

PLANNING COMMISSION RESOLUTION NO. 95-47

A RESOLUTION OF THE CITY OF MILL CREEK)
PLANNING COMMISSION, RECOMMENDING)
APPROVAL TO THE CITY COUNCIL OF THE CITY)
OF MILL CREEK, WASHINGTON OF A) FINDINGS,
PRELIMINARY PLAT FOR A SIXTEEN (16) LOT) REASONS AND
RESIDENTIAL SUBDIVISION TO BE KNOWN AS) RECOMMENDATIONS
"PARKRIDGE LANE" CASE FILE NUMBER PP 95-45.)
)

WHEREAS, Select Homes has submitted the appropriate information to the City of Mill Creek for consideration of a Preliminary Plat for a sixteen (16) lot single-family residential subdivision located at the eastern city limits at the southwest corner of the intersection of Seattle Hill Road and 35th Avenue; and

WHEREAS, the City of Mill Creek's SEPA Official issued a Mitigated Determination of Non-Significance and Notice of Property Development Impact Mitigation, pursuant to RCW 43.21C, and Chapters 17.48 and 18.04 MCMC; and

WHEREAS, on July 10, 1995, a legal notice stating the time, place and purpose of the public hearing was published in the Everett Herald, and on July 10, 1995, was posted on the property pursuant to MCMC 17.36.040 and sent to surrounding property owners within 500 feet of the site in accordance with MCMC 17.36.040; and

WHEREAS, the Planning Commission duly convened a public hearing on July 20, 1995, to consider the matter, hear public 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 is consistent with the Mill Creek Comprehensive Plan and the Mill Creek Subdivision and Zoning ordinances, if conditioned to make 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 discussion and recommendation contained in Exhibit C, attached and incorporated herein.

Section 3: The Planning Commission, therefore, recommends to the City Council approval of a sixteen (16) lot preliminary plat for Select Homes as fully described and conditioned in Exhibit A, Exhibit B, and Exhibit C.

Done and Passed by majority vote, this twentieth day of July, 1995.

CITY OF MILL CREEK PLANNING COMMISSION



ROBERT MCELHOSE, CHAIRMAN



SECRETARY OF THE PLANNING COMMISSION

ATTACHMENT: Exhibit A - Staff Report
 Exhibit B - Preliminary Plat Map
 Exhibit C - Planning Commission Motion with Conditions

EXHIBIT A

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

PART I - SUMMARY INFORMATION

DATE: July 20, 1995

OWNER: Select Homes, Inc.
12811 8th Avenue West
Everett, Washington 98204

REQUESTED ACTION: Preliminary Plat/Planned Residential Development approval for a 16 lot subdivision to be developed with single-family detached residences.

LOCATION: The subject site is located at the eastern city limits at the southwest corner of the intersection of Seattle Hill Road and 35th Avenue within Section 5, Township 27 North, Range 5 East, W.M. Snohomish County.

SIZE: 5.7 Acres

LEGAL DESCRIPTION: Refer to Attachment 1

COMPREHENSIVE PLAN DESIGNATION: Residential - Low Density, Four Dwelling Units per Acre Maximum

ZONING DISTRICT: LDR - Low Density Residential

PART II - STATUTORY REQUIREMENTS

SEPA COMPLIANCE/ DEVELOPMENT IMPACT MITIGATION ORDINANCE:

The City's SEPA Official has determined that this proposal does not have a probable significant adverse impact on the environment; therefore, an environmental impact statement is not required under the provisions of RCW 43.21C.030(2)(C). The project is also subject to the provisions of Chapter 17.48 Mill Creek Municipal Code (MCMC), Development Impact Mitigation.

City staff has identified certain elements of the environment that require mitigation pursuant to SEPA as well as impacts on public facilities that require mitigation pursuant to Chapter 17.48 MCMC. On June 15, 1995 a Mitigated Determination of Non-Significance (MDNS)/Notice of Property Development was issued for the proposed project. The specific measures required to mitigate development impacts have been incorporated into the recommended conditions of approval.

INTERJURISDICTIONAL AGREEMENTS:

The City has adopted separate interlocal agreements with Snohomish County and the Everett School District regarding the design and maintenance responsibilities for 35th Avenue SE and joint review, comment, and imposition of appropriate mitigation and conditions that affect the proposed project. This application has been reviewed by Snohomish County and the Everett School District and their comments are reflected in the recommended conditions.

NOTICE:

According to Section 17.36.040 MCMC, notice of the public hearing was mailed to property owners of record within 500 feet of the proposed project on July 7, 1995 published in the Everett Herald on July 10, 1995, and the property was posted in three places on July 10, 1995.

PART III - BACKGROUND INFORMATION

HISTORY:

The subject site is located within the City's Interim Urban Growth Area that was adopted as part of the Comprehensive Plan in January 1992. The site was annexed to the City in December 1992. A zoning classification of RC 2.5 was applied to the property at the time of annexation. The property was reclassified to R 9600 - Residential Single-Family in 1993 as part of the citywide rezone to implement the Land Use Map of the 1992 Comprehensive Plan. It

was subsequently reclassified Low Density Residential (LDR) in 1995 as part of the citywide rezone to implement the Land Use Map of the 1994 Comprehensive Plan.

**EXISTING SITE
CHARACTERISTICS:**

The site of the proposed project is 5.7 acres in size and is located east of the Hollymere subdivision, on the south side of Seattle Road. There is one single-family home on the property, which the developer intends to demolish.

Site topography is best described as flat in the southern portion and dropping to a depression adjacent to Seattle Hill Road in the northern portion. The flatter area comprises approximately one third of the site. The proposal includes filling 1.5 acres in the northern portion, since much of the existing area is below the elevation that can accommodate gravity sewer service.

Soil investigations reveal that the primary soil type on the site is Alderwood Gravelly Sandy Loam 2-8 percent. These soil limitations primarily affect building foundations and septic tank drain fields. Since the proposed plat will be served by public sewers, the limitation for septic tank drain fields is not applicable. The requirement for foundation drainage is made by the City Building Official at the time of construction of the future residences.

VEGETATION:

The site is mostly devoid of significant vegetation. The low lying area adjacent to Seattle Hill Road is exposed soil, gravel, grass, Scotch Broom, and blackberries, while the upper portion of the site is covered with field grasses, Scotch Broom, and small to medium deciduous trees. There is a thin stand of trees, primarily along Seattle Hill Road, and a few scattered Pine, Hemlock, and deciduous trees along 35th Avenue.

LAND USE:

As mentioned above the subject site is mostly undeveloped except for an older single-family residence. Surrounding land uses are as follows:

To the north is Seattle Hill Road, a City owned drainage retention area, the Echelbarger short plat containing four large lots, and the Sunrise subdivision.

To the south is a portion of Division I of The Parks

To the west is the Hollymere development, which has preliminary plat approval for 17 lots.

To the east is 35th Avenue and a large, forested, undeveloped parcel, beyond which is a mobile home park.

UTILITIES:

The subject site is located within the service area of the Alderwood Water District. Public sewer and water are located adjacent to the site. The developer will be responsible for extending the utilities in accordance with the district's design standards. The district has the capacity to serve the proposed plat with sanitary sewer service and water.

Electrical service will be provided by Snohomish County PUD and natural gas service by Washington Natural Gas.

FIRE PROTECTION:

Fire protection, suppression and emergency medical service will be provided by Fire District No. 7.

**SUBDIVISION PROCESS
AND DESIGN:**

Process

The project proponent has applied for the preliminary plat under the provisions of the Section 16.12 of the subdivision ordinance governing planned residential developments. The PRD process is intended to be an alternative form of development to allow more flexibility while retaining significant natural features or providing public and private amenities. Under this process many of the zoning and subdivision dimensional and bulk standards may be modified except for street setbacks on exterior streets, permitted uses, and surveying standards. (This process was used in other recently approved developments including The Parks, Hollymere and Appletree Park).

The applicant has requested the following modification as allowed by the PRD regulations:

1. Reduction of the required side yard setbacks on individual lots from the required total of twenty (20) feet with a minimum of five (5) feet to a total of ten (10) feet with a minimum of five (5) feet.
2. A modification to the minimum lot size of 8,400 square feet.

Subdivision Design

General Description

The project is located in the East Neighborhood Annexation area and is a continuation of the significant residential development that has occurred in the area in the past two years. This proposal is for the approval of a 16 lot residential subdivision to be developed with single family residences. The proposal includes 50 foot cutting preserve/ roadway buffers along both Seattle Hill Road and 35th Avenue and a private recreation area that is intended to be combined and jointly developed with the required recreation area for Hollymere. The plat has been designed to be integrated with the adjacent developments of Hollymere and The Parks, with vehicular access through those two developments consistent with the East Neighborhood Master Circulation Plan, which was approved by the Planning Commission in 1993.

The subject site is located in a Low Density Residential (LDR) zone district. The purpose of the LDR district is to implement the Residential Low Density land use designation of the Land Use Map of the Comprehensive Plan and implement the goal of the plan that the predominant residential land use in the City remain low density. Consistent with the plan, the maximum density allowed in the LDR zone district is four (4) dwelling units per acre. The proposed project, as designed, has a gross density of 2.8 units per acre.

Lot Layout

The proposed subdivision is 16 lots. Most of the lots are aligned in an east/west configuration along a single cul-de-sac. Three of the lots abut Division I of The Parks located south of the subject site, and four lots abut the Hollymere subdivision located to the west.

The subject site is located within a Low Density Residential (LDR) zone district, which requires a minimum lot size of 8,400 square feet. Since the application is being processed as a PRD, a reduction in lot size was requested and lot size averaging is being used. This is consistent with the provisions of the PRD section. The proposed lots range in size from 6,000 square feet to 9,960 square feet; however, the average lot size is 6,756 square feet.

Access and Circulation

As mentioned above, the East Neighborhood Circulation Plan is used as a guide for all development in the East Neighborhood Annexation area. Consistent with that plan, access to the proposed plat will be from Seattle Hill Road via Division I of The Parks and Hollymere. The street section for the single cul-de-sac includes

standard curbs, gutter, planting strip, sidewalks, and storm drainage. Snohomish County has requested that frontage improvements be constructed for the full length of the project site along 35th Avenue to match those recently constructed for The Parks. In addition, the City requires the improvements to be extended north to Seattle Hill Road.

Pedestrian circulation will include the sidewalks to be constructed along both sides of the cul-de-sac, a pedestrian pathway to Seattle Hill Road through the project open space (Tract A), and a meandering pedestrian pathway in the roadway buffer/cutting preserve along 35th Avenue.

Utilities

Water and sewer service for the site are provided by the Alderwood Water District. Water service is currently located adjacent to the subject site in the Seattle Hill Road right-of-way and in the Hollymere development west of the subject site. The district has indicated that the project proponent will be required to extend the water lines from Seattle Hill Road throughout the site and connect with the recently installed lines in Hollymere.

Sewer service is presently located to the south in Division I of The Parks. The project applicant will be responsible for extending the lines throughout the development. It should be noted that the policies of the Alderwood Water District prohibiting pumping sewerage have necessitated the filling for lots 9-13 in order to provide gravity flow from all lots.

Stormwater

The proposed plat drainage system consists of a detention pond located on the private tract (Tract A) at the north end of the site. Water quality treatment includes bio-filtering, pond settling, and use of an oil/water separator.

The controlled release from this site will exit to the east, into unincorporated Snohomish County. From this point, the drainage will be piped across 35th Avenue Southeast and enter into the existing drainage conduit located along the east side of 35th Avenue. The drainage will flow to the south, intersect with 152nd Street, and finally enter into Tambark Creek at 152nd Street. No impacts to Tambark Creek are anticipated from this development.

Open Space

The proposed plat contains three tracts that will be retained in permanent open space: two tracts are the roadway buffer/cutting

preserves adjacent to Seattle Hill Road and 35th Avenue and one is Tract A, located in the north portion of the site, which is intended to be used for a stormwater detention pond and private recreation tract. The total area that will be left in open space is 2.29 acres or 40 percent of the project site.

**CONSISTENCY WITH
THE MILL CREEK
COMPREHENSIVE
PLAN:**

The proposed plat has been reviewed for consistency with the Mill Creek Comprehensive Plan. Since the plan is by its nature "comprehensive" or a broad policy document, staff has focused on the applicable policies that either have direct influence on the design of this project or are geographically specific to the request. In this section, the development policies are summarized with a brief response regarding the project relationship to the policy.

LAND USE ELEMENT:

Policies 1.01, 1.03 & 1.04 - Continue existing residential development pattern and compatibility with surrounding land uses. The proposed plat continues the existing residential development pattern in the City since it provides low density residential development in an area that is planned for and characterized by similar types of existing developments; i.e., detached residential development in Sunrise, Hollymere and The Parks at densities up to 4 dwelling units per acre.

Policy 1.08 - Low density residential development at a maximum of 4 dwelling units per acre shall be the predominant use in single-family neighborhoods. The proposed plat has been designed consistent with this policy. It is located adjacent to areas planned and approved for single-family detached residences and will continue that development pattern. The gross density is 2.8 dwelling units per acre.

Policy 1.12 - Development in the East Urban Growth area shall be planned for low density residential, provide for neighborhood parks, protect environmentally sensitive areas, improve existing transportation facilities, and be consistent with the Streetscape Element of the Comprehensive Plan for 35th Avenue. Consistent with this policy, the proposed project is designed for low density residential development, will provide improvements to 35th Avenue SE, will contribute funds to be used for the development of public neighborhood parks, and incorporates 50-foot roadway buffer/cutting preserves along 35th Avenue SE and Seattle Hill Road.

Policies 1.16 & 1.17 - Elements of neighborhood design: buffers, linkages, tree preservation, underground utilities, and identity. The proposed project has been designed to be integrated into the larger neighborhood of The Parks and Hollymere. Utilities will be located underground. Roadway buffer/cutting preserves are designated adjacent to Seattle Hill Road and 35th Avenue SE. A pedestrian connection will be provided to Seattle Hill Road and pedestrian pathways will be constructed in the cutting preserve adjacent to 35th Avenue. A private recreation area/open space (1.27 acres) will be provided in Tract A adjacent to Seattle Hill Road.

Policy 1.18 - Compatibility with neighboring developments. As mentioned above, the proposed plat will be compatible with adjacent developments with regard to land use and density. The proposed project will be developed with single-family detached residences. The density will also be similar to surrounding developments; i.e., 2 - 4 dwelling units per acre. A homeowner's association will be required for the maintenance of commonly owned facilities.

CAPITAL FACILITIES ELEMENT

Policies 2.02 & 2.03 - Management of stormwater runoff for both quantity and quality. The stormwater management system for the project has been designed to detain and meter the release of stormwater from the subject site. Water quality treatment is accomplished through the use of a two-celled settling pond to trap sediments and pollutants, an outlet structure equipped with an oil/water separator, and has been designed to comply with Washington State Department of Ecology and Department of Fisheries Standards (see Attachment 2). The water will then be released at a controlled rate into a biofiltration swale located in Tract B (the cutting preserve/roadway buffer adjacent to 35th Avenue SE) and then conveyed into a drainage way in unincorporated Snohomish County.

UTILITIES ELEMENT

Policy 1.01 - Approving development only in areas where services are available. The subject site can be served by a full range of services. Sewer service is currently located at the southern boundary of the site within The Parks development. Water service is located in Seattle Hill Road. The applicant is responsible for extending the service throughout the proposed project.

Policy 1.09 - Development proponents to mitigate proportionate impacts and bear costs. The applicant is responsible for constructing all utilities to serve the project in accordance with the design requirements of the utility purveyors and pay for all applicable connection and capacity charges.

TRANSPORTATION ELEMENT

Policy 1.01 - Provision of pedestrian and bicycle facilities. Frontage improvements are required along 35th Avenue Southeast and a meandering pedestrian pathway will be constructed with the adjacent roadway buffer/cutting preserve.

Policy 2.02 - New development only allowed if it does not result in lowering levels of service of transportation facilities. The City Engineer has determined that development of the project will not result in a decrease in the level of service of affected transportation facilities with the payment of proportionate mitigation (see Attachment 3).

Policies 3.01 & 3.03 - Street System. Access to the site will be from Seattle Hill Road via the entrance to the development of The Parks and Hollymere. The access does not increase traffic in existing residential neighborhoods since the access was anticipated in the East Neighborhood Master Circulation Plan.

Policies 4.01, 4.02, and 4.06 - Pedestrian circulation, design, consistency with transportation maps. Sidewalks will be required along the internal streets and will be designed to include planting strips between the back of the curb and the sidewalk. The proposed project also includes a pedestrian pathway to link the project with Seattle Hill Road and a pedestrian pathway in the roadway buffer/cutting preserve adjacent to 35th Avenue, which is consistent with the Transportation Map in the Comprehensive Plan.

ENVIRONMENTAL FEATURES ELEMENT

Policy 1.02 - Use of detention in stormwater management facilities. As mentioned previously, stormwater runoff will be collected in the streets and conveyed to a two-celled settling pond. Water quality is controlled through bio-filtering, settling ponds, oil-water separators and controlled release of site runoff.

Policies 4.01 & 4.02 - Aesthetic values, tree preservation and buffer zones. The few significant trees on the subject site are located in the

area designated as roadway buffer/cutting preserve adjacent to Seattle Hill Road and 35th Avenue.

PARKS AND OPEN SPACE ELEMENT

Policy 1.02 - Linking public and private trial systems. As mentioned previously, the design of the proposed plat includes an open space tract that will accommodate a pedestrian pathway from the cul-de-sac through Tracts A and C linking the subject plat with the public sidewalks along Seattle Hill Road. A pedestrian pathway with a public access easement will be constructed in the roadway buffer/cutting preserve along 35th Avenue SE including a northern extension to connect with the sidewalks along Seattle Hill Road.

Policy 1.05 Encouraging open space in private developments. This policy directs that open space is an important component of private development. The proposed plat includes a 1.27 acre open space tract to be used for private recreation and to accommodate stormwater management facilities.

Policies 5.01 & 5.02 - Funding of park land acquisition and development. Staff has determined that the payment of proportionate share mitigation, consistent with adopted formulas, is required to mitigate the impacts of this residential development on the park system. These funds will be used for development of the East Neighborhood parks.

In summary, staff has reviewed the applicable policies of the Comprehensive Plan. Based on this review, we find that the proposed project either complies with the applicable policies or can be conditioned to be consistent.

CONSISTENCY WITH SUBDIVISION REGULATIONS:

This subdivision of property in the City is governed by Title 16 MCMC. This application is also being processed under the provisions of the Planned Residential Development section of the subdivision regulations (Chapter 16.12 MCMC), which allows modification of zoning and subdivision requirements with certain conditions. The following section evaluates the application with the criteria for reviewing and approving preliminary plats found in MCMC Sections 16.12 and 16.18.010(c).

SUBDIVISION REVIEW CRITERIA

1. The preliminary subdivision and binding site plan meets the requirements and intent of the MCMC and adopted City plans.

Comment:

The maximum density of the LDR zone district is 4 dwelling units per acre. The gross density of the proposed project is 2.8 units per acre.

The lot layout, size, and design of the proposed plat with neighborhood recreation facilities and open space tract are similar to the development pattern established by the City in previously approved residential developments and is consistent with the City's Comprehensive Plan.

2. The proposed plat makes adequate provisions for open space, drainage ways, streets and other public ways, water supply, sanitary wastes, parks, playgrounds, sites for schools, and school grounds.

Comment:

The streets and pedestrian ways within the proposed development comply with the standards required by the City Engineer. Open space will be provided within the plat in the roadway buffer/cutting preserves and the private recreation tract (Tract A). The applicants will mitigate the recreational impacts through the payment of park impact fees to be used for development of the planned public neighborhood parks located in The Parks subdivision. Utilities are available with sufficient capacity to serve the site and the final drainage plans will be reviewed for adequacy in managing projected off-site flows. Contributions will also be required to mitigate proportionate share impacts on City streets.

In addition to mitigating impacts on public facilities within the City, the applicant will also contribute proportionate share impact mitigation to Snohomish County for road and transportation impacts and to the Everett School District for impacts on the school facilities.

3. The subdivision or development is beneficial to the public health, safety, and welfare and is in the public interest.

Comment:

The execution of mitigation agreements including contributions for the development of the East Neighborhood parks, dedication of right-of-way and construction of frontage improvements on 35th Avenue, construction of a pedestrian pathway with public access easements in the roadway buffer/cutting preserve along 35th Avenue SE and the extension to connect with sidewalks along Seattle Hill Road will contribute to the general health, safety, and welfare.

4. Section 16.12.030 requires that a planned residential development must be located on a lot with a minimum size of 4.9 acres.

Comment:

The subject site contains 5.7 acres.

5. Section 16.12.040 directs that certain bulk regulations may be modified in a planned residential development.

Comment:

The requested modifications include a reduction in the minimum lot size of 8,400 square feet and reduction of the required side yard setback from a total of 20 feet with a minimum setback of 5 feet to a total of 10 feet with minimum setback of 5 feet. The requested modifications are consistent with those allowed under this code section.

While the side yard setbacks may be reduced, the applicant must still comply with the 35 percent lot coverage requirement. Thus, the modification of the setback may allow some flexibility in house placement and design, but it does not allow more coverage of the lot.

6. Section 16.12.050 contains the formula for determining the allowable number of lots (net density) in a planned residential development by accounting for unbuildable lands and internal street system. This section also provides a density bonus for a 20 percent increase in the permitted density.

Comment:

Based on the PRD density calculation formula and the allowable maximum density of the Low Density Residential zone district, the subject site could be developed with 22 lots. The proposed project has 16 lots.

7. Section 16.12.060 directs that 20 percent of the net development area in a PRD must be established as open space and community recreation facilities.

Comment:

Based on the formulas contained in the PRD regulations, 1.04 acres of open space are required to be provided in the proposed project. The proposed project provides 2.3 acres of open space. In total, 40 percent of the site will be left in permanent open space.

**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/planned residential development for 16 lots to be developed with single-family residences.
2. Access to the proposed plat will be from 153rd Place Southeast in the Hollymere development, consistent with the East Neighborhood Master Circulation Plan.
3. 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 street system, parks, and public school facilities that require mitigation.

In accordance with the Mitigated Determination of Non-Significance and Notice of Property Development Impact Mitigation issued by the responsible official on June 15, 1995, impact mitigation agreements will be required to mitigate the identified impacts.

4. The proposed plat is subject to two interlocal agreements between the City of Mill Creek and Snohomish County. One agreement addresses review and mitigation of development impacts on the county road system. The second agreement was executed for

the East Neighborhood Annexation and specifies the design and review responsibilities for improvements to 35th Avenue.

5. The City has received Snohomish County's comments pursuant to the Interlocal Transportation Agreement and SEPA, including a request for the requirement of contributions to mitigate the specific impacts occurring from this development, frontage improvements, and the dedication of additional right-of-way.

6. The proposed plat is subject to an interlocal agreement with the Everett School District addressing mitigation development impacts to school facilities. Pursuant to that agreement, the Everett School District has requested that the applicant contribute fees in lieu of land dedication to mitigate the development impacts on district facilities.

7. The proposed plat has been reviewed and found consistent with the applicable policies and Land Use Map of the City of Mill Creek Comprehensive Plan.

8. If approved subject to the conditions recommended below, the proposed plat will be consistent with the requirements of Title 16 MCMC, Plats and Subdivisions.

9. The proposed plat is located within an LDR - Low Density Residential zone district. Single-family residences are identified as principal uses in the LDR zone district.

10. The proposed plat is compatible with regard to the residential use, density, and lot design that exists in adjacent developments.

11. The proposed plat is consistent with the development standards and provisions of Title 17 MCMC Zoning.

12. The statutory requirements for environmental review and public notification have been duly satisfied.

RECOMMENDATIONS: Based on the foregoing information, findings and conclusions, staff recommends to the Planning Commission approval of the proposed preliminary plat/planned residential development subject to the following conditions.

1. Development shall occur as portrayed on the preliminary plat map attached as Exhibit B, except as may be modified by conditions imposed by the Planning Commission.

2. The maximum number of building lots shall be 16. Construction shall be limited to one single-family detached residence per lot.

3. There shall be a homeowners' association, which shall be responsible for the maintenance of the private recreation area, stormwater facilities and any other privately owned facilities.

4. Water and sewer facilities shall be designed and installed in accordance with the requirements of the Alderwood Water District.

5. Stormwater management plans shall be submitted for review and approval by the City Engineer. The plans shall be prepared by a licensed engineer and incorporate stormwater treatment methods based on the Washington State Department of Ecology Stormwater Management Manual, Publication 92-32 Volume I and Publication 92-33 Volume II.

Oil/water separators shall be installed in catch basins as determined by the City Engineer.

6. The applicant shall construct improvements along 35th Avenue Southeast. In accordance with the interlocal agreement with Snohomish County for the East Neighborhood Annexation, frontage improvements shall be constructed north of the site to Seattle Hill Road. The cost of the improvements may be credited against required mitigation.

7. Dedication of sufficient right-of-way necessary to provide a forty (40) foot right-of-way on the west side of the 35th Avenue centerline is required along the entire project frontage.

8. A meandering pedestrian pathway shall be constructed along 35th Avenue Southeast. A public access easement is required for the portions of the pathway within the roadway buffer/cutting preserve.

9. All roadway sections shall be designed by a licensed engineer and the design reviewed and approved by the City Engineer. The design shall include sidewalks on both sides of the public streets within the plat, which shall be off-set to accommodate a planting strip between the back of the curb and the sidewalk. A street tree plan shall be prepared by a licensed landscape architect and implemented commensurate with home construction.

10. Consistent with the Streetscape Element of the Comprehensive Plan, a landscape/tree planting plan shall be prepared and implemented in the roadway/buffer cutting preserve adjacent to 35th Avenue Southeast.

11. In accordance with the Interlocal Transportation Agreement between Snohomish County and the City of Mill Creek for the mitigation of interjurisdictional development impacts, the applicant shall contribute \$30,510.00 to Snohomish County for roadway capacity impact mitigation and transportation demand management measures. Verification of payment shall be provided to the City before final plat approval.

12. Payment of \$20,848.00 to the Everett School District. Verification of payment shall be provided to the City before final plat approval.

13. The execution of an impact mitigation agreement between the applicant and the City for \$ 7,967.00 to mitigate the project impacts on the City's transportation system.

14. The developer shall submit a temporary stormwater and erosion control plan for review and approval by the City Engineer. Said plan shall be approved prior to the issuance of any construction permits or commencement of site work.

15. Each lot shall convey its runoff drainage, for all impervious and pervious surface, through the plat drainage system. An exception may be allowed for undisturbed areas where no increase in runoff is expected.

16. An on-site inspector shall be present during the initial phases of plat construction including clearing and grading for roads and sidewalks, slope cuts and fills, installation of utilities, construction of roads and installation of erosion control measures.

The inspection service shall be chosen or approved by the City and will be responsible to the City under the direction of the Mill Creek Public Works Department. All costs for the inspection service shall be borne by the developer.

17. Contribution of \$21,496.80 to mitigate impacts on City park and recreation facilities. Of this amount, \$7,635.04 shall be used for development of neighborhood parks in Divisions I & II of The Parks. The balance of the mitigation, \$13,861.75, shall be used for the acquisition and development of a Community Park.

18. All landscaping, signage, and street tree plans shall be reviewed and approved by the City's Design Review Board.

19. Fire hydrant design, location and spacing shall be reviewed and approved by Fire District No. 7. Verification of approval shall be provided prior to final plat approval.

20. Mail boxes shall be grouped or clustered in lockable hutches in locations approved by the United States Postal Service and the Mill Creek Police Department.

21. All utility, stormwater, drainage, maintenance easements, property buffers and pedestrian easements together with attendant restrictions and conditions shall be portrayed on the face of the final plat.

22. A private recreation area shall be constructed on Tract A and shall be reviewed by the Parks and Recreation Board. The recreation area may be jointly developed with the adjacent plat of Hollymere. In addition, a landscaping plan shall be prepared and implemented for Tract A and reviewed and approved by the Design Review Board.

PLANNING COMMISSION

ACTION:

On July 20, 1995, the Planning Commission held a public hearing on the application. After reviewing the staff report and recommendations and hearing public testimony, the Commission voted to recommend to the Mill Creek City Council, approval of the proposed plat subject to the above recommended conditions with the following corrections and additions:

Condition 6 is amended as follows:

"The applicant shall construct improvements along 35th Avenue Southeast the full length of the project site. The frontage improvements shall be constructed in accordance with the interlocal agreement with Snohomish County for the East Neighborhood Annexation, frontage improvements shall be constructed north of the site to Seattle Hill Road. A concrete sidewalk shall be constructed from the north end of the site to connect with the sidewalk on the south side of Seattle Hill Road. The cost of the improvements sidewalk adjacent to the City of Mill Creek property may be credited against required mitigation."

Condition 22 is amended as follows:

“A private recreation area shall be constructed on Tract A and shall be reviewed by the Parks and Recreation Board. The recreation area may be jointly developed with the adjacent plat of Hollymere. In addition, a landscaping plan, to include the stormwater retention pond shall be prepared and implemented for Tract A and reviewed and approved by the Design Review Board.”

Condition 8 is amended as follows:

“A meandering pedestrian pathway shall be constructed along 35th Avenue Southeast primarily within Tract B. However, the sidewalk may extend into the public right-of-way where necessary to make a safe connection to the sidewalk on Seattle Hill Road. A public access easement is required for the portions of the pathway within the roadway buffer/cutting preserve.”

W:\DATA\PLAN\WP\PETERIDGESTF.WPD

Legal Description

All that portion of the East 3/4 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 27 North, Range 5 East, W.M., lying South of Seattle Hill Road and West of York Road running Northerly and Southerly across said subdivision;

EXCEPT the West 337.00 feet as measured along the South line;

AND EXCEPT the Easterly 10.00 feet lying westerly and adjacent to York Road as conveyed to Snohomish County by Auditor's File No. 7802060132.

All situated in the County of Snohomish, State of Washington.

ATTACHMENT 1

LEGAL DESCRIPTION

MEMORANDUM

TO: Pete Friedman, Senior Planner
FROM: Mick Monken, City Engineer
DATE: July 10, 1995
SUBJECT: PARKRIDGE LANE PROPOSED STORM DRAINAGE

I have reviewed the Parkridge Lane Storm Drainage Report and Analysis, prepared by Ostergaard-Robinson and Associates, Inc., dated April 14, 1995, and find it acceptable.

The stormwater runoff control system for this site has been prepared in accordance with the City's February 1994 Storm Design Standards, which are consistent with the state Department of Ecology (DOE) Standards. This provides temporary on-site storage for the post-development runoff, created by the increase in impervious surface of the development, in excess of the pre-development runoff rate. In addition, stormwater quality controls have been provided per the DOE standards.

The proposed plat drainage system consists of an on-site open detention pond located on the private tract at the north end of the site. Water quality will be controlled through bio-filtering, pond settling, an oil/water separator, and controlled release of site runoff.

The outfall from this site will exit to the east, into un-incorporated Snohomish County. From this point, the drainage will be piped across 35th Avenue Southeast and enter into the existing drainage conduit¹ located along the east side of 35th Avenue. The drainage will flow to the south, intersect with 152nd Street, and finally enter into Tambark Creek at 152nd Street. No impacts to Tambark Creek are anticipated from this development².

The following note should be included on the construction drawings, with the intent to prevent any increase of site runoff on adjacent lots:

Lot drains (yard drains) shall be provided at the low point of all lots and shall drain through the plat's drainage system. An exception may be allowed by the City for undisturbed areas in protected buffers where drainage is not altered or when drainage can be accommodated through an existing off-site underground conveyance system.

¹ This was the pipe installed during the development of The Parks at Mill Creek, Division 1, to handle the entire area's drainage flow north of 156th Street Southeast.

² Ostergaard-Robinson performed an impact study on Tambark Creek during the design and development of The Parks at Mill Creek initial storm drainage analysis. This was reviewed and approved by Snohomish County Surface Water Management Division.

cc: Dale Snelling, Acting Director of Public Works
Bill Trimm, Director of Community Development

ATTACHMENT 2

MEMO FROM MICK MONKEN REGARDING STORM DRAINAGE

MEMORANDUM

TO: Pete Friedman, Senior Planner
FROM: Mick Monken, City Engineer
DATE: June 10, 1995
SUBJECT: PARKRIDGE LANE PRELIMINARY PLAT TRAFFIC MITIGATION

Public Works has reviewed the Traffic Impact Addendum as prepared by William Popp Associates, dated April 16, 1995, and finds it acceptable. Based on the traffic flow information, the City's traffic demand mitigation is as follows:

SEATTLE HILL ROAD IMPROVEMENT	73 @ \$44/ADT	\$3,212
23RD/25TH SEATTLE HILL ROAD SIGNAL	8 @ \$226/PHT	\$1,808
35TH/SEATTLE HILL ROAD SIGNAL	8 @ \$209/PHT	\$1,672
9TH/164TH SIGNAL	5 @ \$255/PHT	\$1,275
DUMAS ROAD/SR 527 INTERSECTION	0 @ \$332/PHT	\$0
TOTAL MITIGATION DUE		\$7,967

An approved copy of the traffic report will be filed under the Engineering section of the Preliminary Plat file.

Off-site Improvements

It has been identified in the Traffic Addendum¹ that frontage improvement along 35th Avenue will be required. To the south, frontage improvements will match into existing improvements installed during the development of The Parks at Mill Creek. To the north, frontage improvements will include some transitional improvements outside the boundaries of the plat site to the north. These transitional improvements would include pavement tapering, channelization, and possible drainage improvements.

In addition to these frontage improvements, it is my recommendation that the developer install full frontage improvements from the site's north boundary to match into Seattle Hill Road on the southwest corner. This would be adjacent to the property known as "Maudsley Pond." As a portion of this improvement would be considered a part of Seattle Hill Road and 35th intersection improvements, the City should offer a credit of \$1,672 against Seattle Hill Road/35th Avenue Mitigation.

GMA Requirements

This project is not expected to reduce the established acceptable level of service of the transportation system, as adopted in the GMA Comprehensive Plan, except at identified planned transportation improvement project sites. Proportional mitigation for these projects has been addressed through monetary contributions.

cc: Dale Snelling Acting Public Works Director
Debbie Tarry, Director of Finance
Bill Trimm, Director of Community Development

¹ The Parkridge Lane Preliminary Plat applicant has, in lieu of a full traffic report, submitted an addendum to the original Traffic Impact Analysis Report that was prepared for The Parks at Mill Creek for Divisions I, II, III, & IV (prepared in 1993). The plat will access the surrounding arterials through the same intersections, connecting to the existing interior local roadway network, and have similar housing types as The Parks at Mill Creek. In addition, no significant changes in the surrounding area traffic network have taken place since the original 1993 traffic report. Therefore, Public Works finds this addendum appropriate.

ATTACHMENT 3

MEMO FROM MICK MONKEN REGARDING TRAFFIC MITIGATION