrounding of new utilities required.	As a condition of project approval, utilities are required to be placed underground.
17.22.180	Comprehensive Plan concurrency and consistency required.	The City Engineer has determined that the project, as conditioned, does not lower the performance of the traffic system below established Level of Service standards. As discussed above, the project, as conditioned, is consistent with the Land Use Map and applicable goals and policies of the Comprehensive Plan.

PART V—FINDINGS AND CONCLUSIONS, STAFF RECOMMENDATION, AND CONDITIONS OF APPROVAL

FINDINGS AND CONCLUSIONS:

Having viewed the property and reviewed the application and supporting materials, staff makes the following findings and conclusions:

1. The request is for the approval of a Preliminary Plat for 12 lots to be developed with single-family detached residences as depicted on the Preliminary Plat dated March 4, 2005, Exhibit B.

2. The proposed plat is located within a Low Density Residential zone district. Single-family residential development is a principal use in the Low Density Residential zone district.
3. Access to the proposed plat is from 33rd Avenue S.E. with the extension of 150th Street S.E. which will be constructed by the applicant.
4. The proposed project has been reviewed under the provisions of the State Environmental Policy Act (SEPA) and Chapter 17.48 MCMC, the Development Impact Mitigation Ordinance. This review has revealed that there will be an impact on the City and County street systems, the City parks and recreation system, Everett School District, and on Snohomish County Fire Protection District No. 7 facilities/services.
5. In accordance with the Mitigated Determination of Non-Significance and Notice of Property Development Impact Mitigation issued by the responsible official on June 7, 2005, impact mitigation agreements will be required to mitigate the identified impacts.
6. The proposed project is subject to an Interlocal Transportation Agreement between the City of Mill Creek and Snohomish County for the review and mitigation of development impacts on the County road system. The County has determined that mitigation of impacts occurring from this development is required.
7. The proposed project is subject to an interlocal agreement between the City of Mill Creek and Snohomish County Fire District No. 7 for the review and mitigation of development impacts on fire services. The district has determined that mitigation of impacts occurring from this development is required.
8. The proposed project is subject to an interlocal agreement between the City of Mill Creek and the Everett School District for the review and mitigation of development impacts on school district facilities. The district has determined that mitigation of impacts occurring from this development is required.
9. The proposed plat as conditioned has been reviewed and found to be consistent with the applicable policies and Land Use Map of the City of Mill Creek Comprehensive Plan.
10. The proposed plat as conditioned has been reviewed and found to be consistent with the applicable development regulations.
11. The proposed residential development has been reviewed in regard to the requirements of Section 16.14.010. The development, subject to the conditions below, is found to be beneficial to the public health, safety, and welfare and is in the public interest.
12. If approved subject to the conditions recommended below, the proposed plat will be consistent with the requirements of Titles 16 and 17.
13. The proposed project, as conditioned, will not reduce the Level of Service on the City's transportation system below the established minimum standards.
14. The statutory requirements for environmental review (Chapter 18.04 MCMC) and public notification have been duly satisfied.

STAFF RECOMMENDATION:

Based upon the findings and conclusions stated above, staff recommends approval of the Preliminary Plat subject to the following Conditions of Approval. Said Conditions of Approval shall be completed prior to occupancy of the first unit unless otherwise specified.

Preliminary Plat:

1. Development shall occur as portrayed on the Preliminary Plat map dated March 4, 2005, attached as Exhibit B to the Planning Commission Resolution, except as may be modified by conditions imposed by the Planning Commission.
2. The maximum number of building lots shall be twelve. Construction shall be limited to one single-family detached residence per lot.
3. The subdivision shall be incorporated into a Homeowners Association, which will be responsible for the maintenance of all privately owned common facilities, such as the stormwater facilities and landscaping within the traffic island. The CC&R's shall be submitted to the City for review and approval prior to recording of the Final Plat.
4. The Developer may assign its rights and obligations under this development approval only upon prior written notice to the City identifying the new entity and evidencing the transfer of obligations to the new entity.

Tree Retention:

5. Trees to be preserved in the roadway buffer and within the plat (individual lots) shall be determined after a review of the tree survey, civil plans and on-site identification by City staff and the applicant. Preservation areas and individual trees identified to be saved shall be designated on a tree retention plan and protected from encroachment by vehicles, earth moving and excavating machinery and material storage by the erection of barrier fencing approved by City staff. Failure to maintain, or removal of the fencing without approval of the City, shall result in the issuance of a stop work order.
6. Trees designated for preservation that are damaged or removed shall be replaced at a ratio of 3:1. The replacement trees shall be a coniferous species and have a minimum height at planting of twelve feet. In addition, a penalty of \$1,000.00 per tree may be assessed for any trees that are removed or destroyed by the applicant or his agent without the express approval of the City. The City may, at its discretion, issue a stop work order for the construction until the penalty is paid.
7. The 50-foot roadway buffer along 35th Avenue S.E. and areas disturbed by the removal of the existing driveway and the construction of the storm drainage outfall shall be restored and revegetated. A final enhancement/restoration landscape plan, prepared by a licensed landscape architect, shall be submitted to the City for review and approval by the Design Review Board prior to Final Plat approval. Revegetation of the property buffer shall be implemented prior to the occupancy of each residential unit.

Street Trees/Landscaping:

8. The applicant shall submit for City approval a planting plan for the public street and the traffic circle within the plat. The planting plan shall be prepared by a licensed landscape architect and shall be reviewed and approved by the City's Design Review Board prior to Final Plat approval. Implementation of the landscape plan shall be guaranteed by a secured agreement and shall be completed prior to the occupancy of the last home.

Project Signage:

9. If an identification sign is proposed, the applicant shall submit, for City approval, plans for the subdivision identification sign. The plans shall be reviewed and approved by the City's Design Review Board prior to installation.

Parks and Recreation:

10. The applicant shall contribute \$29,076.84 to mitigate impacts on City park and recreation facilities. Of this amount, \$11,190.84 shall be used for the development of neighborhood parks (Cougar Park). The remaining \$17,886 shall be used for the acquisition and development of community parks. Payment shall be made prior to Final Plat approval.

Roadway Design:

11. The applicant shall construct the full width of a new public residential street with access to 33rd Avenue S.E. This work shall consist of all items within the public right-of-way, including, but not limited to the following elements and conditions:
 - A. A 26-foot wide asphalt roadway with a 40-foot radius cul-de-sac and a 20-foot radius landscaped traffic circle, signage, storm drainage facilities, rolled concrete curb and gutter, 5-foot wide concrete sidewalk, 5-foot wide planter strip, street lighting and landscaping.
 - B. Frontage improvements along 33rd Avenue S.E. as required by the City Engineer to match the existing City roadway facilities.
 - C. On-street parking shall be limited to only one side of the street and "No Parking" signs shall be posted on the appropriate side of the street by the developer as approved by the City Engineer.
12. The applicant shall remove the existing driveway and six-foot cedar fence on 35th Avenue S.E. and construct frontage improvements to match the existing Snohomish County roadway facilities, including, but not limited to the following elements and conditions:
 - A. Asphalt pavement, storm drainage facilities, concrete curb, concrete sidewalk, pedestrian handrail above rockery where required, and landscaping.
13. The applicant shall install a six-foot wide concrete sidewalk as a pedestrian walkway in the location of the existing driveway to provide access from the proposed new residential street through the roadway buffer to 35th Avenue S.E.

Traffic Mitigation:

14. The applicant shall contribute to the City's transportation mitigation program based on the preliminary traffic distribution outlined below:

Segment	# of Trips
Seattle Hill Road / Mill Creek Road	11
164 th Street Southeast	2
Dumas Road	0
Main Street	1
North Creek Drive	0
Mill Creek Boulevard	0
Trillium Boulevard	0
Village Green Drive	0
9th Avenue S.E.	0
Old Seattle Hill Road	0
148 th Street Southeast	0
TOTAL	14

At \$996 per PHT trip, this results in a traffic mitigation offer in the amount of \$13,944.00. The payment of mitigation fees shall be paid prior to Final Plat approval

15. Snohomish County has reviewed the traffic study prepared by Gibson Traffic Consultants and determined that the County traffic impact fee should be \$20,460.28. Payment of traffic mitigation fees to the County is required prior to Final Plat approval.

Storm Drainage Facilities:

16. The applicant shall include all required public and private drainage improvements in the engineering design plans and stormwater report for the approval of the Director of Public Works. The approved stormwater system shall include the following elements and conditions:
- A. Detention and water quality treatment facilities with a conveyance system that meet the requirements of the City of Mill Creek and the February 2005 edition of the Washington State Department of Ecology Stormwater Management Manual for Western Washington.
 - B. All yard drains, building foundation drains and rooftop drains shall be routed to the new storm drainage system.
 - C. The stormwater outfall pipe to the 35th Avenue S.E. roadside ditch shall be placed in the existing driveway location to minimize impacts to the existing roadway buffer vegetation. Trees to be removed for the construction of the stormwater outfall pipe shall be approved by the City prior to the removal of said trees.
 - D. Requirements that the property owners are obligated to own maintain and operate the stormwater system outside the public right-of-way to the satisfaction of the

City Engineer. Specific maintenance measures shall be indicated on the approved engineering plans and in the final drainage report.

- E. A final stormwater drainage report signed and stamped by a licensed professional engineer shall be submitted to the Director of Public Works for review and approval.
- F. Provisions on the Final Plat for maintenance of the stormwater system outside the public right-of-way, including, but not limited to adequate access to maintenance locations, provisions and easements that allow the City to inspect, maintain, and/or operate the detention and treatment system at its discretion, and adequate easement provisions to ensure uninterrupted function of the facilities for the proposed development.

Utilities:

- 17. All utilities within the project and along all roadway frontage areas shall be placed underground in accordance with City Code. The applicant shall be responsible for all costs associated with undergrounding the utilities. No new utility poles shall be installed in the project site. Appropriate easements or right-of-way for all utilities shall be provided by the applicant as shown on the face of the Final Plat.
- 19. Approval of the plat is contingent upon the Silver Lake Water District (SLWD) and the Alderwood Water and Wastewater District (AWWD) entering into an Interlocal Agreement (ILA), or some other form of document confirming the agreement between SLWD and AWWD satisfactory to the City Attorney, to allow sanitary sewer service to the site. No site improvements (i.e., grading, clearing, etc.) will be permitted by the City until an ILA or other form of satisfactory agreement between SLWD and AWWD is executed among the parties. The developer shall be responsible for all fees and obtaining the required permits and agreements necessary to extend the water and sewer service to the subject site.
- 20. Water and facilities shall be installed in accordance with plans reviewed and approved by the Alderwood Water and Wastewater District.
- 21. Sanitary sewer and facilities shall be installed in accordance with plans reviewed and approved by the Silver Lake Water District. Work shall not begin to extend sewer service across 35th Avenue S.E. without prior written approval from Snohomish County for work within the roadway.

Site Clearing and Grading:

- 22. Grading, stormwater, and erosion control plans shall be approved by the Directors of Public Works and Community Development prior to any clearing or grading work on the site. All public improvement work shall be adequately secured through a secured agreement acceptable to the Director of Public Works prior to beginning construction.
- 23. The developer shall ensure that no grading or disturbances occur on adjacent properties.
- 24. A geotechnical study and recommendations regarding the construction of the fill slopes under the roadway and building pads shall be prepared by a licensed geotechnical engineer and

submitted to the City Engineer for review prior to civil plan approval. All retaining walls and building foundations shall be founded on competent soil. All retaining walls over four feet in height and all building foundations must be approved by the City Building Official prior to construction.

25. Dust and erosion shall be controlled by promptly covering exposed stockpiles, watering areas of soil disturbance, and using a street sweeper on adjacent roads.
26. Building plans will not be accepted until the Directors of Public Works and Community Development have approved the civil site construction plans.

Snohomish County Fire District No. 7:

27. The applicant shall contribute \$365.00 for each residential unit to mitigate impacts of the project on fire district facilities/services. Based upon 12 units, \$4,380 is required to offset impacts to Fire District facilities. Proof of payment of fire mitigation fees shall be made prior to Final Plat approval.
28. Fire hydrant design, location, and spacing shall be reviewed and approved by Snohomish County Fire District No. 7 and the Silver Lake Water District. All hydrants shall be equipped with four-inch STORTZ adapters.

Schools:

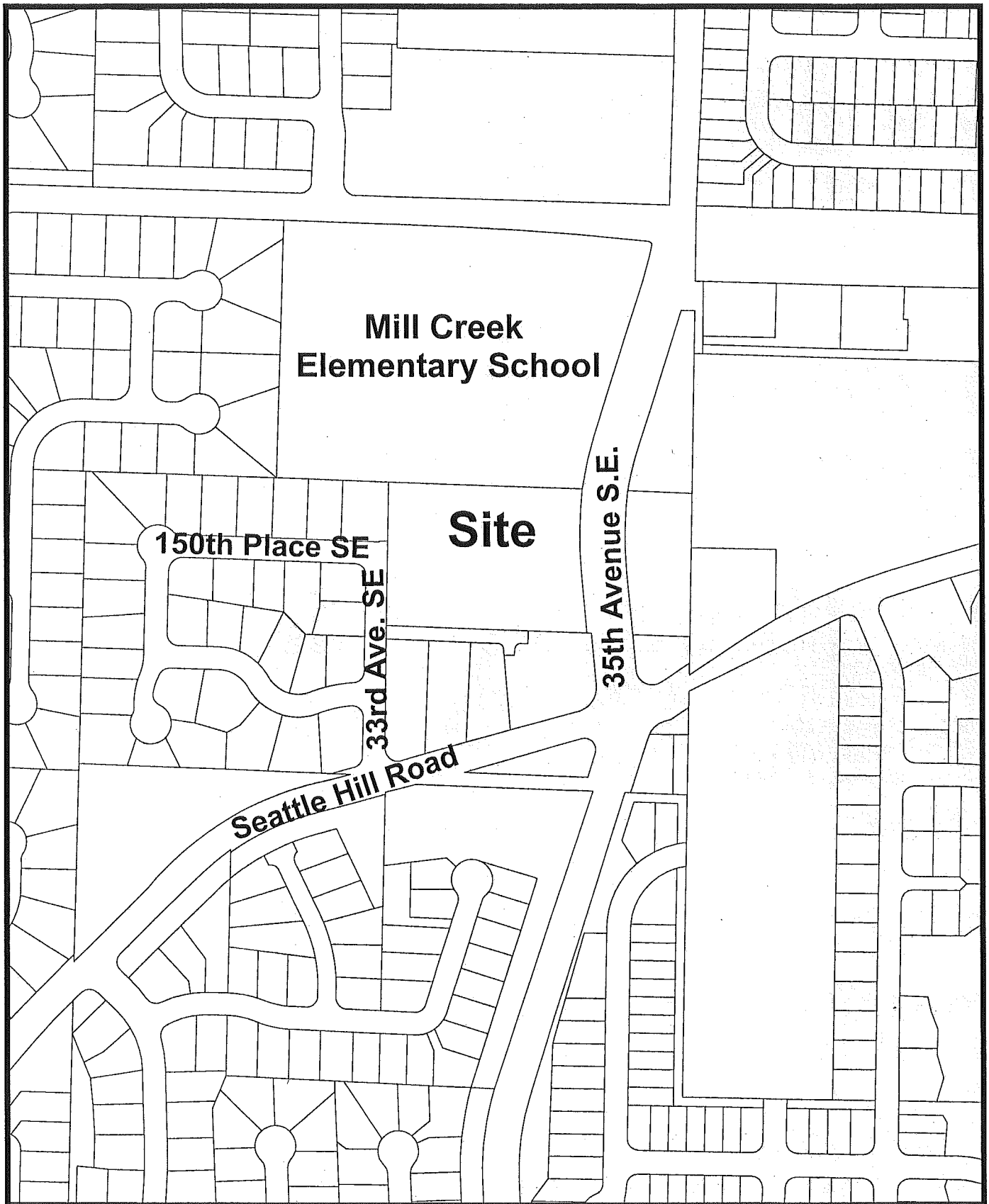
29. The applicant shall contribute mitigation fees to offset impacts to Everett School District facilities. The applicant shall enter into a voluntary mitigation agreement with the Everett School District and pay mitigation fees totaling \$5,339.90. Proof of payment of school mitigation fees shall be made prior to Final Plat approval.

Miscellaneous:

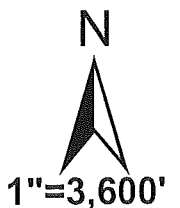
30. Mailboxes shall be grouped or clustered in lockable hutches in locations identified by the United States Postal Service and the Mill Creek Police Department. Structures shall be enclosed in a decorative wood enclosure pursuant to the City's May 2005 Design and Construction Standard Plans.

Attachments: Attachment 1 – Vicinity Map
Attachment 2 – Legal Description
Attachment 3 – Preliminary Plat
Attachment 4 – Landscaping Plan
Attachment 5 – Utility Plan
Attachment 6 – Road and Grading Plan
Attachment 7 – Sections 2-04 and 3-01 of the Snohomish County Engineering Design and Development Standards, dated 2004.
Attachment 8 – Letter from Snohomish County Public Works, June 23, 2005.

Attachment 1 - Vicinity Map



**The Douglas Addition
Preliminary Plat, PP 05-62**



ATTACHMENT - 2

LEGAL DESCRIPTION

Lot 3, Block 1, Plat of Burley's Garden Tracts, lying west of County road, accordingly to the plat thereof, recorded in volume 9 plats, page1, records of Snohomish County, Washington. Except that portion conveyed to Snohomish County by deed recorded under Auditor's File Number 200107120122.

through deviation. Such access points shall be designed to meet the additional loading and turning radius requirements.

2-04 ACCESS POINT LOCATION, SEPARATION AND SPACING

See Standard Drawing 2-050

A. General

- 1) Access point location, separation from intersections and spacing are critical for maintaining access point and roadway traffic flow. Access design must also satisfy the on-site circulation requirements of the intended land use, consistent with safety and operational requirements.
- 2) Where a property has frontage on both arterial and non-arterial roads, access shall be limited to the non-arterial road unless it can be demonstrated that an arterial road access will not negatively impact traffic flow.
- 3) Access onto high volume roads may be denied in the interest of traffic safety or operational requirements.
- 4) No part of any access point, including any flare or radius, may be located within 3 feet of a fire hydrant, no-parking zone, utility pole, traffic signal installation or light standard, mailbox cluster or similar appurtenance.
- 5) When property frontages are narrow, such that minimum access point spacing criteria cannot be met, joint access locations at property lines may be required.

B. Residential

Where two or more access points serve adjacent residential property uses there shall be a minimum separation of 10 feet between the nearest edges of access points (not including flares or radii), except where the lots are part of a zero lot line development in accordance with SCC Title 30 or a joint access has been approved by the Engineer.

C. Commercial

- 1) Access points for commercial or industrial property uses shall be placed directly opposite each other wherever possible for driver awareness and safety. If opposite placement is not possible, then the separation requirements of Standard Drawing 2-050 shall be met. If such spacing cannot be provided, the Engineer may require analysis to determine if left turns should be prohibited at the access points.
- 2) Where two or more access points serve the same or adjacent commercial or industrial property uses, the minimum separation shall be as shown on Standard Drawing 2-050.

CHAPTER 3 ROAD DESIGN

3-01 ROAD CIRCULATION

A. General

Road circulation is important in road system design for the following reasons:

- Operation of the arterial road system is improved by dispersing local traffic onto multiple roads and access points;
- Response time for emergency services is reduced;
- Time and mileage traveled by individuals and service providers, including school bus transportation, mail delivery, utilities, etc. is reduced; and
- Use of transit systems, and pedestrian and bicycle facilities, is promoted.

B. Layout and Design

The following criteria for road circulation shall be used in the layout and design of new road systems:

- 1) Road systems internal to developments shall be designed to promote the convenient circulation of traffic without reliance on the arterial road system. Circulation shall be provided in a manner, where possible, that will allow subsequent developments to meet these standards.
- 2) Road systems shall be designed with intersecting roads so that the maximum distance between intersections (measured from centerline to centerline), or between an intersection and a road end, does not exceed 800 feet in urban areas or 1320 feet in rural areas.
- 3) Road stubs shall be constructed to the boundary of adjacent parcels to create an interconnected road system, unless topography, critical areas or other factors make road construction impractical. A road stub proposal shall include information to demonstrate that the off-site road connection is constructible. That is, the location is such that an off-site road connection could be made that would avoid sensitive areas or topographical constraints, and be a feasible road location for adjacent land development.
- 4) A road serving more than 250 ADT shall be connected in at least two locations with another road or roads that meet the applicable standard(s) for the resulting traffic volume.



Snohomish County
Public Works

Attachment 8

RECEIVED

JUN 24 2005

CITY OF MILL CREEK

Aaron Reardon
County Executive

(425) 388-3488
FAX (425) 388-6494

June 23, 2005

2930 Wetmore Avenue
Everett, WA 98201

City of Mill Creek
Planning and Community Development
15728 Main Street
Mill Creek, WA 98012

Attention: Scott Smith

Re: Douglas Addition- PP 05-62
Access and Circulation Issues

Dear Mr. Smith:

The proposed project is for a twelve lot single-family preliminary plat on three acres. Access to the plat is via a public road connected to 33rd Avenue SE. The City of Mill Creek has requested our opinion regarding connection of the development's internal public road with 35th Avenue SE in lieu of the development's current proposed access with 33rd Avenue SE. Snohomish County DPW will require that the development take access as originally proposed (onto 33rd Avenue SE) because 35th Avenue SE is an arterial. DPW standards state that developments are required to take access onto the road with the lesser classification, which is 33rd Avenue SE. In addition, it is DPW's desire to minimize the number of access points onto an arterial where possible in order to maximize traffic flow.

Thank you for the opportunity to comment on this issue. If you have any questions, feel free to call me at 425-388-3488 ext. 4581.

Sincerely,

Andrew Smith
Engineer II, DPW Land Use

cc: file
The McNaughton Group, LLC, Applicant

EXHIBIT C

PLANNING COMMISSION MOTION

MOTION: Commissioner Gibbons moved, seconded by Commissioner Snider, to approve Resolution 2005-127 recommending approval of the Preliminary Plat for the Douglas Addition as proposed in the staff report.

MOTION: Vice Chair Barton moved, seconded by Commissioner Jones, to amend the conditions of approval by modifying Condition No. 19 as requested by the applicant and as amended by the City Attorney. The motion passed unanimously.

MOTION: Chair Collard moved, seconded by Commissioner deRoulet, to amend the conditions of approval by modifying Condition No. 11.A to eliminate the requirement for a landscape island as requested by the applicant.

Chair Collard noted that he is not necessarily in favor of this Amendment, he just wanted it on the floor for discussion.

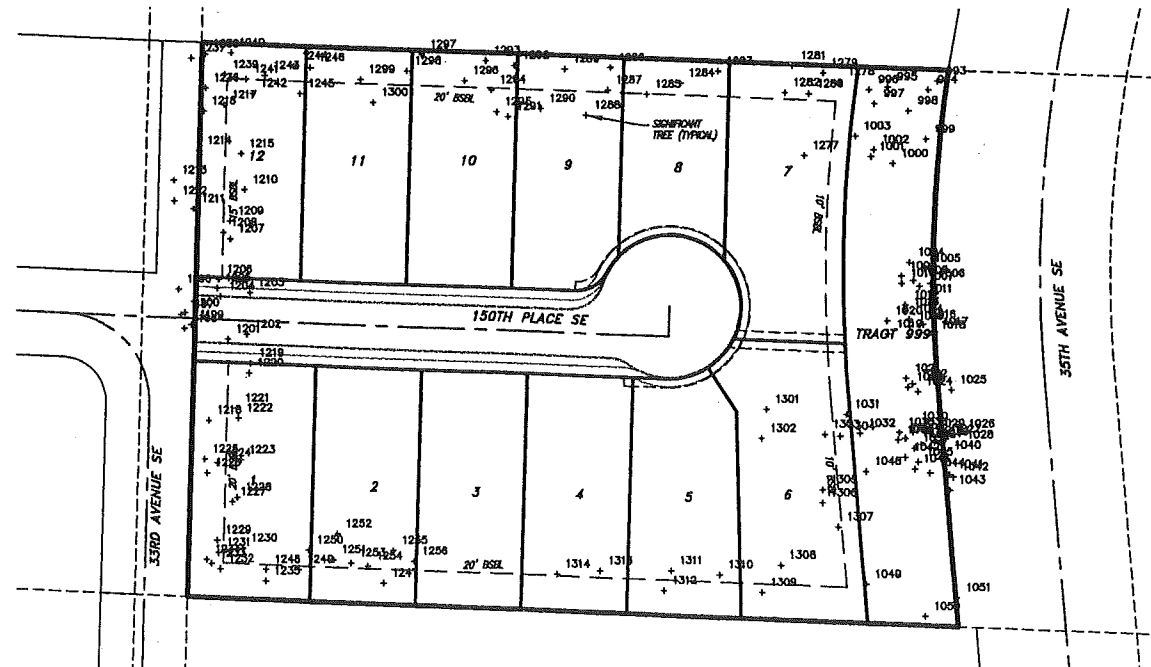
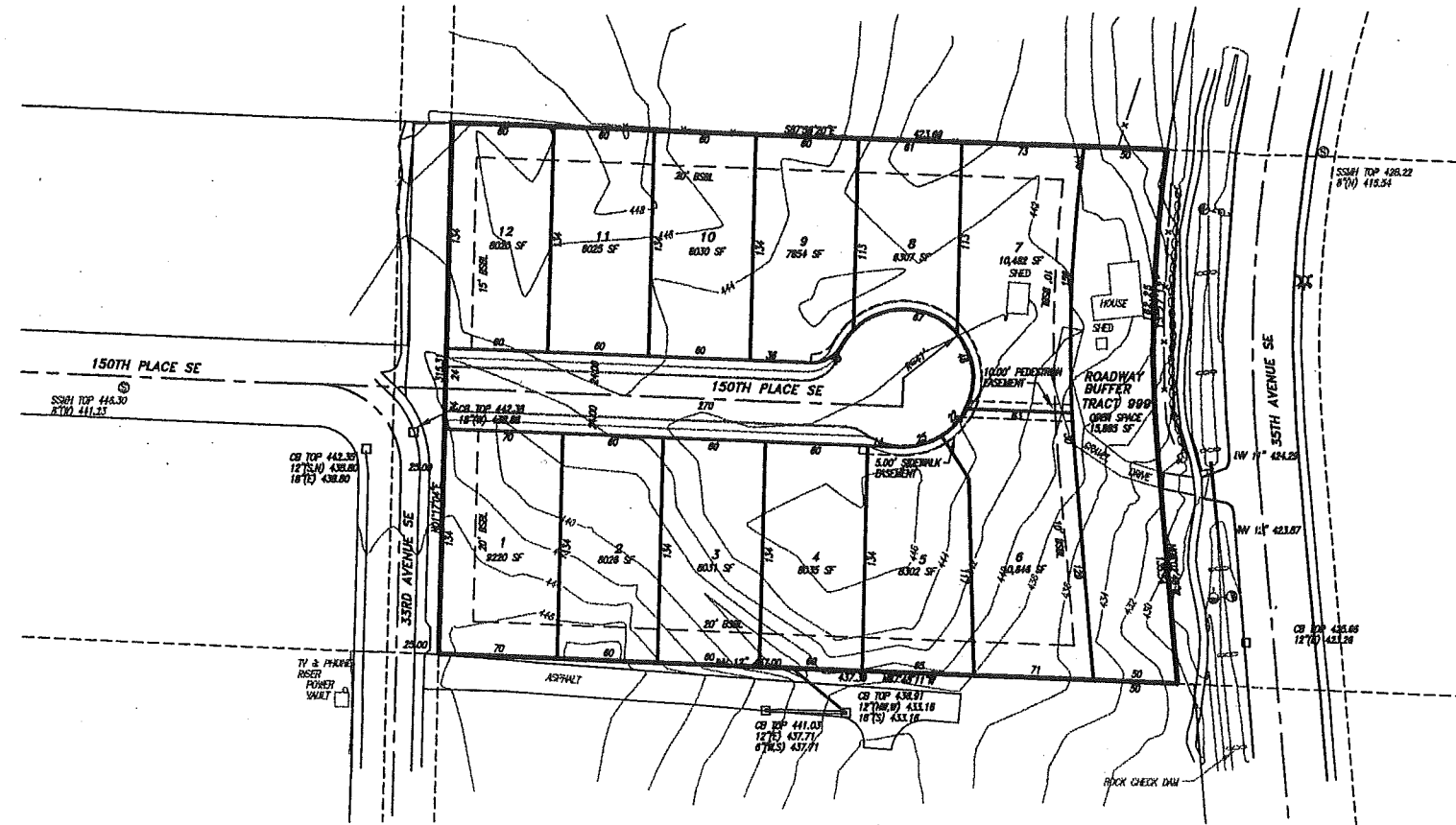
The motion failed with 0 in favor and 6 opposed.

MOTION: Chair Collard moved, seconded by Commissioner Jones, to recommend to the City Council that they conduct a study for the purpose of restricting parking and student drop-off in the vicinity of 33rd Avenue and 150th Place. The motion passed unanimously.

MOTION: Vice Chair Barton moved to recommend to the City Council that they conduct a safe walk study of the area, which would include the Sunrise subdivision. The motion passed unanimously.

The main motion as amended passed unanimously.

PRELIMINARY PLAT OF DOUGLAS ADDITION
A PORTION OF THE NE 1/4, NE 1/4, SECTION 5, TWP. 27 N., R. 5 E.WM.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

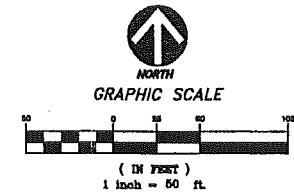
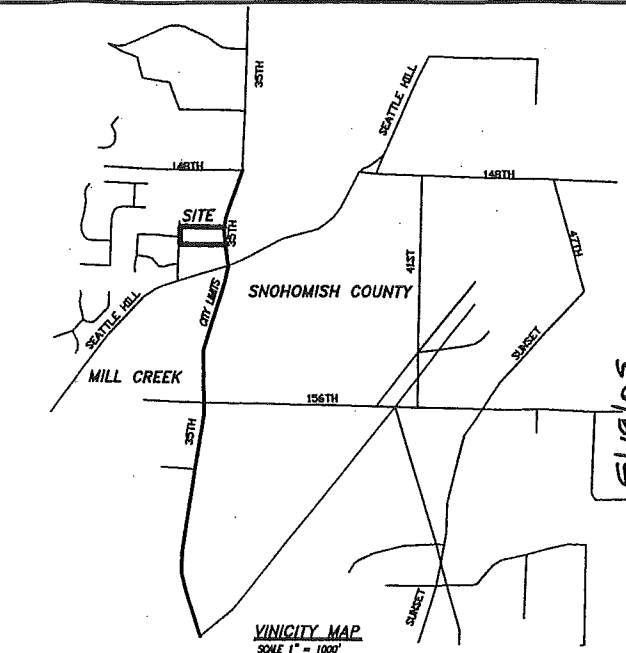


TREE SURVEY

TREE SIZE & TYPE

Significant trees = trees 6" and larger
6" = TREE SIZE
F = FR
D = DECIDUOUS
P = PINE
C = CONIFER
H = HYDRANGEA
O = OTHER

1118, 6/DEC	1230, 10/F	1284, 38/PN
1119, 8/DEC	1231, 16/DEC	1285, 7/C
1120, 6/DEC	1232, 25/F	1286, 12/C
1121, 7/DEC	1233, 8/DEC	1287, 28/F
1210, 6/DEC	1234, 6/C	1288, 30/F
1211, 14/DEC	1235, 12/F	1289, 15/C
1212, 6/DEC	1236, 26/F	1290, 25/H
1213, 7/F	1237, 24/F	1291, 35/F
1214, 6/DEC	1238, 10/F	1292, 22/H
1215, 6/DEC	1239, 28/F	1293, 12/H
1216, 10/DEC	1240, 10/DEC	1294, 22/F
1217, 11/C	1241, 11/PN	1295, 6/H
1218, 6/F	1242, 24/F	1296, 15/DEC
1219, 30/PN	1243, 24/F	1297, 20/F
1220, 3/PN	1244, 30/F	1298, 12/F
1221, 7/PN	1245, 22/H	1299, 6/DEC
1222, 6/DEC	1246, 14/F	1300, 12/C
1223, 14/PN	1247, 14/H	1301, 10/DEC
1224, 6/DEC	1248, 6/C	1302, 12/DEC
1225, 7/DEC	1249, 12/F	1303, 25/PN
1226, 6/F	1250, 6/C	1304, 13/F
1227, 10/F	1251, 6/C	1305, 15/PN
1228, 30/PN	1252, 13/F	1306, 18/F
1229, 6/DEC	1253, 12/H	1307, 10/PN
1230, 6/DEC	1254, 6/H	1308, 30/PN
1231, 6/DEC	1255, 6/C	1309, 15/C
1232, 6/F	1256, 16/C	1310, 21/F
1233, 20/PN	1257, 45/DEC	1311, 12/C
1234, 6/PN	1258, 6/PN	1312, 11/F
1235, 30/PN	1259, 12/H	1313, 14/H
1236, 20/F	1260, 12/DEC	1314, 24/F
1237, 12/C	1261, 12/C	
1238, 6/F	1262, 7/PN	
1239, 24/F	1263, 6/PN	



DATUM
SNOHOMISH COUNTY CONTROL POINT HAS ELEVATION 421.87
(NAD83) TOP OF 4" x 4" CONCRETE MONUMENT NORTHEAST
CORNER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5
EAST, WA.

PROJECT INFORMATION

APPLICANT/DEVELOPER
THE MCNAUGHTON GROUP, LLC
P.O. BOX 102
EDMUNDS, WA 98020
TELEPHONE (425) 778-4111

PLANNER/CONTACT PERSON:
DAVE MILLER
G.M.C. LAND DEVELOPMENT CONSULTING
8808 45TH PLACE WEST
MILL CREEK, WA 98012
TELEPHONE (425) 203-1558

ENGINEER:
OMEGA ENGINEERING
2210 HERMIT AVENUE #204
EVERETT, WA 98201
TELEPHONE (425) 259-1858

SURVEYOR:
J. CURTIS & ASSOCIATES, INC.
P.O. BOX 1512
LAKE STEVENS, WA 98258
TELEPHONE (425) 397-8424

PROPERTY OWNER
JAMES & VIRGINIA DOUGLAS
18007 WESTSHORE ROAD
STANWOOD, WA 98282
TELEPHONE (360) 832-1283

SITE INFORMATION

CURRENT ZONING	LDR-8400
PROPOSED ZONING	LDR-8400
PARENT USE	SINGLE FAMILY RESIDENCE
CURRENT COMPREHENSIVE PLAN CLASSIFICATION	RESIDENTIAL - LOW DENSITY
PROPOSED USE	SINGLE FAMILY RESIDENCE
PROPOSED DUPLEX	NONE
SWASTY SEWERAGE	ALDERWOOD WATER AND WASTE WATER DISTRICT
WATER	ALDERWOOD WATER AND WASTE WATER DISTRICT
ELECTRICITY	SNOHOMISH PUBLIC UTILITY DISTRICT NO. 1
TELEPHONE	VERIZON
NATURAL GAS	PUGET SOUND ENERGY SERVICES
PUBLIC SCHOOLS	EVERETT SCHOOL DISTRICT
POLICE	CITY OF MILL CREEK
FIRE	SNOHOMISH COUNTY FIRE DISTRICT NO. 7

TAX ACCOUNT NUMBERS

003999-011-033-01

AVERAGE LOT SIZE CALCULATION

GROSS SITE AREA 133,888 SF 3.074 AC.
LESS ROADS 16,628 SF 0.377 AC.
LESS OPEN SPACE 15,885 SF 0.357 AC.
NET LOT AREA (LESS AREA OVER 10,500 SF) 101,375 / 12 = 8413 SF PER LOT

NET LOT AREA CALCULATION

GROSS SITE AREA 133,888 SF 3.074 AC.
LESS ROADS 16,628 SF 0.377 AC.
NET LOT AREA 117,260 / 12 = 9772 SF PER LOT

LEGAL DESCRIPTION

LOT 3, BLOCK 1, PLAT OF BULEY'S GARDEN TRACT, LYING WEST OF COUNTY ROAD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 1, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PLATMAN CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200107180122

SITING IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Attachment 3 - Preliminary Plat

JOB NO.: 2006-03
DATE: MARCH 04, 2006
DRAWN BY: JHC
REVISIONS: 05/04/2006 ROAD
SHEET 1 OF 1

J. CURTIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1512
LAKE STEVENS, WA 98258
(425) 397-8424



**PRELIMINARY PLAT
DOUGLAS ADDITION**

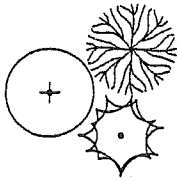
THE MCNAUGHTON GROUP, LLC.

G.W.C.
LAND DEVELOPMENT CONSULTING
8808 45TH PLACE WEST
MILL CREEK, WA 98012
TEL (425) 248-1558
FAX (425) 248-0250

PLANT SCHEDULE

Qty. Symbol Botanical/Common Name Size/Remarks

TREES:



Existing Tree to Remain

Acer glabrum / AMUR MAPLE

min. 1" cal.

Calocedrus decurrens / INCENSE CEDAR

min. 5'0" hgt.

SHRUBS/GROUNDCOVERS:



Cornus s. 'Elegantissima' / VARIGATED REDTNG DOGWOOD

min. 3 canes @ 18"



Corylus cornuta / WESTERN HAZELNUT

min. 24" hgt.



Holodiscus discolor / OCEAN SPRAY

min. 24" hgt.



Oenothera caerulea / INDIAN PLUM

min. 24" hgt.



Ribes sanguineum / CURRANT

min. 18" hgt.



Mahonia repens / CREEPING MAHONIA

1 gal. @ 36" O.C.



Polystichum polyblepharum / TASSEL FERN

1 gal. @ 48" O.C.



Symphoricarpos alba / SNOWBERRY

1 gal. @ 48" O.C.

* Plant sizes are specified per the American Standard for Nursery Stock, Publication-May 2, 1986 sponsored by the American Association of Nurserymen, Inc.

CONSTRUCTION AND PLANTING NOTES:

General- Protect all trees and shrubs to remain from grading and clearing operations. Retain/protect existing 'colonies' of salal, oregon grape, indian plum and ferns. Any existing vegetation damaged by Contractor shall be replaced with plants of equal or better size and condition at Contractor's expense. Blackberries and other non-native invasive species shall be completely removed (cleared and grubbed) prior to soil preparation at the site.

Soil Preparation will require existing soils being improved by the removal of the Blackberries/ Invasives and the incorporation of an organic amendment into the existing soils.

Soil Amendment- Shall be Cedar Grove 7/16th Compost or an approved equal.

Fertilizer- Shall be 21 gram Agriform tablets and contain 21% Nitrogen, 10% Phosphoric acid and 5% Potash.

Weed Control Mat- Shall be an approved non-woven 'Polypro' material; a minimum of 8 s.f. mats for trees and 4 s.f. mats for shrubs.

Mulch- Mulch around individual plants shall be ground fir/hemlock bark of uniform color and be free of noxious weed seed or compounds detrimental to plant life. Size range shall be from 1/2" to 1-1/4" with a max. 20% passing a 1/2" screen.

After clearing and establishing grades, clear and remove any debris, roots, rocks, etc. over four inches in diameter. Apply a minimum two inch depth layer of bark around all tree and shrub planting areas.

Plants shall be installed (when possible) during the fall and winter months (November 1st - March 1st) to minimize the need for watering. Weed control mats shall be installed at the base of each tree and shrub at time of planting.

Planting pits for trees and shrubs shall be at least twice as wide as the rootball/natural spread of roots and eight inches deeper than the rootball/natural spread of roots. Incorporate thoroughly at a 4:1 ratio (native to Compost) Cedar Grove Compost into planting pit. Plant crowns shall be set at the same grade as the plant was grown at the nursery. Form watering-basin around each plant. All plants shall be watered thoroughly at time of installation.

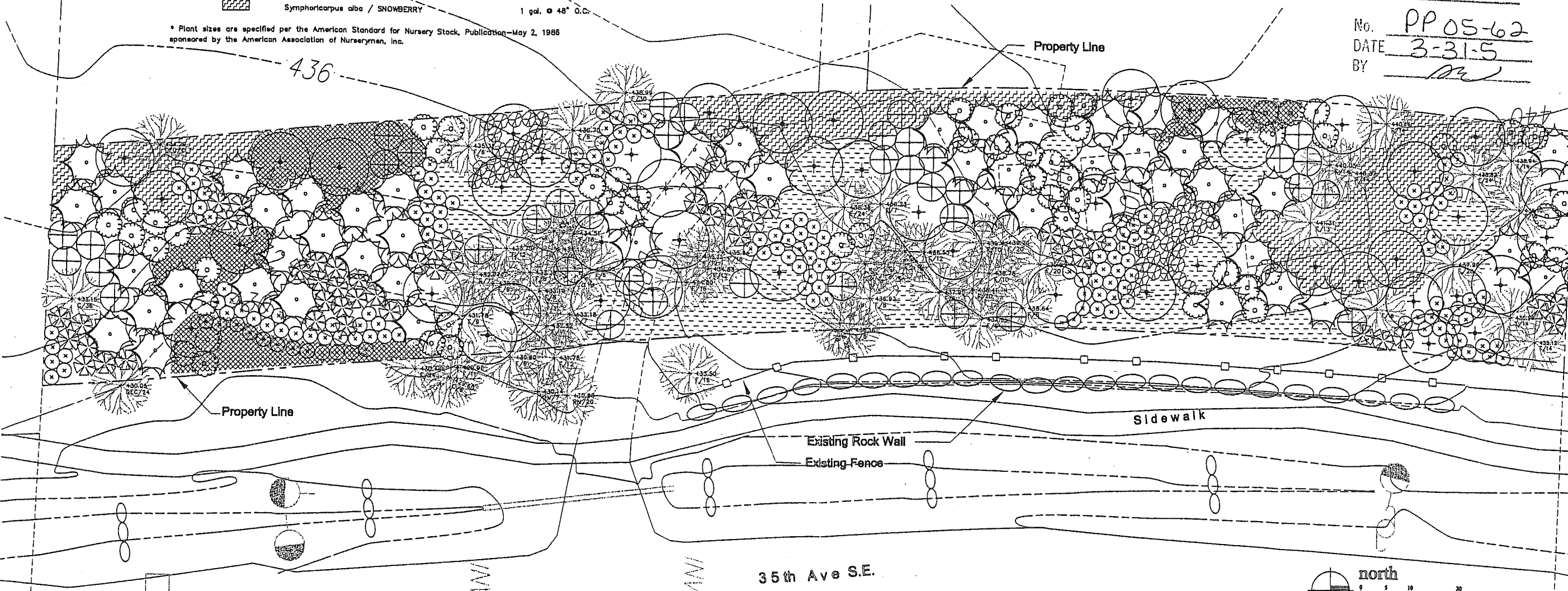
If proposed groundcover plantings interfere with existing vegetation to remain, transfer shown groundcover quantities to an alternate 'open' area.

Landscape Maintenance: During plant establishment, some additional replanting and control of undesirable plant species may be necessary. Invasive species would be controlled by methods which do not compromise the balance of the Project. Manual removal is preferred, but does require early detection and action to be effective. The time frame for effective control of invasive species is during the first few years and is most easily performed when the populations of invasive species are low. Weed control mats should provide effective control through most of the planting area. Maintenance to control any non-native/invasive species should occur four times during the growing season, approx. April 15th, June 1st, July 15th and August 15th until plants are established. Use of approved herbicide(s) for control of invasive non-native plant removal may be allowed if manual control methods appear ineffective but ONLY with the written approval by the City of Mill Creek. Temporary irrigation of the plantings may be necessary for the first growing season after installation to improve plant survival.

CITY OF MILL CREEK

ZONING CASE

No. PP 05-62
DATE 3-31-05
BY [Signature]



Glenn Takagi
Landscape Architect
18550 Friends Way N.
Suite #102 Shoreline, WA
98133
(206) 542-6100
FAX: (206) 546-1128

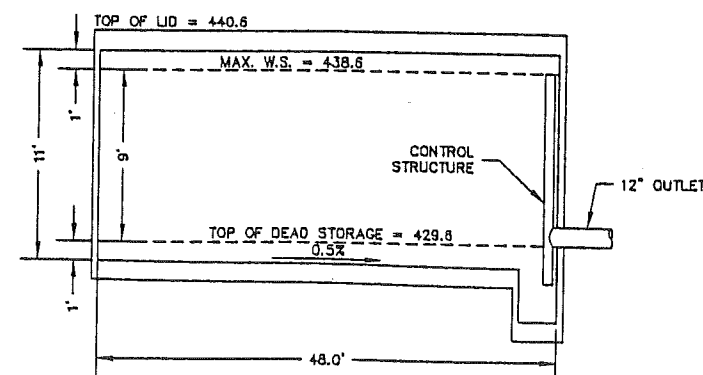
Project No.:
Drawn: GT/TV
Checked: GT
Drawing Issue:
3-14-05
Revisions:

Sheet
L 1

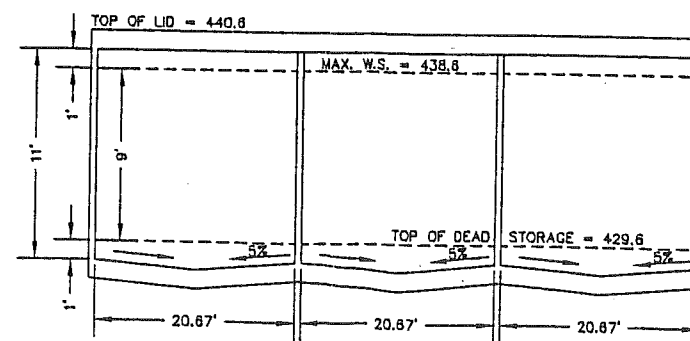
Attachment 4

DOUGLAS ADDITION
CITY OF MILL CREEK
WASHINGTON
Planting Plan
50'0" Landscape Buffer

NE 1/4, SECTION 5, TOWNSHIP 27N., RANGE 5E., W.M.



STORM VAULT PROFILE
SCALE: 1" = 10' HORIZ.
= 5' VERT.



STORM VAULT SECTION
(WEST END)
SCALE: 1" = 10' HORIZ.
= 5' VERT.

Attachment 5

[illegible]

UTILITY PLAN

2210 HEWITT AVENUE
SUITE NUMBER 204
EVERETT, WA 98201
t 425.387.3820
f 425.259.1958



OMEGA
ENGINEERING, INC.

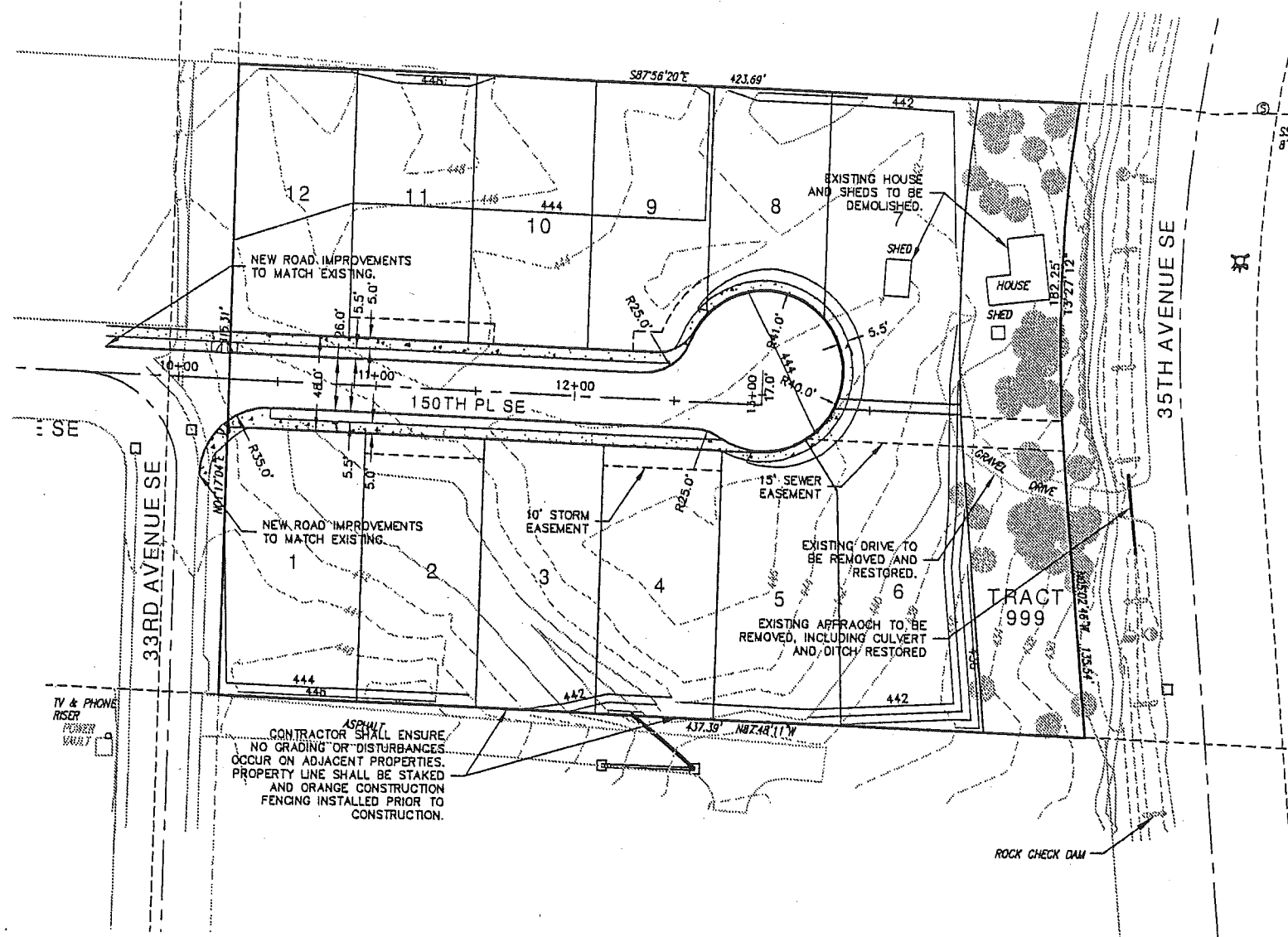
DOUGLAS ADDITION

Mill Creek, Washington
PORTION OF SECTION 5, TOWNSHIP
27 NORTH, RANGE 5 EAST, W.M.

FROM: NO.	05-027	DEAL BY:	JMS
DATE			
3/10/05			
SCALE			
1" = 40'			
DRAWING NO.			
2 - 2			

DOUGLAS ADDITION

NE 1/4, SECTION 5, TOWNSHIP 27N., RANGE 5E., W.M.



PROJECT INFORMATION

OWNER
JAMES & VIRGINIA DOUGLAS
18907 WESTSHORE ROAD
STANWOOD, WA 98292
360.652.1293

APPLICANT
THE MCNAUGHTON GROUP, LLC
P.O. BOX 100
EDMONDS, WA 98020
425.778.0409

PLANNER/CONTACT
DON MILLER/GWC
8888 45TH PLACE WEST
MUKILTEO, WA 98275
425.265.1558
f:425.290.6250

CIVIL ENGINEER
OMEGA ENGINEERING, INC.
2210 HEWITT AVENUE SUITE 204
EVERETT, WA 98201
425.387.3821
f:425.259.1958

SURVEYOR
CURTIS & ASSOC.
P.O. BOX 1512
LAKE STEVENS, WA 98258
425.397.8424
f:425.334.0781

WATER

ALDERWOOD WATER AND
WASTEWATER DISTRICT
3826 156TH ST. SW
LYNNWOOD, WA 98037
425.743.4805

SEWER

SILVER LAKE WATER DISTRICT
2210 132ND STREET SE
MILL CREEK WASHINGTON 98012-5615
425.337.3647

GAS

PUGET SOUND ENERGY
1122 75TH STREET SW
EVERETT, WASHINGTON 98203
425.356.7507, 1.800.321.4123

POWER

SNOHOMISH COUNTY PUD
P.O. BOX 1107
EVERETT, WASHINGTON 98206-1107
425.670.3201

TAX ASSESSOR'S NUMBER:

3999-001-003-0100

LEGAL DESCRIPTION

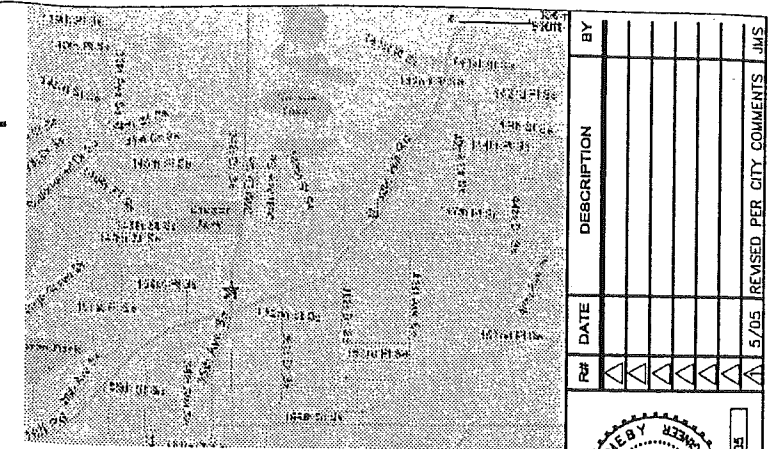
LOT 3, BLOCK 1, PLAT OF BURLEY'S GARDEN TRACTS,
LYING WEST OF COUNTY ROAD, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS,
PAGE 1, RECORDS OF SNOHOMISH COUNTY,
WASHINGTON. EXCEPT THAT PORTION CONVEYED TO
SNOHOMISH COUNTY BY DEED RECORDED UNDER
AUDITOR'S FILE NUMBER 200107120122.

SITE INFORMATION

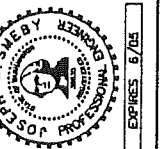
TOTAL AREA: 3.07 AC
DISTURBED AREA: 2.72 AC
BUFFER AREA: 0.35 AC

CUT/FILL QUANTITIES:

CUT = 3,000 CY
FILL = 3,600 CY
NOTE: QUANTITIES CALCULATED FROM EXISTING
GRADE TO FINISHED GRADE WITH NO OTHER
FACTORS ACCOUNTED FOR.



VICINITY MAP
N.T.S.



ROAD & GRADING PLAN

2210 HEWITT AVENUE
SUITE NUMBER 204
EVERETT, WA 98201
1 425.387.3820
1 425.259.1958



DOUGLAS ADDITION

Mill Creek, Washington
PORTION OF SECTION 5, TOWNSHIP
27 NORTH, RANGE 5 EAST, W.M.
McNaughton Group

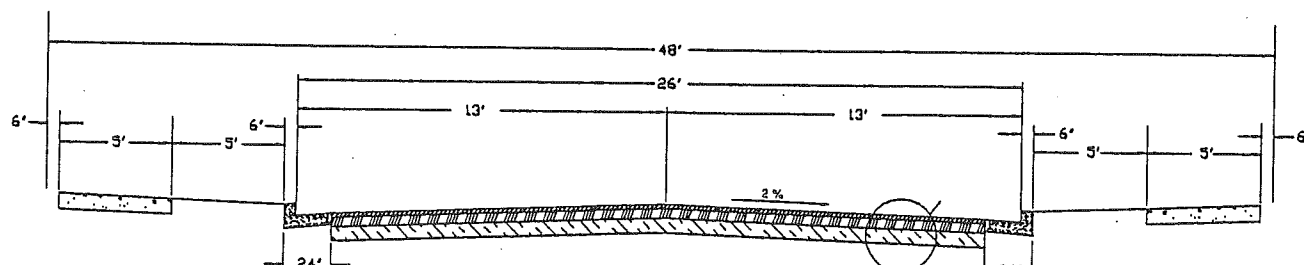
Attachment 6 – Road and Grading Plan

CITY OF MILL CREEK

ZONING CASE

No. PP05-62
DATE 8-13-05
BY JK

PREP. NO. 05-027
DATE 3/01/05
SCALE 1" = 40'
DRAWING NO. 1 2



- 2 inch min. Asphalt Concrete, Class B
- 4 inch Asphalt Treated Base (ATB)
- 6 inch min. Crushed Surfacing Base Course (WSDOT 9-03.9(3) may be required by the City Engineer compacted to 95% max. density (Modified Proctor).
- Native Material or Select Import as approved by City Engineer compacted to 95% max. density (Modified Proctor).

SECTION DETAIL

150TH PL SE - ROADWAY CROSS SECTION

NOTES:

- Vertical Curb with Gutter on Arterial, Collector, adjacent to Public Facilities (Park land), and Landscaped Islands.
- Roller Curb on all other Public Roads.
- Curbing on Private Roads as determined by the City Engineer.
- All material depths shown are for compacted material in accordance with current WSDOT/APWA Standard Specifications.
- Maximum grade shall be 8.0% for public roads and 15.0% for private roads, or as approved by the City Engineer.