

PLANNING COMMISSION RESOLUTION NO. 99-79

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 29-LOT RESIDENTIAL) RECOMMENDATIONS
SUBDIVISION TO BE KNOWN AS "MILL CREEK 23")
CASE FILE NUMBER PP 98-52.)

WHEREAS, United Development Corporation has submitted the appropriate information to the City of Mill Creek for consideration of a Preliminary Plat for a 29-lot residential subdivision located at approximately 15000 Mill Creek Boulevard, on the west side of Mill Creek Boulevard, between the Holly and Cypress subdivisions, within the City of Mill Creek; and

WHEREAS, the City of Mill Creek's SEPA Official issued a Mitigated Determination of Non-Significance, pursuant to RCW 43.21C, and Chapter 18.04 MCMC; and

WHEREAS, United Development Corporation filed a timely appeal of the MDNS in respect to the requirement for certain mitigation relating to the traffic and public park and recreation impacts; and

WHEREAS, in accordance with Chapter 14.07.030 MCMC, notice of the public hearing was mailed to property owners of record within 500 feet of the proposed project on March 4, 1999, the property was posted on March 5, 1999, and published in the Everett Herald on March 7, 1999; and

WHEREAS, the Planning Commission duly convened a public hearing on March 18, 1999, and, with the mutual agreement by City staff and the applicant, continued the hearing to the April 15, 1999 Planning Commission meeting to allow sufficient time for City staff to respond to the applicant's written MDNS appeal materials; and

WHEREAS, the Planning Commission duly reconvened the public hearing on April 15, 1999, to consider the matter, take testimony, and inquire into the facts of the proposal, all of which form the administrative hearing record in this case; and

WHEREAS, on April 15, 1999, the Planning Commission considered the testimony, records, and facts, regarding the Preliminary Plat and appeal; and following such consideration made the following findings, conclusions, and recommendations.

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, all of the testimony and other facts elicited at the public hearing, and all of the arguments presented during the hearing, and makes the following findings and conclusions:

- 1) The recitals set forth above are adopted as findings of fact.
- 2) The findings and recommendations as contained in Exhibit A, as modified by the Planning Commission discussion and recommendation contained in Exhibit C, attached and incorporated herein, are adopted.
- 3) The appeal filed by United Development Corporation contesting the mitigation required for impacts to the City neighborhood and community park system is without merit and should be denied.
- 4) The appeal filed by United Development Corporation contesting the mitigation required for impacts to the City transportation system is without merit and should be denied.
- 5) The proposed Preliminary Plat as conditioned is consistent with the Mill Creek Comprehensive Plan, the Mill Creek Subdivision and Zoning ordinances, and makes appropriate provisions for the public health, safety and general welfare.

Section 2: Based on these findings and conclusions, the Planning Commission recommends to the City Council the following actions:

- 1) The appeal of the proposed SEPA mitigation measures for impacts to the neighborhood and community park system should be denied.
- 2) The appeal of the proposed SEPA mitigation measures for impacts to the City's transportation/traffic system should be denied.

- 3) The 29-lot Preliminary Plat for United Development Corporation as fully described and conditioned in Exhibit A, Exhibit B, and Exhibit C and this resolution, should be approved.

Passed in open meeting this 15th day of April, 1999, by a vote of 4 for, 0 against and 0 abstaining.

CITY OF MILL CREEK PLANNING COMMISSION

Marie Beyerlein
MARIE BEYERLEIN, CHAIRPERSON

William J. Min
SECRETARY OF THE PLANNING COMMISSION

ATTACHMENT: Exhibit A - Staff Report
Exhibit B - Preliminary Plat Map
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: April 15, 1999

CITY FILE NO: Preliminary Plat 98-52 (Mill Creek 23)

REQUESTED ACTION: Consideration of a Preliminary Plat/Planned Area Development to subdivide 12.3 acres into 29 lots for single-family detached development; and

Consideration of an appeal of the Mitigated Determination of Non-Significance issued for the proposed preliminary plat.

**APPLICANT/
APPELLANT:** United Development Corporation
15714 Country Club Drive
Mill Creek, Washington 98012

LOCATION: Approximately 15000 Mill Creek Boulevard, on the west side of Mill Creek Boulevard, between the Holly and Cypress subdivisions (see **Attachment 1**)

PROPERTY SIZE: 12.3 acres

**LEGAL
DESCRIPTION:** Tracts 1 and 2, Plat of Mill Creek 21

**COMPREHENSIVE
PLAN DESIGNATION:** Residential - Low Density (maximum 4 dwelling units per acre)

ZONING DISTRICT: PRD 7200

PART II - STATUTORY REQUIREMENTS

SEPA COMPLIANCE/DEVELOPMENT IMPACT MITIGATION ORDINANCE:

The proposed Preliminary Plat is subject to the provisions of the State Environmental Policy Act (SEPA) and the provisions of Chapter 17.48 Mill Creek Municipal Code (MCMC), Development Impact Mitigation.

City staff identified certain elements of the environment that require mitigation pursuant to SEPA and Chapter 17.48 MCMC. On December 16, 1998, the City's Responsible Official issued a Mitigated Determination of Non-Significance (MDNS)/Notice of Property Development Impact Mitigation for the proposed project. Specific elements identified as requiring measures to mitigate the impacts of the proposed development include: 1) Earth, 2) Air, 3) Water, 4) Plants, 5) Transportation, 6) Recreation, and 7) Public Facilities (fire facilities). The mitigation measures required to address the identified environmental impacts are incorporated into conditions of approval.

APPEAL OF MDNS:

The City has received a timely appeal of the MDNS by the applicant, United Development Corporation (UDC). The appeal challenges the City's authority to require mitigation for impacts to the traffic and park and recreation systems. The appeal documents are in the form of the original letter of appeal from UDC dated December 23, 1998, a document titled "Mill Creek 23 Mitigation Appeal Analysis" (comb-bound document with a white cover), and "Addenda - UDC Impact Mitigation Appeal for the Preliminary Plat of Mill Creek 23" (large 3-ring binder with blue cover). These appeal documents are attached and incorporated into this staff report as **Attachments 2 and 3**.

The City's response to the appeal is in the form of a legal response and a supplemental technical response, attached and incorporated into this staff report as **Attachment 4**. These documents were prepared by the City Attorney and City staff. The City Attorney has prepared a memorandum (included in your packet) describing the procedure that the Commission will need to use to jointly consider the MDNS appeal and the Preliminary Plat.

PUBLIC NOTICE:

In accordance with Chapter 14.07.030 MCMC, notice of the public hearing was mailed to property owners of record within 500 feet of the proposed project on March 4, 1999, the property was posted on March 5, 1999, and published in the Everett Herald on March 7, 1999. All statutory public notice requirements have been met.

PART III - BACKGROUND INFORMATION

EXISTING SITE CHARACTERISTICS:

The project site for this application encompasses 12.3 acres. The site is generally vegetated with second growth forest consisting of Douglas Fir, Western Red Cedar, Hemlock, Alder and Maple trees. The site is hilly, with the property sloping down from the east property line (Mill Creek Boulevard) to the west property line (approximately Smokehouse Creek). The steepest slopes on the site are approximately 40 percent and are located on the western portion of the property adjacent to the Smokehouse Creek corridor. A Type II wetland associated with Smokehouse Creek is located along the west edge of the site.

SURROUNDING PROPERTY ZONING/LAND USES:

The surrounding properties' zoning designations and existing land uses are as follows:

- the properties to the north, south, and east are zoned PRD 7200 and Low Density Residential and are occupied by single-family homes (Holly, Cypress, and Juniper subdivisions) and the underdeveloped Carlson property; and
- the property to the west is zoned Medium Density Residential and is occupied by the Merrill Gardens senior housing development.

UTILITIES:

The subject site is located within the service area of the Alderwood Water District. Water and sewer services are available. Electrical service is available from Snohomish County PUD. Natural gas service is available from Puget Sound Energy.

FIRE PROTECTION:

Fire protection, suppression and emergency medical service will be provided through a contract with the City by Snohomish County Fire Protection District No. 7.

PART IV - PROJECT ANALYSIS

DEVELOPMENT REVIEW PROCESS AND DESIGN:

Development Review Process

The proposal is being processed in conformance with the provisions contained in Chapter 14 (Development Code Administration), Chapter 16 (Subdivisions and Plats), Chapter 17 (Zoning), and Chapter 18 (Environment) of the Mill Creek Municipal Code (MCMC). In addition, the subject property is within Sector 6 of the original Mill Creek Planned Residential Development (PRD), and is also subject to the provisions of the Sector 6 Master Plan.

In accordance with MCMC 16.12, the development is being processed as a Planned Area Development (PAD). The PAD review process is intended to allow more flexibility in project design to allow for more creative development, preserve open space and natural vegetation, and to provide for integration of new development into the existing community while protecting the values and integrity of the surrounding neighborhood. Under this process, development code requirements can be modified to meet the intent of the PAD process.

Pursuant to the PAD review process, the applicant is requesting that the maximum site coverage for the single-family lots be 40 percent in lieu of 35 percent established for the PRD 7200 zone district. Staff analysis and recommendation of the modification request follows later in this report.

Site Development Design

General Description

The proposed preliminary plat consists of the subdivision of 12.3 acres into 29 lots for single-family detached development (see **Exhibit B** of the Planning Commission Resolution). As a result of the topography of the site and the wetland and associated buffers, the west portion of the site is not proposed for development. Consistent with the Streetscape Element of the Comprehensive Plan, a 50-foot roadway buffer/cutting preserve is provided adjacent to Mill Creek Boulevard.

Project Density

The property is designated on the Comprehensive Plan Land Use Plan as Residential-Low Density (maximum 4 units per acre). The proposed plat has a net density of 3 units per acre, below the maximum permitted.

The project site is also within Sector 6 of the original Mill Creek PRD and is subject to the provisions of the Master Plan. The Sector 6 Master Plan sets a ceiling of 600 units. Existing development and projects approved to date within Sector 6 account for 554 dwelling units. The subject property is the last parcel within Sector 6 proposed for development. Approval of the subject Preliminary Plat would result in an additional 29 units for a total of 583 dwelling units within Sector 6 (includes Parkwood Apartments, Cypress, Juniper, Aspen, and Merrill Gardens developments). This total is beneath the

600-unit density cap. Therefore, the proposed plat is consistent with the density provisions of the Sector 6 Master Plan.

Plat Design

The average lot size is 5,818 square feet. The largest lot is 7,729 square feet (Lot 7); and the smallest lot is 5,112 square feet (lot 25). The developer has indicated that two-story homes with two-car garages will be constructed on the lots.

Several lots have existing slopes between 15 and 40 percent (Lots 1 through 5 and Lots 12 through 20). The developer proposes to construct a rockery/retaining wall up to eight feet high along the western edge of the subject lots and place fill on the property to provide suitable building sites. Pursuant to the Environmental Features Element of the Comprehensive Plan, development of slopes between 15 and 40 percent may be permitted if specific site engineering can demonstrate that subsequent development is safe and will not adversely affect drainage courses, vegetation, or slope stability. A condition requiring specific site engineering for lots with slopes exceeding 15 percent is included in the conditions of approval.

Policy 1.16 of the Land Use Element of the Comprehensive Plan requires buffer areas along the peripheral boundaries of each residential development. The purpose of the required buffer includes providing neighborhood and development identity and wildlife habitat corridors. In addition, Policies 4.02 and 4.03 of the Environmental Features Element require that significant vegetation be preserved wherever possible and requires vegetated buffer zones between developments. The proposed plat is bordered on the east by the Mill Creek Boulevard roadway buffer/cutting preserve and west by the wetland buffer for Smokehouse Creek. A 15-foot property buffer (in the form of an easement) is proposed by the developer along the north and south property lines of the site adjacent to the existing and planned single-family developments (Lots 7 through 10 and Lots 19 through 21).

A separate tract (Tract 320) is set aside at the northeast corner of the site. The purpose of the tract is to provide future vehicular and pedestrian access to the Carlson property from Mill Creek Boulevard. Until the Carlson property develops, a temporary asphalt pedestrian path is proposed on Tract 320 over the water line easement to connect the plat's interior sidewalk system to the sidewalk within the roadway buffer/cutting preserve adjacent to Mill Creek Boulevard.

Open Space

The proposed development includes open space within the roadway buffer/cutting preserve adjacent to Mill Creek Boulevard, the wetland buffer area (Tract 324) and the small pocket park (Tract 321).

The original Mill Creek PRD Rezone Contract between Snohomish County and United Development Corporation required that 20 percent of the Net Developable Land Area (NDLA) be provided as open space. Subsequent to City incorporation, the City codified this requirement into MCMC 16.12.060. Based upon a NDLA of 635.6 acres, 128 acres was required to be established as common open space. To meet the requirement, 20 percent of the golf course area and the areas within the Nature Preserve with slopes less than 30 percent are permitted to be credited toward this requirement. The pocket parks, roadway buffers, and trail corridors throughout the Mill Creek PRD are also permitted to count toward

the requirement. To date, 142.43 acres of common open space has been provided within the Mill Creek PRD.

The proposed plat provides 6.36 acres of additional open space within the roadway buffer/cutting preserve, the small pocket park (Tract 321) and wetland buffer areas. Thus, the proposed plat meets the open space requirements within MCMC 16.12.060 and the original rezone contract.

Vehicular Access and Circulation

Vehicular access to the plat is provided by an entrance road from Mill Creek Boulevard. The City Engineer has determined that site distance easements will be required on the corners of the entrance road at the intersections of Mill Creek Boulevard and the internal road to allow an adequate line of sight for drivers entering and exiting the development. Sight obstructing landscaping and structures will be prohibited within the easement. The dimensions of the easements will be determined by the applicant's engineer to the satisfaction of the City Engineer. The City Engineer has also determined that a landscaped median will be required within the entrance road to separate traffic. These requirements are included in the recommended conditions of approval.

Internal vehicular circulation is proposed from a single roadway that runs north and south from which the individual residential lots will take access. The roadway is proposed to have a width of 25 feet as measured face of curb to face of curb. This width will promote slower vehicular speeds, provide a residential atmosphere to the streetscape, and still permits on-street parking on one side of the street. This is the same standard applied within the Mill Creek 22 (Aspen) subdivision. Thirty-five on-street parking spaces will be available on the interior roadway (adjacent to the roadway buffer/cutting preserve and the common open space tract on the north end of the project).

Pedestrian Circulation

In accordance with the Streetscape Element of the Comprehensive Plan, meandering sidewalks are proposed adjacent to Mill Creek Boulevard within the right-of-way and the roadway buffer/cutting preserve. Pedestrian circulation within the plat will be provided on sidewalks on both sides of the interior roadway. Because of the narrow developable portion of the site created by the 100-foot wetland buffer adjacent to Smokehouse Creek and the 50-foot roadway buffer/cutting preserve, the developer is proposing that the 5-foot wide sidewalks be located adjacent to the curb on the interior streets. This has been done previously in other small lot, single-family attached and detached developments within the City (i.e., Winslow, Belevedere Place, and Amberleigh Plats).

In addition, public pedestrian paths connecting the interior sidewalk system to the Smokehouse Creek corridor and the future neighborhood to the north are proposed. The path to the Smokehouse Creek corridor begins at the south edge of the site and will utilize the maintenance road for the stormwater detention facility, continue to the west off-site to the trail to be constructed along the outside edge of the wetland buffer as a condition of the recently approved medical office building. This path connects to the north/south sidewalk to be constructed within the SR 527 roadway buffer/cutting preserve and will provide direct access from the plat to the medical office building, the library, and the future Town Center.

The path to the future neighborhood to the north starts in the northern section of the plat (between Lots 22 and 23) and, on a temporary basis, utilizes the water easement to connect the plat's interior sidewalk system to the sidewalk to be constructed within the roadway buffer/cutting preserve adjacent to Mill Creek Boulevard. Future development of the Carlson property (located directly north of the project site) will utilize Tract 320 for vehicular and pedestrian ingress and egress. Sidewalks within this tract will replace the temporary trail and connect to the trail between Lots 22 and 23; thus, the portion of the path within Tract 320 will be constructed of asphalt.

The public pedestrian facilities proposed within the plat serve to provide an important pedestrian connection between the existing and future residential land uses within the vicinity, and the SR 527 corridor/Town Center. These public pathways are consistent with the pedestrian trail facilities identified within the Transportation and Parks and Open Space Elements of the City of Mill Creek Comprehensive. As a side note, construction of the public pedestrian path/sidewalk system between Mill Creek Boulevard and SR 527 fulfills the obligations of the "Memorandum of Understanding and Settlement Agreement between United Development Corporation (UDC), Mill Creek Community Association (MCCA), and the City Related to the Provision of Public Access Easements over Certain Properties." Briefly, as a part of resolving an appeal that had been filled by UDC and MCCA regarding a condition of approval requiring public paths within the plat of Mill Creek 22 (Aspen), UDC and MCCA agreed to provide public access connections between Mill Creek Boulevard and the SR 527 corridor via the Smokehouse Creek corridor. The 20-foot access easement between Lots 6 and 7 will connect to the pathway required for the medical office building. This path will then connect to the sidewalk to be constructed adjacent to SR 527.

Transit Facilities

Community Transit has requested that a concrete pedestrian waiting pad be constructed adjacent to Mill Creek Boulevard within the project frontage. The meandering sidewalk required within the 50-foot roadway buffer/cutting preserve would be located so as to tie into the proposed bus stop. The requirement for a concrete pad to serve as a bus stop is included in the recommended conditions of approval.

Modification to Allow 40 Percent Site Coverage

The applicant has requested to allow up to 40 percent site coverage in lieu of the 35 percent maximum established in the PRD 7200 zone district. Modifications to zoning code requirements are permissible through the PAD process if it can be demonstrated that the modification meets certain criteria including, "to preserve open space and natural vegetation," and "to provide for integration of new development into the existing community while protecting the values and integrity of the surrounding neighborhood."

The applicant's basis for the request is that much of the site is preserved in open space as a result of the 100-foot wetland buffer required adjacent to the Smokehouse Creek wetland. Because of the extensive buffer, only the eastern portion of the site is available for development. The result is building lots that are smaller and shallower than is typical for single-family detached residential development.

One of the primary reasons for site coverage limitations within a development is to regulate the amount of impervious surface and to allow sufficient space between structures. A typical development with 35 percent site coverage and 20 percent of the plat devoted to road surfaces and driveways would be

48 percent impervious surface. The proposed project, including the road surface, driveways, and 40 percent lot coverage for the residences, would be 22 percent. No reduction in setbacks has been requested; thus, building separation will be similar to other developments within the PRD 7200 zone district (front - 15 feet house, 20 feet structure; side – ten feet total, no less than 5; rear – 5 feet). Since the overall impervious surface for the project is within limits of other typical residential developments and setbacks for the structures will be within the limitations of the PRD 7200 zone district, staff supports the applicant's request.

Wetlands

1.3 acres of Type II wetland is present on the site. The wetland is situated on the western edge of the site and is adjacent to and associated with Smokehouse Creek. MCMC 18.06 (Critical Areas) requires a 100-foot wetland buffer from high impact uses and a 50-foot wetland buffer from low impact uses.

The proposed development plan does not disturb any wetlands. A 100-foot buffer is proposed between the building sites and the wetland and a 50-foot buffer is provided between the wetland and the stormwater detention pond at the south portion of the site.

The buffer width and preliminary plat development was independently reviewed by the City's wetland consultant, Parametrix, Inc., and the wetland buffer was found to be consistent with the City's regulations.

Utilities-Water and Sewer

Sanitary sewer is available on-site at the southwest corner of the property. A 12-inch water main is located within Mill Creek Boulevard. Alderwood Water District has indicated that the water and sewer capacity is available to serve the proposed development.

Utilities-Stormwater

The applicant has submitted a Preliminary Storm Drainage Plan with the Preliminary Plat application. Stormwater runoff is proposed to be collected in the streets and conveyed to a pond at the southwest corner of the site. The large open pond will control the rate of runoff and provide water quality. The outfall of the pond is directed toward Smokehouse Creek. The project will likely require a Hydraulics Permit Approval (HPA) from the Department of Fish and Wildlife. Water quality treatment methods are required and shall be based on the Washington State Department of Ecology Stormwater Management Manual, Publication 92-32, Volume I and Publication 92-33, Volume II and/or the Washington State Department of Fisheries guidelines, whichever is more restrictive. Additional drainage conditions may be required in conjunction with the HPA.

Traffic and Street Improvements:

The development will create an additional access onto Mill Creek Boulevard. The access will necessitate the restriping of Mill Creek Boulevard to accommodate left turn movements into and out of the site.

Frontage improvements to Mill Creek Boulevard are required to bring the adjacent roadway frontage up

to an acceptable new road condition. Improvements include repair and/or replacement of the pavement to the centerline of the roadway as well as providing adequate stormwater detention and water quality facilities. Although this requirement is not a mitigation measure imposed by the MDNS issued for the plat, UDC objects to this condition in their appeal of the MDNS. Briefly, UDC argues that the requirement to upgrade the pavement and drainage adjacent to the development is a duplication of the transportation mitigation program. This argument is not correct because the transportation mitigation program does not include expected developer-installed frontage improvements. Frontage improvements are a standard condition of any development within the City of Mill Creek. If the adjacent roadway is unpaved, the City typically requires the developer to grade and pave the surface and provide adequate drainage facilities. If the pavement and/or drainage facilities are not adequate, the developer is required to upgrade the roadway to current and projected needs.

Traffic Impacts:

The traffic study for the site indicates that the development is expected to generate an estimated 278 new daily vehicle trips. These new trips will impact intersections and road segments throughout Mill Creek. None of the impacts are significant enough to warrant immediate correction beyond the payment of traffic mitigation fees for the proportionate share of this project's impacts.

Traffic Mitigation:

To compensate for impacts to City streets as a result of this project, the applicant is required to contribute \$39,547 toward improvements of the City's identified impacted street segments. Please note that the requirement of this condition is subject to the UDC appeal of the MDNS issued for the project.

CONSISTENCY WITH THE MILL CREEK COMPREHENSIVE PLAN:

For a development to be approved, the Planning Commission must make a finding that the proposed development is consistent with the Land Use Map and applicable policies of the Comprehensive Plan. The proposed residential development has been reviewed by staff for consistency with the Mill Creek Comprehensive Plan. Since the plan is by its nature "comprehensive," the staff report provides the following matrix which focuses on the applicable policies that have direct influence on the design of this project.

POLICY	FOCUS	COMMENT
LAND USE ELEMENT		
Land Use Map	Site designated for Residential-Low Density (4 units/acre maximum).	Density of the project is three units per acre, below the maximum allowed. In addition, the project is consistent with the Sector 6 Master Plan as adopted by the City since the overall number of units within Sector 6 is

POLICY	FOCUS	COMMENT
		below 600.
1.01	City's residential character should be composed of wide range of densities and maintain and enhance the City as a predominantly single-family residential community.	Project represents the low end of the potential density ranges. The residential character of the proposed development is single-family.
1.02	The original Planned Residential Development (PRD) , as adopted by Snohomish County and amended by the City should continue to be implemented, where appropriate	The development is within Sector 6 of the original Mill Creek PRD. The proposed development is consistent with the Sector 6 master plan.
1.16	Peripheral boundaries of each residential development should contain appropriately-sized buffer areas.	The wetlands and the associated buffer creates a buffer to the west, the 50-foot roadway buffer/cutting preserve adjacent to Mill Creek Boulevard creates a buffer to the east, and 15-foot cutting preserves are proposed adjacent to the north and south edges of the site.
1.17	Entrances should be clearly identifiable; building mass should be in scale with lot sizes, pedestrian and vehicular circulation should be safe and efficient.	Project entrance as proposed will have a median and will be clearly identifiable; the building setbacks required within the PRD 7200 zone district will provide an appropriate scale between lot area and the building mass of the detached single-family homes; vehicle and pedestrian circulation is safe and efficient.
1.18	Residential developments shall be designed to be compatible with adjacent developments.	The single family use and project density is similar to the Juniper subdivision to the east, the Holly subdivision to the north, and the Cypress subdivision to the south. The proposed project includes peripheral property buffers as required, including a fifty-foot roadway buffer/cutting preserve

POLICY	FOCUS	COMMENT
		adjacent to Mill Creek Boulevard, 15-foot cutting preserves adjacent to the single-family plat to the north and south, and a 100-foot wetland buffer to the west. The proposed subdivision as conditioned is compatible with adjacent developments.
CAPITAL FACILITIES ELEMENT		
2.03	Stormwater management facilities to include quality and quantity controls per Level of Service guidelines.	Project shall incorporate stormwater management facilities that comply with City established Level of Service guidelines.
UTILITIES ELEMENT		
1.01	Urban development shall occur only where adequate utilities are available.	Adequate utility services are available.
1.10	Requires under grounding of utilities where possible.	Utilities are proposed to be located underground.
TRANSPORTATION ELEMENT		
2.03	Project shall not reduce Levels of Service below established standards.	City Engineer has determined that the project does not reduce Levels of Service below established standards.
3.04	Access points from the public right-of-way to private developments shall be located at appropriate locations.	City Engineer has determined access location is appropriate.

POLICY	FOCUS	COMMENT
4.01	Public sidewalks required throughout residential neighborhoods. Sidewalk should be located on both sides of the street and be connected with other public/private trail systems. Sidewalks adjacent to arterial streets should be consistent with the Streetscape Element of the Comprehensive Plan.	The proposed plat as conditioned meets all of these requirements.
STREETSCAPE ELEMENT		
1.02	Proposals shall incorporate all requirements of streetscape plans.	Sidewalks are to be located within 50-foot cutting preserve.
3.01	50-foot cutting preserve required.	50-foot cutting preserve is provided.
ENVIRONMENTAL FEATURES ELEMENT		
3.01	Adequate erosion control measures required.	Suggested conditions of approval require erosion control measures.
3.02	Requires specific site engineering for development on sites where existing slope is between 15 and 40 percent. Purpose is to demonstrate safety and that the development will not adversely affects drainage courses, vegetation, or slope stability.	Requirement for engineering is included as a condition of approval for all lots that have 15 to 40 percent slopes.
4.01	Wooded areas to be preserved where possible.	Conditions of approval and MDNS issued for the project require preservation of trees where possible. Significant trees are present within the 100-foot wetland buffer and will be preserved.
4.03	Requires that vegetated buffer zones be established between developments.	The project proposes a 15-foot property buffer adjacent to the Carlson property to the north and

POLICY	FOCUS	COMMENT
		the Cypress subdivision to the south. To the west is the wetland and the 100-foot wetland buffer. To the east is the 50-foot roadway buffer/cutting preserve.
PARKS AND RECREATION ELEMENT		
5.02	Park impact mitigation required for residential development.	MDNS issued for the project and conditions of approval require payment of park impact mitigation fees.

In summary, staff has reviewed the applicable policies of the Comprehensive Plan. Based on this review, we find that the proposed project with conditions of approval complies with the applicable policies.

CONSISTENCY WITH DEVELOPMENT REGULATIONS:

As stated previously, this application is being processed under the provisions of the Subdivision, Zoning, and Environment sections of the MCMC (Chapters 16 and 17). The following matrix evaluates the proposed project with the applicable development regulations:

DEVELOPMENT REGULATIONS		
SECTION	REQUIREMENT	COMMENT
16.12.060	Requires 20 percent of net developable area of the PRD to be established as common open space.	The Mill Creek PRD has established over 20 percent of the net developable area as common open space (see discussion above under "Open Space" page 5).
16.14.010	Requires a finding that the proposed subdivision is beneficial to the public health, safety, and welfare and is in the public interest. Includes the adequate provision for: public health, safety and general welfare, open spaces, drainage ways, streets and other public ways, transit stops, water	Streets and sidewalks comply with standards recommended by the City Engineer. Mitigation is required to offset impacts of the development on parks and recreation facilities, identified roadway projects, and fire protection facilities. Utilities are available with sufficient capacity

DEVELOPMENT REGULATIONS		
SECTION	REQUIREMENT	COMMENT
	supplies, sanitary wastes, parks and recreation facilities, playgrounds, sites for schools and school grounds, mitigation of adverse environmental impacts, and protection of environmentally significant features.	to serve the proposed development. Stormwater drainage facilities will meet LOS standards as established within the Comprehensive Plan. A bus stop pad is being required along Mill Creek Boulevard as requested by Community Transit.
17.04.030	Single-family residential is permitted as a Principal Use in the PRD 7200 zone district.	Project consists of subdividing property to allow detached single-family residences.
17.04.050	Maximum density is the net area of the project (site area minus streets and unbuildable areas) divided by the minimum lot size permitted in the zone district.	Net site area is 419,144 square feet. Minimum lot size in the PRD 7200 zone district is 5,000 square feet. Maximum number of units is 83. 29 units proposed.
17.04.060	Minimum lot width is 60 feet and corner lots 65 feet.	All lots exceed the minimum width.
17.04.070	Minimum lot size is 5,000 square feet.	Smallest lot size is 5,112 square feet. Average lot size is 5,818 square feet.
17.22.180	Comprehensive Plan - concurrency and consistency required.	As discussed above, the project is consistent with the applicable policies of the Comprehensive Plan and does not reduce Levels of Service below established standards.

In summary, staff has reviewed the applicable development regulations and, based on this review, finds that the proposed project, subject to proposed conditions, complies with the applicable development regulations.

**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 29 lots to be developed with single-family detached residences.
2. Access to the proposed plat would be from Mill Creek Boulevard. Access to the individual lots is proposed from an interior north/south road to be constructed by the applicant.
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 recreation system and on Snohomish County Fire Protection District No. 7 facilities/services.
4. In accordance with the Mitigated Determination of Non-Significance and Notice of Property Development Impact Mitigation issued by the responsible official on December 16, 1998, impact mitigation agreements will be required to mitigate the identified impacts.
5. The proposed plat is located within a PRD 7200 zone district. Single-family residential development is a principal use in the PRD 7200 zone district.
6. The proposed plat is consistent with the applicable development regulations with regard to residential use, density, lot size, lot design, and provision of public facilities.
7. Pursuant to the PAD process, the applicant has requested a modification to allow 40 percent site coverage in lieu of the 35 percent required within the PRD 7200 zone district. Since the overall impervious surface will be well below the amount of a typical development, and since the building setbacks required within the PRD 7200 zone district will still be applied, the requested modification is appropriate.
8. 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.
9. The proposed plat has been reviewed and found consistent with the Mill Creek PRD rezone contract in regards to project density and the provision of common open space.
10. The proposed residential development has been reviewed in regard to the requirements of 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.

11. If approved subject to the conditions recommended below, the proposed plat will be consistent with the requirements of Titles 16, 17 and 18 MCMC.
12. The statutory requirements for environmental review 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:

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDED CONDITIONS OF APPROVAL:

1. Development shall occur as portrayed on the Preliminary Plat map dated March 10, 1999 attached as Exhibit A, except as may be modified by conditions imposed by the Planning Commission.
2. The maximum number of building lots shall be 29. 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, including the roadway buffer/cutting preserves.
4. Water and sewer facilities shall be designed and installed in accordance with the requirements of the Alderwood Water District.
5. Fire hydrant design, location, and spacing shall be reviewed and approved by Fire District No. 7 and the Alderwood Water District.
6. Public access easements shall be provided for all pedestrian pathways located within the plat and the roadway buffer/cutting preserve. The applicant will work with the City staff and the adjacent property owner to ensure that the pedestrian path connects the sidewalks within the plat interior to the pedestrian path to be provided on the property to the west (medical office building).
7. The applicant shall submit for City approval a street tree planting plan for all streets within the plat and the fifty-foot roadway buffer/cutting preserve. The street tree 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. The plan shall be implemented commensurate with house construction.
8. 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.

9. Site clearing and grading shall be restricted to areas necessary for the installation of utilities, and construction of roads and sidewalks. No other clearing is allowed without the approval of City staff. No lot clearing shall be allowed nor building permits issued prior to the submittal and approval of individual tree preservation plans for each lot following approval by the City Council of the final plat.
10. 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.
11. Mail boxes 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 to the satisfaction of the City Engineer.
12. Prior to grading or development of lots that have a slope that exceeds 15 percent, site specific engineering studies shall be required. Development will not be permitted unless the studies demonstrate to the satisfaction of the City Engineer and Building Official that the proposed development is safe and that drainage courses, vegetation, and slope stability are not adversely affected.
13. Existing significant trees shall be preserved within roadway buffers/cutting preserves and property buffers. In addition, existing significant trees shall be preserved on individual residential lots where practical.

The trees to be preserved shall be determined after a review of the tree survey on file with the City and on-site identification by City staff. Preservation areas and individual trees identified to be saved shall be 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.

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 12 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 on the subject lots until the penalty is paid.

14. Dust shall be controlled by watering areas of soil disturbance during construction. All fireplaces shall be either natural gas appliances or certified pellet/wood stoves or inserts.
15. The applicant shall contribute \$61,247.13 to mitigate impacts on City park and recreation facilities. Of this amount, \$33,445.70 shall be used for the acquisition and development of the SR 527 neighborhood park as identified within the Comprehensive Plan. The balance of the

mitigation \$27,801.43 shall be used for the acquisition and development of a community park(s). Verification of payment shall be provided to the City before final plat approval.

16. The applicant shall contribute \$365.00 per residential lot to mitigate impacts to Snohomish County Fire Protection District No. 7. Verification of payment shall be provided to the City before final plat approval.

DEPARTMENT OF PUBLIC WORKS RECOMMENDED CONDITIONS OF APPROVAL

17. Clearing and Grading: The applicant shall provide grading, stormwater, and erosion and sediment control plans to the satisfaction of the City Engineer prior to commencing any clearing for the site. All related work shall be adequately secured through a secured agreement acceptable to the City Engineer.
18. Interior Roads: The applicant shall improve and dedicate to the public all roads in the interior of the plat. Prior to the issuance of any permits for clearing the site, design plans shall be completed and accepted by the Director of Public Works and Director of Community Development. Prior to any occupancy within the plat, all improvements shall be complete except for installation of the final lift of pavement, which may be delayed if allowed by the Director of Public Works for protection of the final lift of pavement. Improvements shall include, but are not limited to the following:
 - A. Width: The road width (between gutter flowlines) shall be no more than 26 feet and no less than 22 feet wide. Any road less than 26 feet wide may be restricted by the City Engineer to parking on one side only.
 - B. Pavement: Asphalt Concrete pavement and base shall be designed and installed to the satisfaction of the City Engineer.
 - C. Streetlights: Streetlights shall be installed to the satisfaction of the City Engineer. Streetlight luminaire mounting heights shall be no higher than 20 feet.
 - D. Curb and Gutter: Vertical Concrete curb and gutter shall be installed throughout the plat except where rolled curb and gutter is allowed by the City Engineer for driveway purposes.
 - E. Sidewalks: Concrete sidewalks shall be installed on both sides of all interior roadways to the satisfaction of the City Engineer. Sidewalks shall be five feet wide. Where driveways are possible, sidewalks shall be at least six inches thick.
 - F. Slopes: The top of any slope adjacent to any sidewalk shall be at least two feet away from the edge of the sidewalk. Railing may be required for any steep slope adjacent to a sidewalk. The toe of any slope adjacent to any sidewalk shall be at least one foot away from the edge of the sidewalk. Adequate provisions shall be made to prevent deposition of material onto sidewalks from adjacent slopes.
 - G. Landscaped islands within Roadways: A landscaped median shall be provided within the entrance road of the plat. Said median shall be designed and installed to the satisfaction of the City Engineer. All landscaping within interior plat roadway islands shall be maintained by the homeowners association for the plat.

H. Signs and Pavement Markings: All signs and markings, as determined necessary by the City Engineer, shall be installed by the developer.

19. Frontage Improvements: The applicant shall improve Mill Creek Boulevard adjacent to the site. Prior to the issuance of any permits for clearing the site, design plans shall be completed and accepted by the Director of Public Works and Director of Community Development. Prior to any occupancy within the plat, all improvements shall be complete. Improvements shall include, but are not limited to the following:

- A. Concrete sidewalk: The sidewalk shall meander within the Mill Creek Boulevard right of way and adjacent roadway buffer to the satisfaction of the City Engineer.
- B. Street Lighting: Adequate street lighting shall be provided for Mill Creek Boulevard adjacent to the site.
- C. Storm Drainage: Adequate storm drainage shall be provided for the road improvements (to the center of the road) adjacent to the site. Drainage shall include water quantity and quality provisions in accordance with the current Department of Ecology stormwater management manual for the Puget Sound basin.
- D. Pavement: Adequate pavement thickness shall be provided adjacent to the site to the satisfaction of the City Engineer.
- E. Signs and Striping: Signs and striping shall be provided to accommodate the plat entrance.

20. Storm Drainage: The applicant shall have drainage improvements designed and installed for the site and adjacent roadway in accordance with City and the current Department of Ecology "Stormwater Management Manual for the Puget Sound Basin" standards and any HPA permit requirements established by the state Department of Fish and Wildlife. A final, signed drainage study for the site shall be submitted for acceptance with the engineering plans. The approved stormwater system shall include the following:

- A. Detention and stormwater treatment that, as a minimum, meets City of Mill Creek, Department of Fish and Wildlife (for any HPA requirements) and Department of Ecology Stormwater Manual requirements.
- B. A conveyance system design that meets City standards.
- C. Any off site improvements identified as needed in the final stormwater report.
- D. Provisions for maintenance of the stormwater system, including, but not limited to: adequate access to maintenance locations; provisions, including 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 of the proposed development.

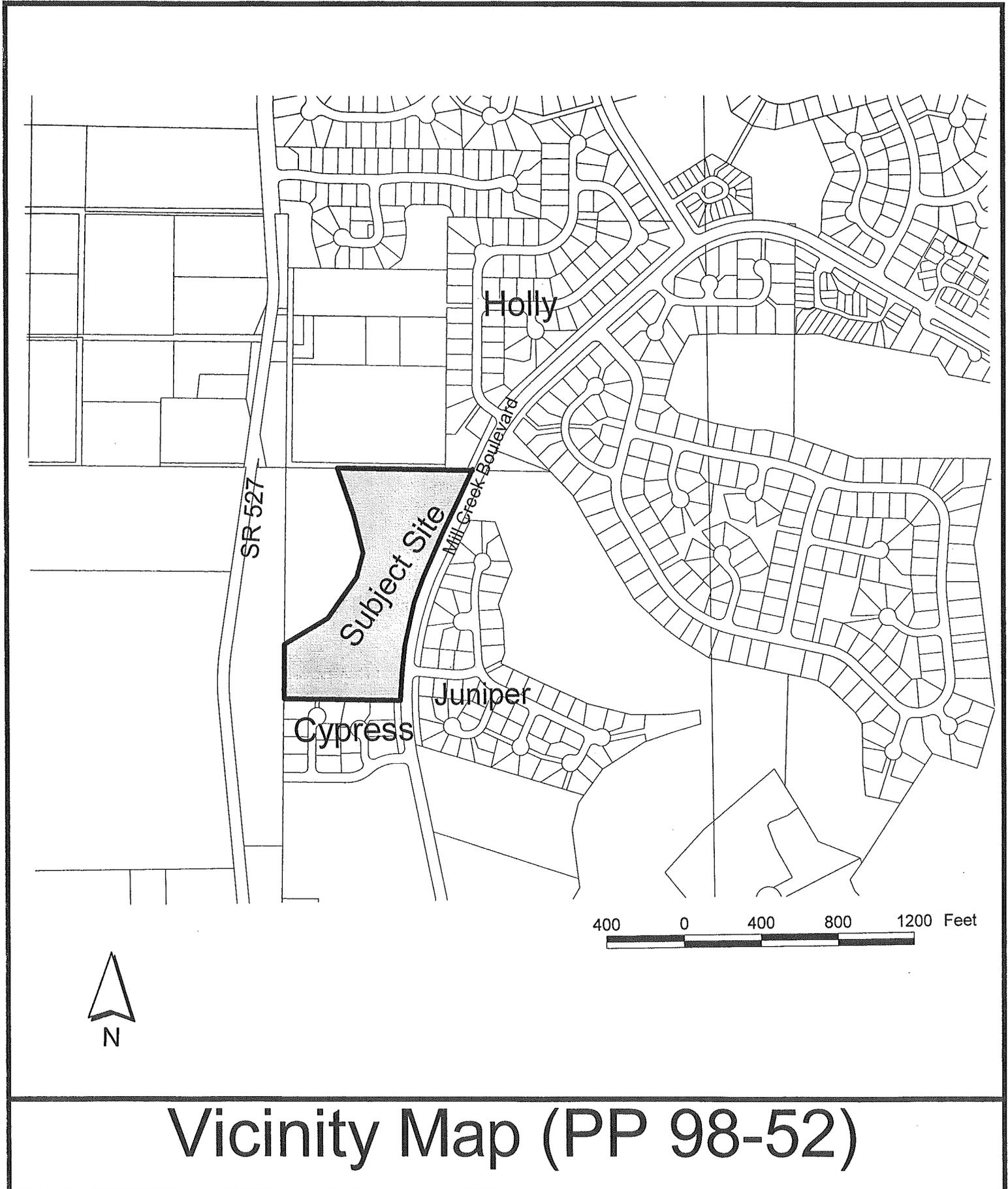
E. Requirements that the homeowners association is obligated to own, maintain and operate the stormwater system to City's satisfaction. This obligation shall be secured by a performance agreement and security in accordance with DOE guidelines. Specific maintenance measures, including, but not limited to, frequency of inspections, cleanings, and disposal, shall be indicated on the approved engineering plans for the site development..

21. Utilities: Any new overhead utilities within the project and project's frontage shall be placed underground in accordance with City Code. No new poles shall be installed in the project's frontage.
22. Landscaping: The finished right of way shall be landscaped to the satisfaction of the Directors of Public Works and Community Development.
23. Site visibility easements shall be dedicated to the City at the intersections of the plat's entrance road with Mill Creek Boulevard and the interior loop road. Dimensions for the easements shall be determined by the applicant's engineer to the satisfaction of the City Engineer.
24. A concrete pad to be used as a bus stop shall be constructed adjacent to Mill Creek Boulevard within the Roadway buffer/cutting preserve and be connected to the public sidewalk system. Specific size and location of said pad shall be determined by mutual agreement between Community Transit, the applicant, and the City Engineer and, if outside the right-of-way, be shown as an easement to Community Transit on the Final Plat.
25. The applicant shall contribute \$39,547.00 to the City's transportation mitigation program based on the projected traffic distribution submitted by the applicant. Verification of payment shall be provided to the City before final plat approval.

Attachments: Attachment 1 – Vicinity Map
 Attachment 2 – Mill Creek 23 Mitigation Appeal Analysis
 Attachment 3 – Addenda – UDC Impact Mitigation Appeal
 Attachment 4 – City's Response to MDNS Appeal

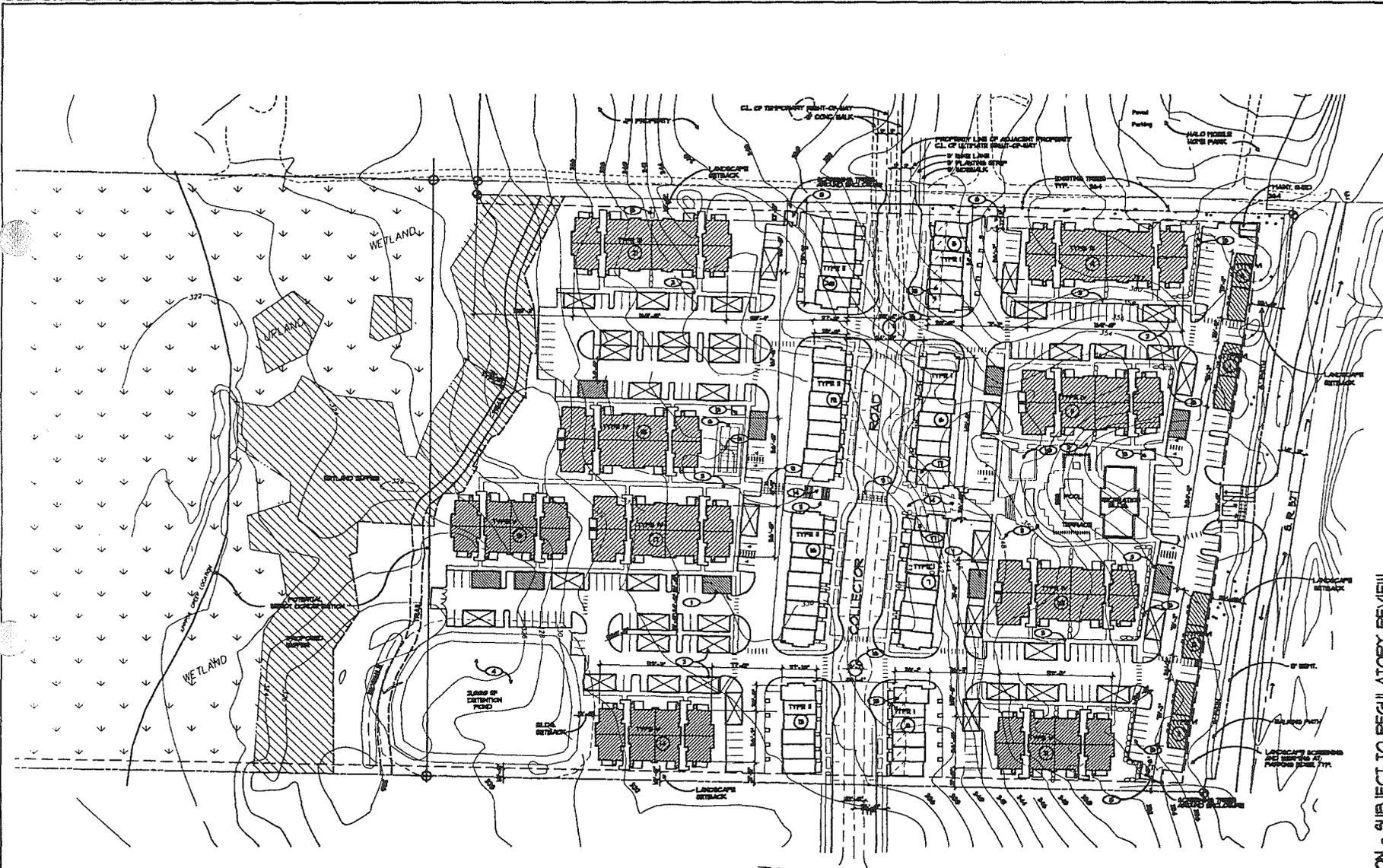
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Attachment 1



Vicinity Map (PP 98-52)

EXHIBIT B



SITE PLAN NOTES

1. PRELIMINARY SITE PLAN - SUBJECT TO CONSERVATION REVIEW AND DESIGN DEVELOPMENT
2. USE LANDSCAPE PLANS FOR SITE APPEARANCE AND LANDSCAPE DESIGN
3. SEE CIVIL FOR UTILITY, GRADING, EASEMENTS AND PAVING

KEY NOTES

- | | |
|---|---|
| ① 18'x34' 3 STALL GARAGE (TYP) | ① SEE LANDSCAPE PLAN |
| ② 18'x36'-6" 4 STALL CARPORT (TYP) | ② FIRE ACCESS LANE (GRASS/CRETE) |
| ③ 8' CONCRETE WALK (TYP) | ③ MAILBOX LOCATIONS |
| ④ DETENTION POND WITH DIAPHRAGM | ④ PEDESTRIAN PLAZA
SEE LANDSCAPE PLAN |
| ⑤ HALF COURT BASKETBALL | ⑤ RETAINING WALLS |
| ⑥ SPORT COURT | ⑥ TRAFFIC ISLAND |
| ⑦ NOT USED | ⑦ MIXED USE UNITS (RAMP OFFICE) |
| ⑧ TRAIN/RECYCLING ENCLOSURE (2' x 8') (4) | ⑧ POTENTIAL MIXED USE UNITS
(ALL UNITS IN BLDGS 3 & 4) |
| ⑨ TRAINED PEDESTRIAN CROSSING | |
| ⑩ TOT LOT | |

PROJECT STATISTICS

BLDG.	BUILDING TYPE	1 BEDRM	2 BEDRM	3 BEDRM	TOTAL
B, C, T, S	TYPE I	--	19	0	19
D, M, R, 2P	TYPE II	--	16	0	16
4, 21	TYPE III	24	--	24	48
2, 10, 11, 12	TYPE IV	24	0	--	24
9, 14, 15	TYPE V	0	--	--	0
1, 3, 13, 17	TYPE VI	0	--	--	0
TOTAL		48	35	24	107

SITE PLAN

7-20-07



GGLO
Architectural and Interior Design
Professional Limited Liability Company
1124 Second Avenue, Suite 1200
Seattle, Washington 98101-3028
Phone (206) 497-2000
Fax (206) 497-2007

THE
GABLES
AT
MILL CREEK
MILL CREEK WASHINGTON
A LIBRARY PARTNERS

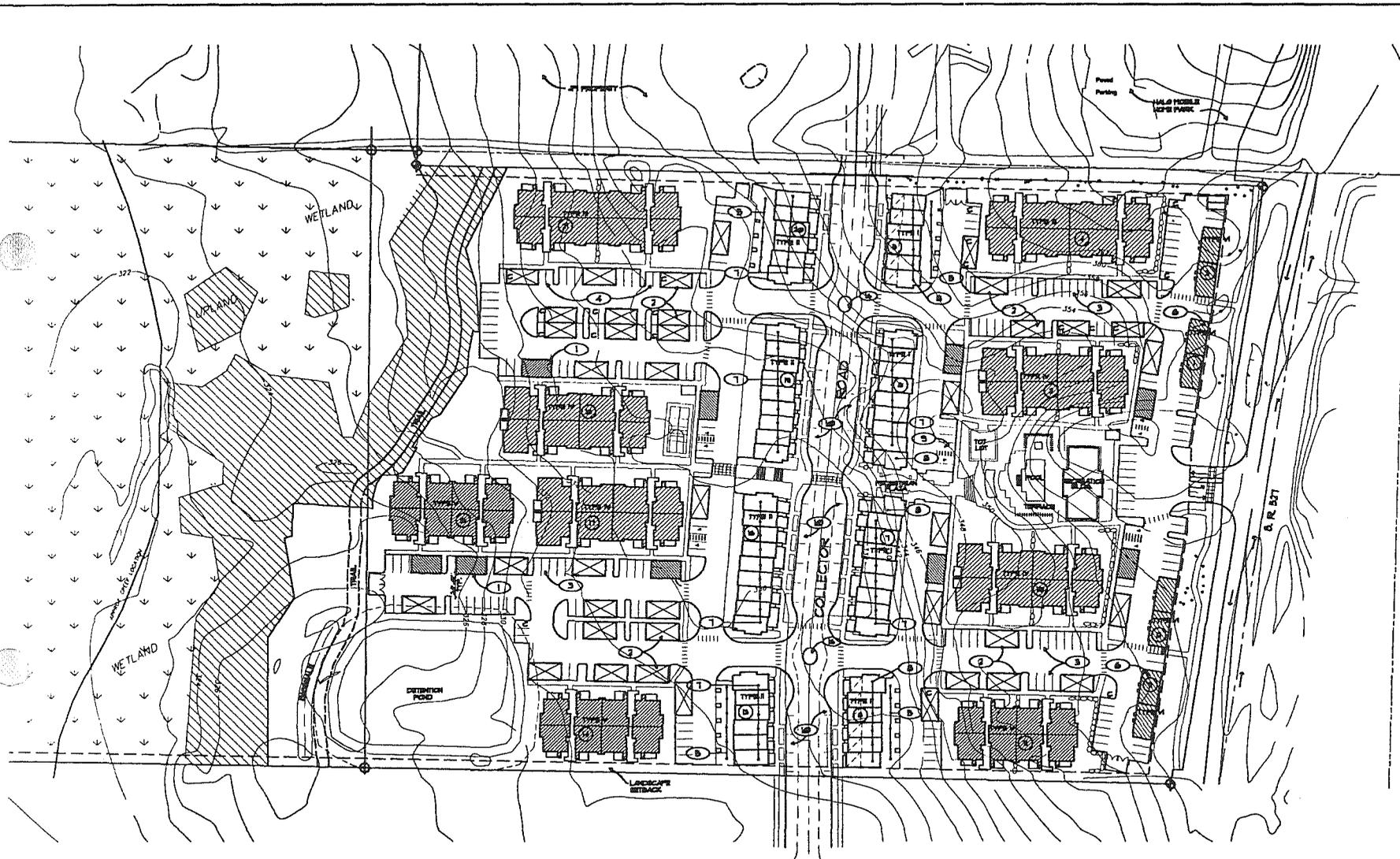
DESIGNED BY: GGLO
CHECKED BY: GGLO
DATE: 7-20-07
PROJECT NO.: 98052.00

DRAWING TITLE: SITE PLAN

SCALE: 1/8" = 1'-0"
SHEET NO. A10.01

NOT FOR CONSTRUCTION - SUBJECT TO REGULATORY REVIEW

EXHIBIT B Cont'd



- NOTES:
1. PRELIMINARY SITE PLAN - SUBJECT TO CONSERVATION REVIEW AND DESIGN DEVELOPMENT
 2. SEE LANDSCAPE PLANS FOR SITE AMENITY AND LANDSCAPE DESIGN
 3. SEE CIVIL FOR UTILITY, GRADING, EMBANKMENTS AND PAVING

KEY NOTES:

PARKING TYPE	STALL SIZE	STALL CITY
1 3 STALL GARAGE (TYPICAL)	18'-7x30'-6"	24
2 4 STALL CARPORT (TYP.)	30'x42'x11'	16/44
3 STANDARD SURFACE STALL (TYP.)	8'-6"x12'-0"	8/8
4 COMPACT SURFACE STALL (TYP.)	8'-0"x10'-0"	4/8
5 TOWNHOUSE SURFACE STALL (TYP.)	8'-6"x12'-0"	24
6 3 STALL CARTRIDGE UNIT GARAGE	7'-4"x20'-7"	24
7 TOWNHOUSE TANDEN STALLS	8'x12'x11'	44/46
8 TOWNHOUSE SINGLE STALL	7'-10"x11'-0"	14
9 ACCESSIBLE STALLS (TYP.)	8'-0"x21'-0"	10
ON SITE PARKING PROVIDED		366
10 COLLECTOR RD. PARALLEL PARKING	8'-0"x21'-0"	32
TOTAL PARKING PROVIDED		398

REQUIRED PARKING:

1 BEDROOMS: 126 x 13 =	1638
2 1/2 BEDROOMS: 86 x 13 =	1118
RECREATION BLDGS:	3
TOTAL PARKING REQUIRED:	2759

SITE PLAN - PARKING PLAN
1"=50'-0"



NOT FOR CONSTRUCTION - SUBJECT TO REGULATORY REVIEW



GGLO
 Professional and Interior Design
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 1125 Grand Avenue, Suite 1100
 Seattle, Washington 98101-3202
 Phone (206) 477-1000
 Fax (206) 477-0000

THE
 GABLES
 AT
 MILL CREEK
 MILL CREEK, WASHINGTON
 FOR
 LIBRARY PARTNERS

ISSUES REVIEW	DATE
1. PRELIMINARY SITE PLAN	03/05/2010
2. PRELIMINARY SITE PLAN	03/05/2010
3. PRELIMINARY SITE PLAN	03/05/2010
4. PRELIMINARY SITE PLAN	03/05/2010
5. PRELIMINARY SITE PLAN	03/05/2010

PROJECT No.
 98052.00

DRAWING TITLE
 SITE PLAN
 PARKING PLAN

SCALE:
 SHEET No.

A10.02

EXHIBIT C

Planning Commission Motion on Mill Creek 23 Preliminary Plat, PP 98-52 and MDNS Appeal

At the conclusion of the April 15, 1999 public hearing on Mill Creek 23 Preliminary Plat, PP 98-52 and MDNS Appeal, the Planning Commission took the following actions:

MOTION: Commissioner Weight moved to deny the appeal. Commissioner Beales seconded the motion and it passed unanimously.

MOTION: Commissioner Weight moved to amend Condition 9 with wording as proposed by staff [as shown below]. It was seconded by Commissioner Beales and passed unanimously.

9. Site clearing and grading shall be restricted to areas necessary for the installation of utilities, and construction of roads and sidewalks and lots 1-6 and 12-19. No other clearing is allowed without the approval of City staff. No lot clearing shall be allowed nor building permits issued prior to the submittal and approval of individual tree preservation plans for each lot following approval by the City Council of the final plat.

MOTION: Commissioner Collard moved to delete Condition 19-B [shown below]. It was seconded by Commissioner Beales and passed unanimously.

- 19-B ~~Street Lighting: Adequate street lighting shall be provided for Mill Creek Boulevard adjacent to the site.~~

MOTION: Commissioner Collard moved to accept new amendment #20-F with wording as proposed by staff [as shown below]. It was seconded by Commissioner Weight and passed unanimously.

- 20-F In the event the stormwater drainage basin contains slopes steeper than 3:1, fencing shall be installed which meets Design Review Board and City safety standards.

MOTION: Commissioner Weight moved to revise Condition 25 [as shown below]. It was seconded by Commissioner Beales and passed unanimously.

25. The applicant shall contribute ~~\$39,547.00~~ \$38,553 to the City's transportation mitigation program based on the projected traffic distribution submitted by the applicant. Verification of payment shall be provided to the City before final plat approval.

MOTION: Commissioner Weight moved to adopt Resolution 99-79 as amended. Commissioner Collard seconded the motion and the motion passed unanimously.