

CITY COUNCIL AGENDA

15728 Main Street, Mill Creek, WA 98012 (425) 745-1891



Pam Pruitt, Mayor • Brian Holtzclaw, Mayor Pro Tem • Mark Bond
Mike Todd • Vince Cavaleri • John Steckler • Stephanie Vignal

Regular meetings of the Mill Creek City Council shall be held on the first, second and fourth Tuesdays of each month commencing at 6:00 p.m. in the Mill Creek Council Chambers located at 15728 Main Street, Mill Creek, Washington. Your participation and interest in these meetings are encouraged and very much appreciated. We are trying to make our public meetings accessible to all members of the public. If you require special accommodations, please call the office of the City Clerk at (425) 921-5725 three days prior to the meeting.

The City Council may consider and act on any matter called to its attention at such meetings, whether or not specified on the agenda for said meeting. Participation by members of the audience will be allowed as set forth on the meeting agenda or as determined by the Mayor or the City Council.

To comment on subjects listed on or not on the agenda, ask to be recognized during the Audience Communication portion of the agenda. Please stand at the podium and state your name and residency for the official record. Please limit your comments to the specific item under discussion. Time limitations shall be at the discretion of the Mayor or City Council.

Study sessions of the Mill Creek City Council may be held as part of any regular or special meeting. Study sessions are informal, and are typically used by the City Council to receive reports and presentations, review and evaluate complex matters, and/or engage in preliminary analysis of City issues or City Council business.

Next Ordinance No. 2020 - 859

Next Resolution No. 2020 - 586

**May 5, 2020
City Council Meeting
6:00 PM**

City of Mill Creek Virtual Council Meeting Info

Due to the COVID-19 pandemic, the City of Mill Creek has established a virtual and audio meeting for the Council meetings.

Call in Number:

- You may call one of these phone numbers and enter the access code:
- United States (Toll-Free): 1 866 899 4679
- One-touch: tel: 1-866-899-4679: 644789413#
- Access Code: 644-789-413

- United States: +1 (224) 501-3318
- One-touch: tel:1-224-501-3318: 644789413#
- Access Code: 644-789-413

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AUDIENCE COMMUNICATION

- A. Public comment on items on or not on the agenda

PRESENTATIONS

- B. COVID 19 Update
(Grace Lockett, Interim Chief of Staff)

STUDY SESSION

- C. Heron Park Public Access and Ownership
(Gina Hortillosa, Director of Public Works and Development Services)
- D. Rectangular Rapid Flashing Beacons (RRFBs) Solar Option Update
(Gina Hortillosa, Director of Public Works and Development Services)
- E. Status Update Cook Property Land Use
(Gina Hortillosa, Director of Public Works and Development Services)
- F. Memorial Day Update
(Michael Ciaravino)

CONSENT AGENDA

- G. City Council Meeting Minutes of April 28, 2020

REPORTS

- H. Mayor/Council
- I. City Manager
- J. Staff

AUDIENCE COMMUNICATION

- K. Public comment on items on or not on the agenda

ADJOURNMENT



Agenda Item # _____

Meeting Date: May 5, 2020

CITY COUNCIL AGENDA SUMMARY

City of Mill Creek, Washington

AGENDA ITEM: HERON PARK PUBLIC ACCESS AND OWNERSHIP

PROPOSED MOTION:

None.

KEY FACTS AND INFORMATION SUMMARY:

On February 11, 2020 Council awarded a contract to Neptune Marine LLC for construction of the Heron Park Play Area Upgrades Project (CIP 19-PARK-01) in an amount not to exceed \$325,422.50. During this Council meeting, the ownership and maintenance responsibility of several park features were discussed.

Heron Park is located on the northeast corner of Village Green Drive and 155th Street SE. The park is approximately 3.8 acres in size and has multiple amenities including walking trails, a tennis court, a playground, picnic shelter, restrooms facilities and green areas. Along the trails, there are pedestrian bridges and one lookout deck with view of a wetland.

The Park consists of three parcels. Two parcels are owned by the City of Mill Creek and the other parcel is owned by the Parkside Home Owners Association (HOA) as shown on Attachment A. Ownership and maintenance responsibilities are recorded in the Parkside Plat (Attachment B).

As shown on the Parkside Plat, Tract 100 and 102 are owned by the City of Mill Creek. Tract 101 and 106 are owned by the HOA. Various Park features were built after the recording of the Plat. Table 1 summarizes existing park features, tract location and ownership.

Table 1 Heron Park features and ownership

Park Feature	Tract Number	Ownership
Pedestrian Bridge (NE)	101	HOA
Pedestrian Bridge (W)	102	City
Wetland Lookout Deck	101	HOA
Tennis Court	102	City
Picnic Shelter	102	City
Playground	102	City
Pathways	100, 101, 102, 106	City and HOA

Pedestrian Bridge (City Property)

In a kind and generous gesture, the Rotary Club of Mill Creek has expressed interest in replacing the decking of a small pedestrian bridge located on the west end of the Park. This bridge was originally built by the Rotary Club and is located on City property (Tract 102).

RCW 32.21.100 (Donations –Authority to accept and Use) allows Cities and Towns to, by ordinance, accept money or property donated. The offer made by the Rotary Club of Mill Creek deviates slightly from most donations in that it involves labor (construction). If the City wishes to accept this offer, an agreement is prudent and an ordinance is required.

City staff has no imminent concerns about the structural integrity of the bridge.

CITY MANAGER RECOMMENDATION:

None.

ATTACHMENTS:

Attachment A: Snohomish County Online Property Information (SCOPI) Heron Park

Attachment B: Parkside Plat (with highlights and notes)

Respectfully Submitted:

Michael G. Ciaravino

Michael G. Ciaravino
City Manager

Interactive Map (SCOPI) | Snohomish County Assessor | SCOPI

Not secure | scopi.snoco.org/Html5Viewer/Index.html?configBase=https://scopi.snoco.org/Geocortex/Essentials/REST/sites/SCOPI_4/viewers/SCOPI/virtualdirectory/Resources/Config/...

Parcel ID Search Address Search Select Parcels Neighborhood Search City Bookmarks Previous Extent Print Resource Links

Snohomish County Assessor Washington

Parcels (1)

Parcel ID: 00791700010100
Property Address: UNKNOWN
Owner: PARKSIDE HOA
[Click to view additional parcel details](#)

Displaying 1 - 1 (Total: 1)
Page 1 of 1

Layers Parcels (1)

0 50 100ft

Village Green Dr
155th St SE
28th Dr SE
29th Ave SE
29th Dr SE

Ownership and Maintenance Responsibilities are Denoted in Red (City) and Blue (HOA)

COPY

ORIGINAL ON FILE IN THE COUNTY AUDITOR'S OFFICE

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

DEDICATION

Know all men by these presents that we, the undersigned owners in fee simple of the land hereby platted, do hereby declare this plat and dedicate to the public forever all roads, ways, and easements shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage water in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF we set our hands and seals.

WILLIAM E. BUCHAN, INC. A WASHINGTON CORPORATION

BY: William E. Buchan ITS: CHAIRMAN
BY: Geneva Buchan ITS: SECRETARY

THE BANK OF CALIFORNIA, N.A., A NATIONAL BANKING ASSOCIATION

BY: Neil V. Munro ITS: VICE PRESIDENT

ACKNOWLEDGEMENTS

State of Washington ss
County of Snohomish
This is to certify that on this 14th day of DECEMBER, 1990, before me the undersigned a Notary Public, personally appeared William E. Buchan and the President and Secretary respectively of the Corporation that executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and that on oath stated that they were authorized to execute said dedication and that the seal affixed (if any) is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

Jamnia A. Eastman Notary Public in and for the State of Washington
Residing at Seattle my commission expires 10/12/92

State of Washington
County of Snohomish
I certify that I know or have satisfactory evidence that KIRK JOHNSON and signed this instrument, on oath stating that (he/she) was authorized to execute the instrument and acknowledged it as VICE PRESIDENT of THE BANK OF CALIFORNIA, N.A., A NATIONAL BANKING ASSOCIATION to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Jamnia A. Eastman Notary Public in and for the State of Washington
Residing at Seattle my Commission expires 10/12/92

OWNER'S COVENANT

The owner shall grant the City a covenant releasing, and indemnifying and holding the City harmless from any and all claims for damages or injunctive relief of whatever nature from the construction, operation and maintenance of the improvements.

JOB NO. 88-237
TRIAD ASSOCIATES
11415 NE 128TH ST.
KIRKLAND, WA. 98034
(206) 821-8448

APPROVALS

I hereby certify that this plat complies with the conditions set forth by the Mill Creek City Council, and is duly approved this 9th day of January, 1991.

City of Mill Creek Mayor Linda W. Esparby
Attest City Clerk Michele Schutz

Examined and approved this 9th day of January, 1991.

Mill Creek City Engineer [Signature] PE
Examined and approved this 9th day of January, 1991.

Director of Community Development William J. Turner

TREASURER'S CERTIFICATE

I hereby certify that there are not delinquent special assessments and that all special assessments on any of the property herein contained dedicated as streets, alleys, or other public use are paid in full.

This 9th day of January, 1991.

Michele Schutz City of Mill Creek Treasurer

I hereby certify that all state and county taxes heretofore levied against the property described herein, according to the books and records of my office, have been fully paid and discharged, including 1991 taxes. 1-10-91

KIRK JOHNSON BY: David J. Salo Treasurer, Snohomish County Deputy Treas



41.50
26.8F

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (MNC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Parkside is based upon an actual survey and subdivision of Section 5, Township 27 North, Range 5 East, W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.



Gustav B. Osterback 12/3/90
Certificate No. 18094
Triad Associates
11415 Northeast 128th Street, Kirkland, Wa. 98034
(206) 821-8448

RECORDING CERTIFICATE

Filed for record at the request of William E. Buchan, Inc., a Washington Corporation, this 10th day of January, 1991, at 10 minutes past 2 P.M., and recorded in Volume 51 of Plats, pages 179 through 225 inclusive, records of Snohomish County, Washington.

Dean V. Williams Snohomish County Auditor
Genevieve A. Mahan Deputy Snohomish County Auditor

Portion of the southwest quarter of the northeast quarter and of the northwest quarter of the southeast quarter of Section 5, Township 27 North, Range 5 East, Willamette Meridian, all in the City of Mill Creek, Snohomish County, Washington.

SHEET 1 OF 7 SHEETS

9101105002

PARKSIDE PLAT 292

PARKSIDE PLAT 292

VOL./Pg.

COPY
ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

That portion of the southwest quarter of the northeast quarter and of the northwest quarter of the southeast quarter of Section 5, Township 27 North, Range 5 East, W.M., in Snohomish County, Washington, lying northwesterly of Seattle Mill Road described as follows:

Beginning at the northwest corner of the southwest quarter of the northeast quarter of Section 5, Township 27 North, Range 5 East, W.M., in Snohomish County, Washington; thence South 87°40'25" East along the north line of said southwest quarter 1336.35 feet to the northeast corner of said southwest quarter and the TRUE POINT OF BEGINNING; said point being the southeast corner of Lot 26, Mill Creek 3 as recorded in Volume 37 of Plats, pages 73 through 76, records of Snohomish County, Washington; thence North 87°40'25" West 623.72 feet to the southwest corner of Lot 32 of said plat; thence South 03°10'25" West 332.49 feet to the southeast corner of Lot 87 of said plat; thence North 87°46'28" West along the most southerly line of said plat 679.80 feet to the southwest corner of Tract 227 of said plat of Mill Creek 3 and the easterly margin of Village Green Drive per the plat of Mill Creek 1 as recorded in Volume 35 of Plats, pages 11 through 16, records of Snohomish County, Washington; thence South 02°08'32" West along said easterly margin 608.96 feet to a point of curve; thence along said easterly margin on a curve to the right, having a radius of 430.00 feet, through a central angle of 05°47'36", an arc distance of 43.48 feet to a point on the westerly margin of a 40-foot strip of land as disclosed by Statutory Warranty Deed recorded under Recording Number 1582068, records of Snohomish County, Washington; thence South 01°53'37" West along said westerly margin 386.96 feet to a point on the north line of Short Plat 431 (8-78), recorded under Recording Number 7901120264, records of Snohomish County, Washington; thence South 88°40'18" East along said north line 0.52 feet to the northeast corner of said Short Plat; thence South 02°08'32" West along the east line of said Short Plat 418.12 feet to a point on a curve in the northerly margin of Seattle Hill Road from which the radius point bears South 23°03'55" East 746.78 feet distant; thence northeasterly along said northerly margin and curve to the right through a central angle of 00°21'49" an arc distance of 4.74 feet to a point of tangency; thence along said margin North 67°17'54" East 384.00 feet to a point of curve; thence along said margin on a curve to the left, having a radius of 543.69 feet, through a central angle of 30°30'00" an arc distance of 289.42 feet; thence along said margin North 36°47'54" East 931.50 feet to a point of curve; thence along said margin on a curve to the right, having a radius of 1462.69 feet, through a central angle of 08°02'00", an arc distance of 205.08 feet; thence along said margin North 44°49'54" East 125.38 feet to a point on the east line of the southwest quarter of the northeast quarter of said Section 5; thence North 01°29'17" East along said east line 420.98 feet to the TRUE POINT OF BEGINNING.

EASEMENT PROVISIONS

An easement is hereby reserved for and dedicated to the Public and Alderwood Water District and Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc., and Viacom Cable and Washington Natural Gas, their respective successors and assigns, under and upon the exterior ten (10) feet parallel with and adjoining the Public Street frontage for all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment, for the purpose of serving this subdivision and other property with electric, telephone, cable television, natural gas, water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

Furthermore, the ten foot strip may be utilized by the Public for necessary roadway slopes, cuts and fills.

Also, each lot (tracts are excluded) is subject to an easement for the above stated purposes, which is 2.5 feet in width parallel with and adjoining all side lot lines which adjoin another lot, and five (5) feet in width, parallel with and adjoining all rear lot lines which adjoin another lot.

Provided, however, the grant of easement set forth herein with respect to side lot lines and rear lot lines of adjoining lots in this plat is subject to the condition that in the event transferees from the William E. Buchan, Inc. of more than one lot in this plat on a contiguous basis, own or hold said lots for the purpose of constructing buildings thereon, which buildings would cross or abut platted lot or tract lines, such construction shall be permitted irrespective of the existence of the plat easement contained in this paragraph, provided such easement areas have not been utilized for their easement purposes to receive lines or utilities at the time such construction is sought by such ownership and a building permit applied for. Subsequent transferees from the grantees of William E. Buchan, Inc. shall have the same rights with respect to property which is held on a contiguous basis in the event that such easement areas have not been utilized by the beneficiaries named in the first paragraph, and beneficiaries shall be under an obligation to obtain written consent to installation of utilities in the easement area from the ownerships of contiguously held properties within the plat.

RESTRICTIONS

No lines or wires for transmission of electric current or for telephone use, cable television, or fire or police signals or for other purposes shall be placed or permitted to be placed upon any lot or tract outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

All common areas noted are subject to public utility easement provisions for the purpose of serving this subdivision and any other property with electric, telephone, cable television, natural gas, water, sewer and storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

Drainage easements designated on the plat are hereby reserved for and granted to the City of Mill Creek for the right of ingress and egress for the purpose of maintaining and operating stormwater facilities.

No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall contain less than the area required for the use district in which located.

Further that said plat is subject to declaration of restrictive covenants as recorded under Auditor's File No. 9101100228

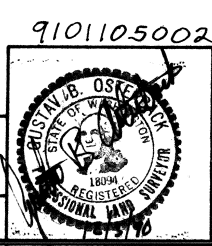
No further subdivision of any lot without resubmitting for formal plat procedure.

GENERAL NOTES:

1. INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. TRACT 100 OPEN SPACE IS DEDICATED TO THE CITY OF MILL CREEK.
3. TRACT 101 (WETLAND AND RETENTION) SHALL BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
4. TRACTS 103 AND 105 ARE PEDESTRIAN TRACTS AND ARE TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
5. TRACT 104 IS FOR PEDESTRIAN ACCESS AND EMERGENCY VEHICLE INGRESS AND EGRESS, FOR THE BENEFIT OF P.U.D., AND FOR THE BENEFIT OF ALDERWOOD WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A WATER LINE. SAID TRACT IS TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
6. TRACT 106 IS FOR PEDESTRIAN ACCESS AND STORM DRAINAGE MAINTENANCE AND IS TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
7. THE LANDSCAPE EASEMENT ON LOT 1 AND TRACT 102 IS TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
8. PLANTER ISLANDS WITHIN THE CUL-DE-SACS OF 27TH DRIVE SOUTHEAST, 28TH DRIVE SOUTHEAST, AND 154TH STREET SOUTHEAST ARE TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
9. THE REAR OF LOTS 33 THROUGH 38 AND 46 THROUGH 51 ARE SUBJECT TO A 35-FOOT CUTTING PRESERVE AREA.
10. THERE SHALL BE A 50-FOOT CUTTING PRESERVE AREA ADJACENT TO VILLAGE GREEN DRIVE ON LOTS 1 AND 2 AND TRACTS 100, 101 AND 102.
11. THERE SHALL BE A 50-FOOT CUTTING PRESERVE AREA ALONG SEATTLE HILL ROAD WITHIN LOTS 9 THROUGH 33 SET BACK 1 FOOT FROM THE EDGE OF SEATTLE HILL ROAD RIGHT-OF-WAY.
12. THE REAR 20 FEET OF LOTS 53 THROUGH 58 SHALL BE PLANTED WITH NATIVE PLANTING ASSOCIATED WITH WETLAND AREAS AS RECOMMENDED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.
13. NO STRUCTURE SHALL BE LOCATED WITHIN 50 FEET OF THE WETLAND EDGE.
14. THE MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS 1 THROUGH 16, 48 THROUGH 50, 54 THROUGH 66, AND 70 THROUGH 79, SHALL BE BASED ON THE BENCH MARK LOCATED AT THE NORTH TOP MONUMENT CASE AT THE CENTERLINE INTERSECTION OF VILLAGE GREEN DRIVE AND 22ND COURT SOUTHEAST (ELEVATION 410.30 FEET).
15. SUBJECT TO MINERAL RESERVATIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 2200268.
16. NO VEHICULAR ACCESS WILL BE PERMITTED UNTO SEATTLE HILL ROAD FROM LOTS 9 THROUGH 11, LOTS 14 THROUGH 26, NOR FROM LOTS 29 THROUGH 33 INCLUSIVE.
17. NO FENCE OR OBSTRUCTION SHALL BE CONSTRUCTED BETWEEN THE EDGE OF RIGHT-OF-WAY AND THE WATER METER WHICH RESTRICTS ACCESS TO THE WATER METERS BY THE ALDERWOOD SEWER AND WATER DISTRICT.
18. AN EASEMENT FOR EGRESS AND INGRESS IS DEDICATED TO THE PUBLIC ON THAT PORTION ON TRACTS 101, 103, 104, 105, AND 106 ON WHICH A SIDEWALK OR TRAIL EXISTS.
19. AN EASEMENT FOR EGRESS AND INGRESS IS DEDICATED TO THE PUBLIC ON THOSE PORTIONS OF SIDEWALKS EXISTING ON PRIVATE PROPERTY WHICH CONNECT TO AND LINK THE SIDEWALK SYSTEM WITHIN THE PUBLIC RIGHT-OF-WAY.
20. NO CLEARING SHALL BE ALLOWED OR BUILDING PERMITS ISSUED PRIOR TO THE SUBMITTAL AND APPROVAL OF A TREE PRESERVATION PLAN FOR EACH LOT. INDIVIDUAL TREE PRESERVATION PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE TREE SURVEY ON FILE WITH THE CITY OF MILL CREEK.
21. THIS PLAT SHALL CONFORM TO CONDITIONS CONTAINED IN THE CITY OF MILL CREEK CITY COUNCIL RESOLUTION NUMBER 89-105 AND TO THE CITY'S STANDARD PLANS.
22. TRACT 102, OPEN SPACE (FOR FUTURE DEVELOPMENT) TO BE RETAINED BY THE OWNER.
23. ALL TREES OVER 8 INCHES IN DIAMETER LOCATED IN THE CUTTING PRESERVE ON LOTS 33 THROUGH 38, AND LOTS 46 THROUGH 51 SHALL BE PRESERVED.
24. ALL TREES AND UNDERSTORY VEGETATION, I.e: SALAL; VINE MAPLE; SHRD FERNS; OREGON GRAPES; ETC... IN THE CUTTING PRESERVE ADJACENT TO SEATTLE HILL ROAD ON LOTS 9 THROUGH 11, LOTS 14 THROUGH 26, LOTS 29 THROUGH 33, AND ADJACENT TO VILLAGE GREEN DRIVE ON LOTS 1 AND 2 SHALL BE PRESERVED.

PARKSIDE PLAT 293

JOB NO. 88-237
TRIAD ASSOCIATES
11415 NE 128TH ST.
KIRKLAND, WA. 98034
(206)821-8448



VOL./Pg.

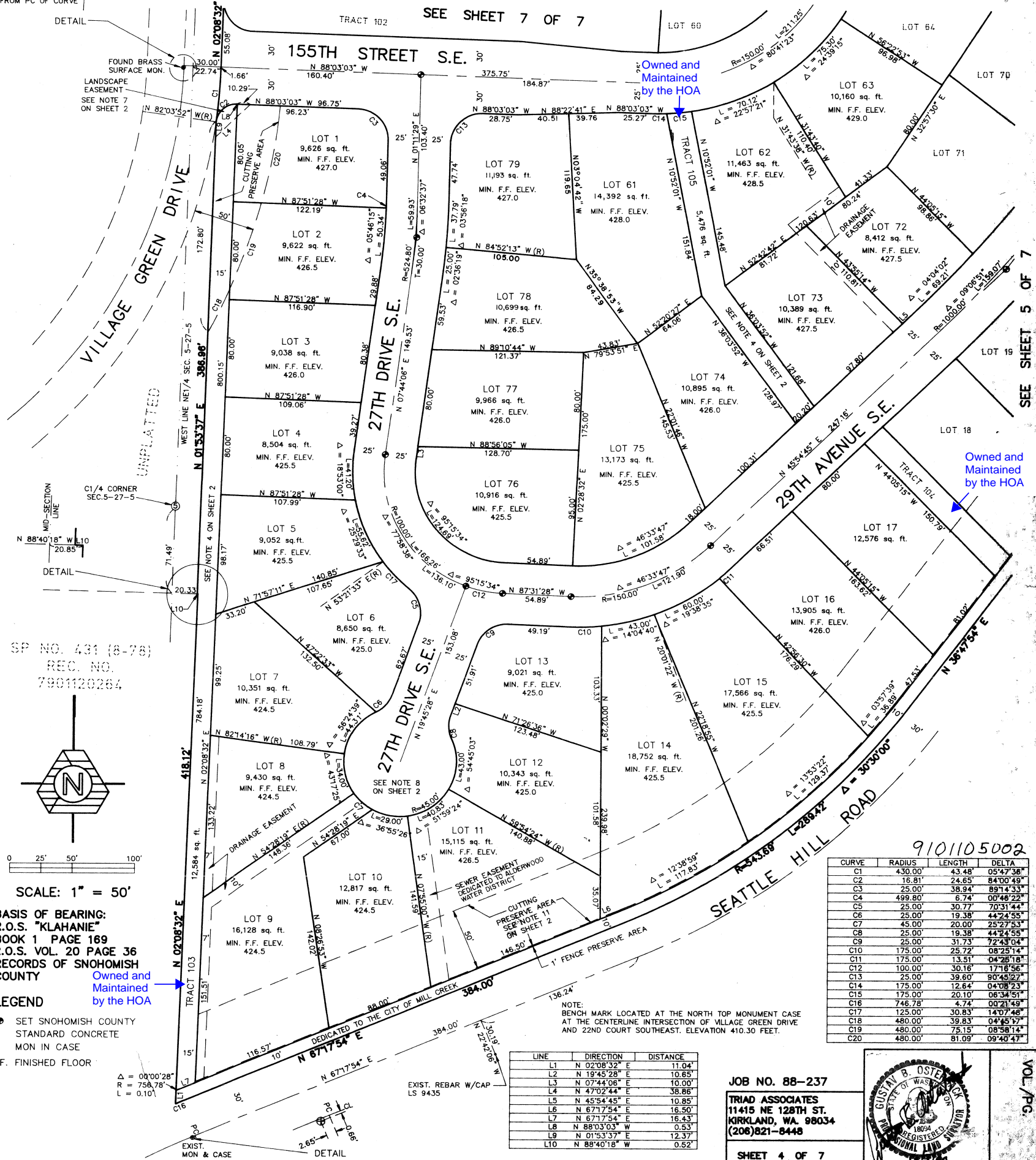
SHEET 2 OF 7

PARKSIDE PLAT 293

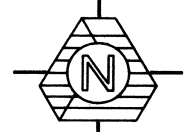
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COUNTY AUDITOR'S OFFICE

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

FOUND BRASS SURFACE MON. 1.56'
S0.12' & W0.48'
FROM PC OF CURVE



SP NO. 431 (6-78)
REC. NO.
7901120264



SCALE: 1" = 50'

BASIS OF BEARING:
R.O.S. "KLAHANIE"
BOOK 1 PAGE 169
R.O.S. VOL. 20 PAGE 36
RECORDS OF SNOHOMISH COUNTY

LEGEND
● SET SNOHOMISH COUNTY STANDARD CONCRETE MON IN CASE
F.F. FINISHED FLOOR

Owned and Maintained by the HOA

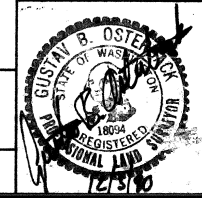
NOTE: BENCH MARK LOCATED AT THE NORTH TOP MONUMENT CASE AT THE CENTERLINE INTERSECTION OF VILLAGE GREEN DRIVE AND 22ND COURT SOUTHEAST. ELEVATION 410.30 FEET.

LINE	DIRECTION	DISTANCE
L1	N 02°08'32" E	11.04'
L2	N 19°45'28" E	10.65'
L3	N 07°44'06" E	10.00'
L4	N 47°02'44" E	38.86'
L5	N 45°54'45" E	10.85'
L6	N 67°17'54" E	16.50'
L7	N 67°17'54" E	16.43'
L8	N 88°03'03" W	0.53'
L9	N 01°53'37" E	12.37'
L10	N 88°40'18" W	0.52'

9101105002

CURVE	RADIUS	LENGTH	DELTA
C1	430.00'	43.48'	05°47'36"
C2	15.81'	24.65'	84°00'49"
C3	25.00'	38.94'	89°14'33"
C4	499.80'	6.74'	00°46'22"
C5	25.00'	30.77'	70°31'44"
C6	25.00'	19.38'	44°24'55"
C7	45.00'	20.00'	25°27'53"
C8	25.00'	19.38'	44°24'55"
C9	25.00'	31.73'	72°43'04"
C10	175.00'	25.72'	08°25'14"
C11	175.00'	13.51'	04°26'18"
C12	100.00'	30.16'	17°16'56"
C13	25.00'	39.60'	90°45'27"
C14	175.00'	12.64'	04°08'23"
C15	175.00'	20.10'	08°34'51"
C16	746.78'	4.74'	00°21'49"
C17	125.00'	30.83'	14°07'48"
C18	480.00'	39.83'	04°45'17"
C19	480.00'	75.15'	08°58'14"
C20	480.00'	81.09'	09°40'47"

JOB NO. 88-237
TRIAD ASSOCIATES
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SHEET 4 OF 7

PARKSIDE FLAT 295

PARKSIDE FLAT 295

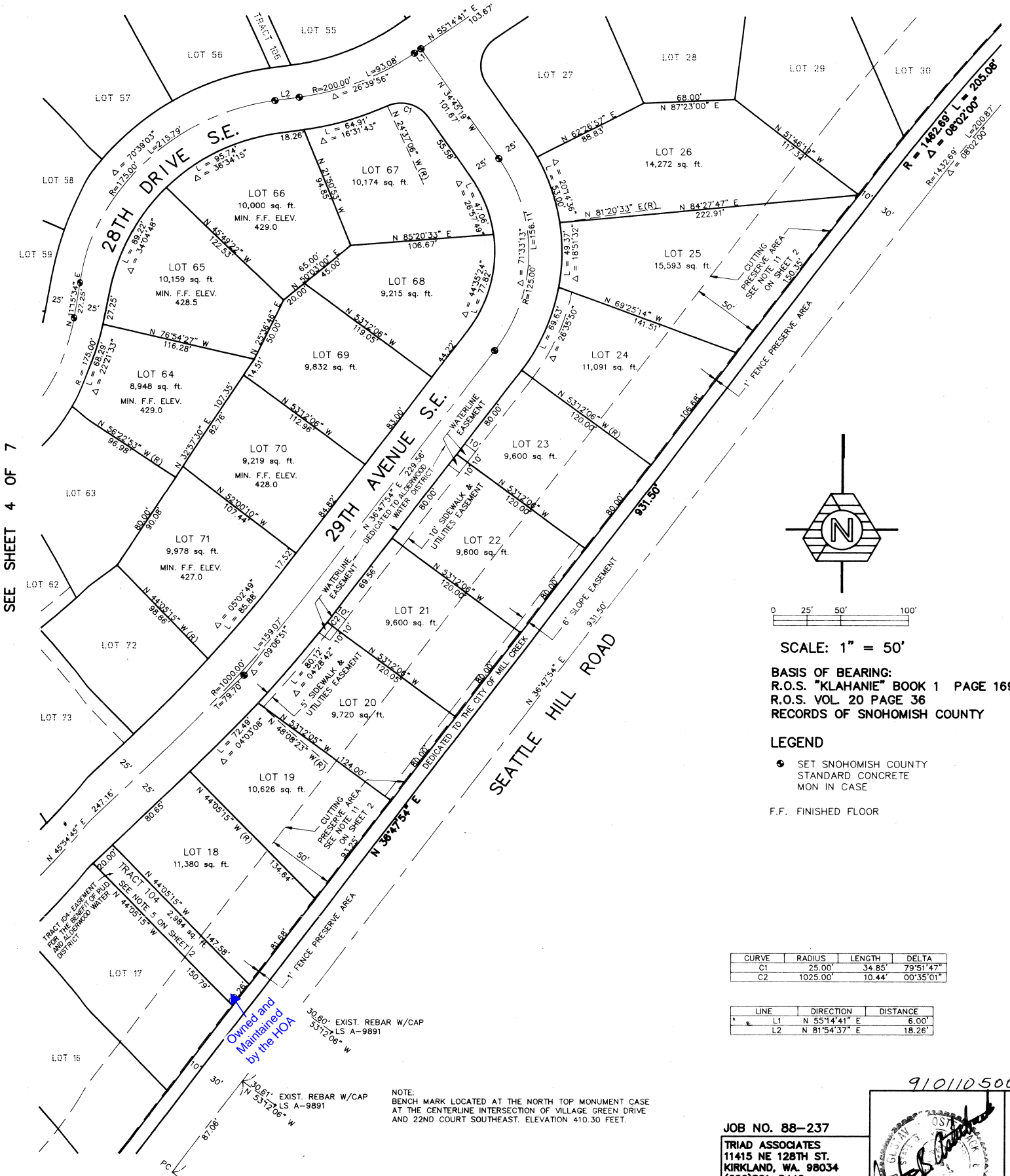
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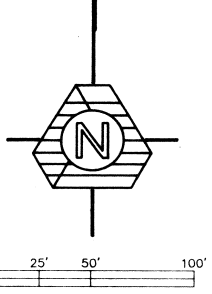
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COUNTY AUDITOR'S OFFICE

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

SEE SHEET 6 OF 7



SEE SHEET 4 OF 7



SCALE: 1" = 50'

BASIS OF BEARING:
R.O.S. "KLAHANIE" BOOK 1 PAGE 169
R.O.S. VOL. 20 PAGE 36
RECORDS OF SNOHOMISH COUNTY

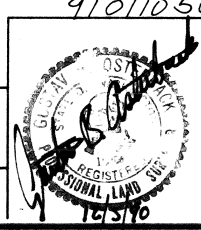
- LEGEND**
- SET SNOHOMISH COUNTY STANDARD CONCRETE MON IN CASE
 - F.F. FINISHED FLOOR

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	34.85'	79°51'47"
C2	1025.00'	10.44'	00°35'01"

LINE	DIRECTION	DISTANCE
L1	N 55°14'41" E	6.00'
L2	N 81°54'37" E	18.26'

NOTE: BENCH MARK LOCATED AT THE NORTH TOP MONUMENT CASE AT THE CENTERLINE INTERSECTION OF VILLAGE GREEN DRIVE AND 22ND COURT SOUTHEAST. ELEVATION 410.30 FEET.

JOB NO. 88-237
TRIAD ASSOCIATES
11415 NE 128TH ST.
KIRKLAND, WA. 98034
(206)821-8448



SHEET 5 OF 7

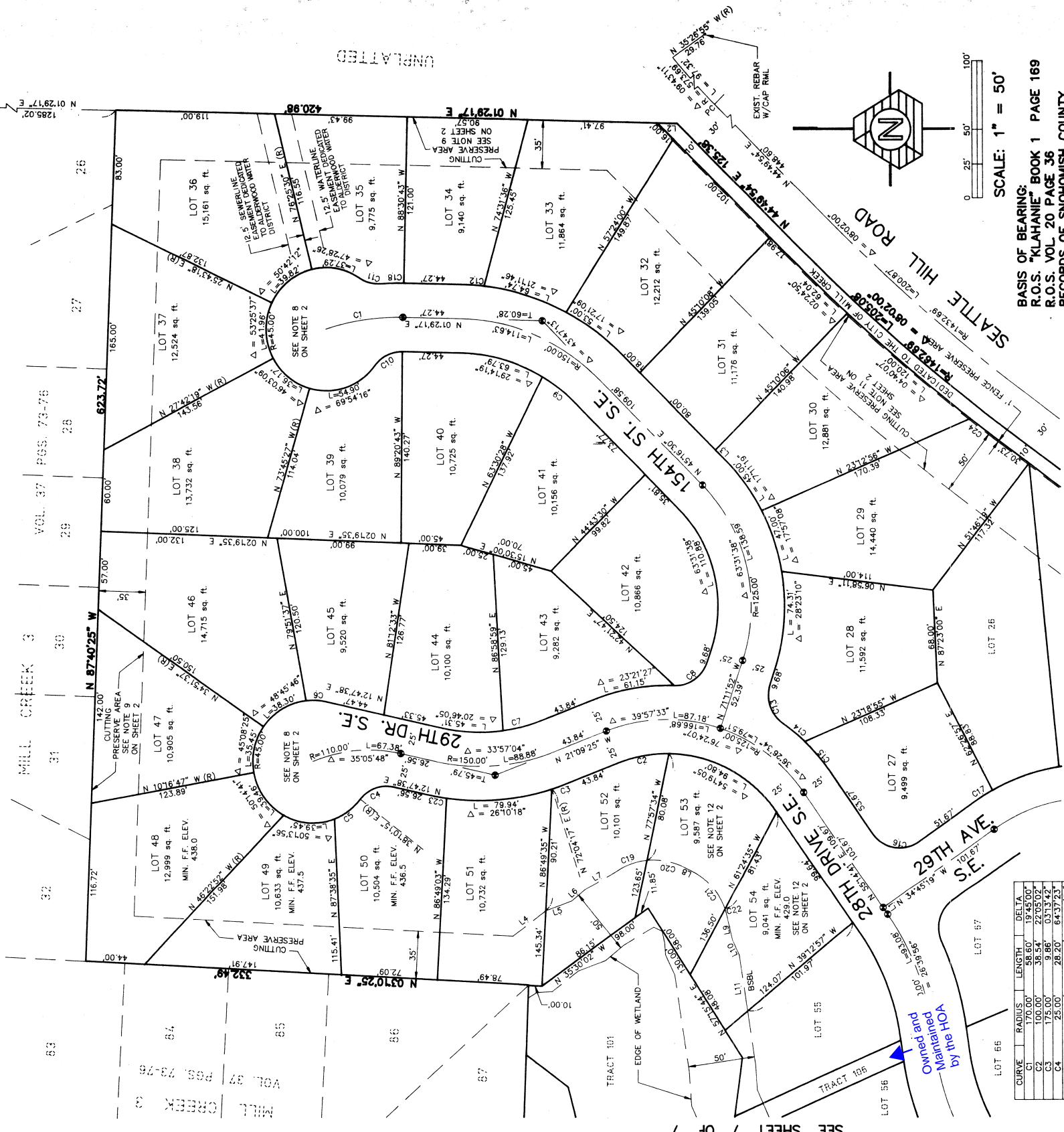
PARKSIDE PLAT 296

PARKSIDE PLAT 296

COPY ORIGINAL ON FILE IN THE COUNTY AUDITOR'S OFFICE

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

1/16 CORNER
NORTH LINE
SEC. 5-27-5
N 01°29'17" E
N 88°12'22" W



CURVE	RADIUS	LENGTH	DELTA
C1	170.00'	58.60'	19.4500°
C2	100.00'	38.54'	22.0502°
C3	125.00'	47.72'	24.3254°
C4	150.00'	57.90'	26.7121°
C5	45.00'	24.40'	31.0421°
C6	45.00'	15.06'	19.1015°
C7	125.00'	28.76'	13.1059°
C8	25.00'	32.03'	73.2354°
C9	125.00'	31.74'	14.3254°
C10	25.00'	28.91'	85.8829°
C11	25.00'	28.91'	37.3629°
C12	175.00'	16.00'	05.1418°
C13	25.00'	32.03'	73.2354°
C14	150.00'	21.58'	08.1429°
C15	150.00'	27.04'	10.1938°
C16	25.00'	39.27'	90.0000°
C17	25.00'	31.74'	14.3254°
C18	195.00'	17.69'	05.1148°
C19	50.00'	21.51'	24.3902°
C20	50.00'	28.53'	32.4120°
C21	50.00'	38.13'	43.4151°
C22	50.00'	5.94'	06.4637°
C23	175.00'	13.90'	04.3304°
C24	1472.69'	24.44'	00.9703°

SEE SHEET 5 OF 7

SEE SHEET 7 OF 7

LEGEND

- SET SNOHOMISH COUNTY STANDARD CONCRETE MON IN CASE
- BSBL BUILDING SETBACK LINE
- F.F. FINISHED FLOOR

LINE	DIRECTION	DISTANCE
L1	N 55°14'41" E	6.00'
L2	N 01°29'17" E	14.57'
L3	N 55°16'39" E	31.29'
L4	N 20°29'07" W	21.01'
L5	N 39°04'02" W	12.98'
L6	N 30°28'52" W	30.13'
L7	N 26°51'30" E	6.78'
L8	N 77°21'59" E	17.65'
L9	N 60°58'04" E	12.20'
L10	N 81°28'20" E	41.25'

SCALE: 1" = 50'

BASE OF BEARING:
R.O.S. "KLAHANE" BOOK 1 PAGE 169
R.O.S. VOL 20 PAGE 36
RECORDS OF SNOHOMISH COUNTY

NOTE:
BENCH MARK LOCATED AT THE NORTH TOP MONUMENT CASE AT THE CENTERLINE INTERSECTION OF VILLAGE GREEN DRIVE AND 22ND COURT SOUTHEAST. ELEV. 410.30 FEET.

VOL./PG.



JOB NO. 88-237
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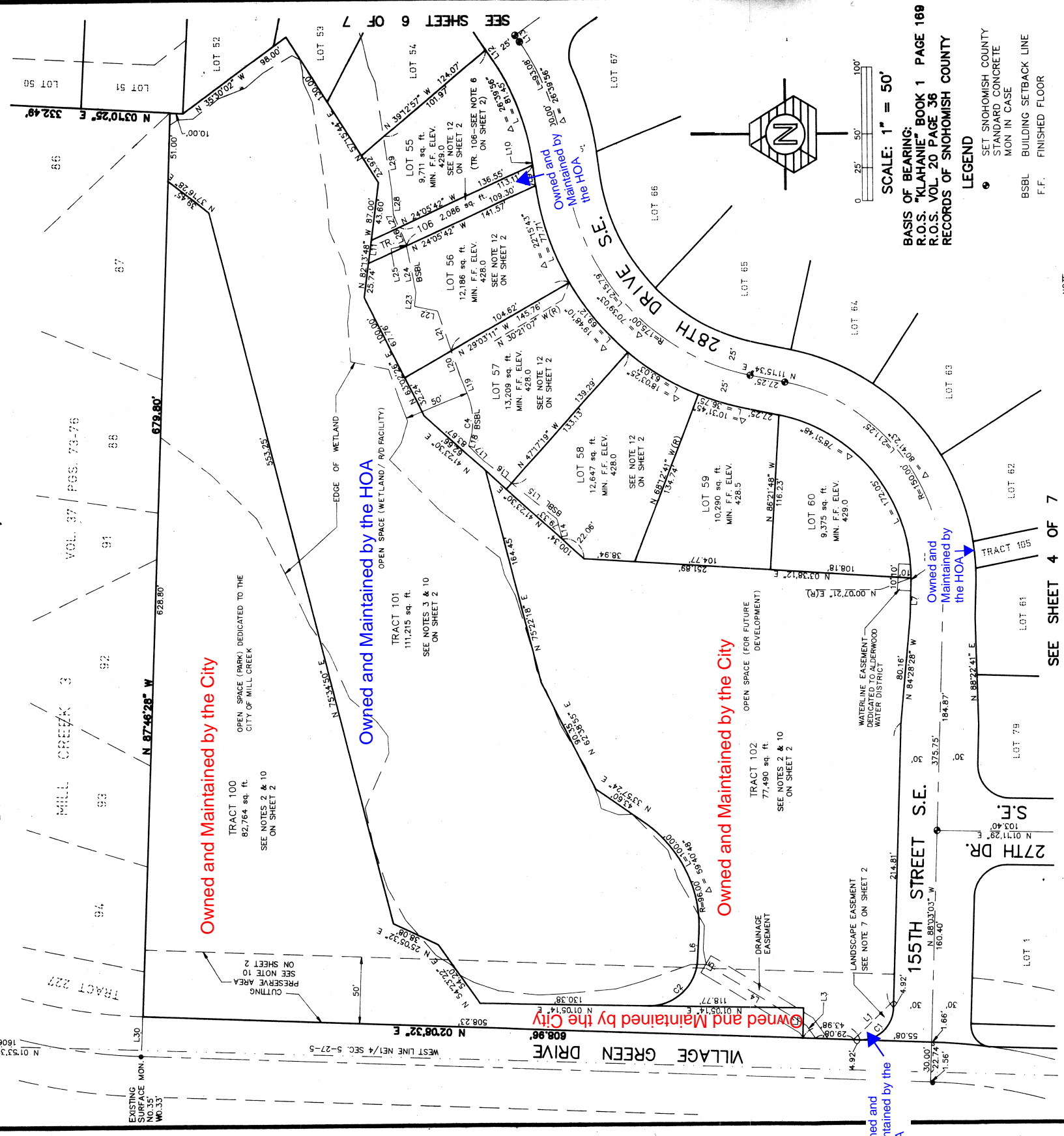
SHEET 6 OF 7

COPY ORIGINAL ON FILE IN THE COUNTY AUDITOR'S OFFICE

PARKSIDE
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

POR NE1/4 & SE1/4 SEC 5, TWP. 27N., RGE. 5E., W.M.

N1/4 SEC 5-27-5
CALC. POSITION PER
RCS BK. 1 PG. 169

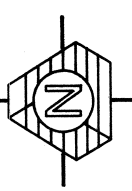


LINE	DIRECTION	DISTANCE
L16	N 37°58'11" E	27.25
L17	N 44°45'09" E	16.94
L18	N 71°01'10" E	18.76
L19	N 66°34'28" E	18.76
L20	N 71°01'10" E	20.27
L21	N 71°01'10" E	31.51
L22	N 112°09' E	17.99
L23	N 65°40'34" W	10.99
L24	N 78°43'36" E	35.84
L25	N 66°32'39" E	13.46
L26	N 66°32'39" E	10.71
L27	N 86°19'46" E	18.65
L28	N 81°28'20" E	39.41
L29	N 87°51'28" W	25.39

LINE	DIRECTION	DISTANCE
L1	N 42°57'16" W	42.35
L2	N 87°51'28" W	22.69
L3	N 57°08'32" E	36.00
L4	N 58°51'28" W	13.00
L5	N 58°51'28" W	13.00
L6	N 86°21'48" W	19.93
L7	N 86°03'03" W	25.27
L8	N 81°54'37" E	18.26
L9	N 81°54'37" E	18.60
L10	N 81°54'37" E	17.88
L11	N 81°54'37" E	17.88
L12	N 55°14'41" E	10.03
L13	N 55°14'41" E	6.00
L14	N 75°14'17" E	15.79
L15	N 37°58'11" E	44.10

SEE SHEET 4 OF 7

SEE SHEET 7 OF 7



SCALE: 1" = 50'

BASIS OF BEARING:
R.O.S. "KLAHANE" BOOK 1 PAGE 169
R.O.S. VOL 20 PAGE 36
RECORDS OF SNOHOMISH COUNTY

- LEGEND
- SET SNOHOMISH COUNTY STANDARD CONCRETE MON IN CASE
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VOL /PG.

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JOB NO. 88-237

TRIAD ASSOCIATES
11415 NE 128TH ST.
KIRKLAND, WA 98034
(206)821-8448

SHEET 7 OF 7

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	39.35'	90°11'35"
C2	36.59'	55.65'	87°27'02"
C3	125.00'	3.98'	0°48'35"
C4	50.00'	34.13'	39°08'47"

PARKSIDE PLAT 298

PARKSIDE PLAT 298

Heron Park Nature Trail Maintenance

Summary

The Heron Park Nature Trail is part of the City of Mill Creek’s Heron Park on an implied right of way through property owned by the Parkside Homeowners Association.

The Heron Park Nature Trail did not exist when Parkside plat 293 was recorded on January 9, 1991. The trail’s public right of way was not formally established by conveyance, but is implied by 25 years of continued public use and maintenance by the City of Mill Creek.

The Parkside Homeowners Association will not assume maintenance responsibility of any element of the Heron Park Nature Trail and is not liable for any injury of a member of the public who uses the portion of the Heron Park Nature Trail on the Parkside Homeowners Association tract 101.

As the Heron Park Nature Trail’s public right of way’s dominant estate, the City of Mill Creek is responsible for all maintenance and is liable for any injury incurred by a member of the public on the trail.

Heron Park Description

The City of Mill Creek lists the Heron Park Nature Trail in its Comprehensive Plan as follows:

"Heron Park consists of 3.8 acres and is located at the northeast corner of Village Green Drive and 155th Street SE. Amenities include a picnic shelter, restroom facilities, a playground with a play structure, picnic tables, a tennis court, walking paths and a two-acre passive use area with a path surrounding a wetland/detention pond."

The Heron Park Nature Trail begins on the City of Mill Creek’s tract 102; where Heron Park’s playground, rest rooms, tennis court, and picnic shelter are located. At this point it is a blacktop sidewalk. Wooden posts along the trail once depicted features of the trail.

Heading north, the Heron Park Nature Trail leaves tract 102 and continues through Parkside’s tract 101 on an implied right of way easement specific to the nature trail. This part of the nature trail is covered in gravel and includes a wetlands observation platform.

The Heron Park Nature Trail leaves tract 101 at the Mill Creek Rotary Bridge and continues west to the city’s two-acre passive use area, tract 100, where it finishes on Village Green Drive’s sidewalk. This part of the nature trail is covered in gravel.

History

The Parkside plat was recorded on January 9, 1991, before Heron Park’s tract 102 was given to the City of Mill Creek by the Parkside developer,

Parkside Homeowners Association

August 23, 2017

William Buchan. Tract 102 is identified on the plat map as "*Open space (for future development).*"

The City of Mill Creek paid Terra Dynamics, Inc. \$259,518 to build Heron Park. Construction began in the summer of 1991 and was completed by the end of the year. No aspect of Heron Park or the Heron Park Nature Trail were built by the Parkside developer.

The City of Mill Creek constructed the Heron Park Nature Trail and all its elements as part of Heron Park. Further, the city has maintained the Heron Park Nature Trail and all its elements continuously for the past 25 years.

The City of Mill Creek solicited funding from Mill Creek Rotary for the construction of the Heron Park's north bridge element on the Parkside's tract 101 as commemorated with a plaque. This would not have been done for the exclusive private use of Parkside residents.

Easements and Covenants

Heron Park and the Heron Park Nature Trail are not shown on the Parkside plat because they were not yet built by the City of Mill Creek, although the following covenants on the plat do apply to Parkside's tract 101.

Tract 101 was specifically retained by the Parkside Homeowners Association for stormwater retention. Note 3 on the Parkside plat refers to the tract's use as follows: "*Tract 101 (wetland and retention) shall be owned and maintained by the Parkside Homeowners Association.*"

There is a blacktop pedestrian access from 28th Drive SE to the Heron Park Nature Trail on tract 106. Note 6 on the Parkside plat makes it clear that its maintenance is the responsibility of the Parkside Homeowners Association as follows: "*Tract 106 is for pedestrian access and storm drainage maintenance and is to be maintained by the Parkside Homeowners Association.*"

There is an ingress/egress easement on Parkside's tract 101, however since there was no trail at the time the plat was recorded, no right of way easement is defined.

The ingress/egress easement was formally established by conveyance when the Parkside plat 293 was recorded. Note 18 on the plat recording defines the easement as follows: "*An easement for egress and ingress is dedicated to the public on that portion on tracts 101, 103, 104, 105, and 106 on which a sidewalk or trail exists.*"

The Parkside Plat doesn't show any trails on tract 101 and neither do Parkside's as-built drawings, which were registered in 1990.

Since a right of way easement was not defined when the Parkside plat was registered, the Heron Park Nature Trail's right of way easement is implied by

Parkside Homeowners Association

August 23, 2017

its continued use by Heron Park visitors and maintenance by the City of Mill Creek.

Because the City of Mill Creek built Heron Park and the Heron Park Nature Trail, the city is the right of way easement's dominant estate and the Parkside Homeowners Association is the right of way easement's servient estate.

As the party that benefits from the easement, the dominate estate holder normally maintains the right of way.

Although by covenant the Parkside Homeowners Association is required to maintain tract 101 as the owner, there is no requirement regarding the specific maintenance of that portion of the Heron Park Nature Trail on tract 101's "*ingress and egress*" easement.

Property law only requires the servient estate not to unduly interfere with the dominant estate's use of the easement. It is not required for the subservient estate holder to participate in right of way maintenance.

Since the City of Mill Creek has continuously maintained the entire Heron Park Nature Trail and its elements for 25 years, it's clear that city staff recognized from the beginning that it is the city's responsibility to keep the trail and all its elements safe and secure for public use.

Further the Parkside Homeowners association assumes no liability for any injury of a member of the pubic who uses the portion of the Heron Park Nature Trail on the Parkside Homeowners Association tract 101.

Attachments

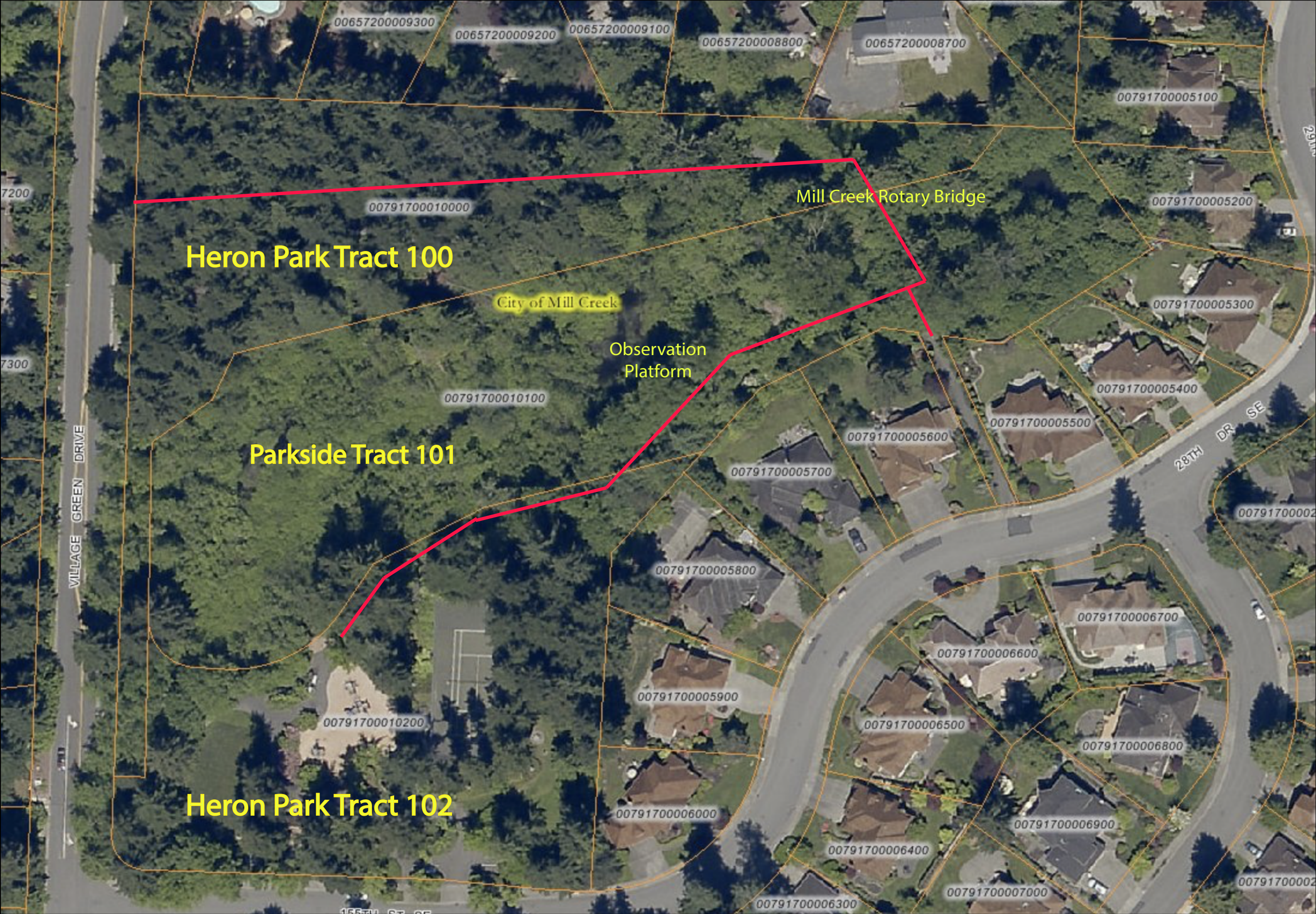
Heron Park Nature Trail Arial Map.

Parkside Plat Map.

Parkside As-Built Drawings.

Parkside Homeowners Association

August 23, 2017



COPY

ORIGINAL ON FILE IN THE COUNTY AUDITOR'S OFFICE

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

DEDICATION

Know all men by these presents that we, the undersigned owners in fee simple of the land hereby platted, do hereby declare this plat and dedicate to the public forever all roads, ways, and easements shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage water in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF we set our hands and seals.

WILLIAM E. BUCHAN, INC. A WASHINGTON CORPORATION

BY: William E. Buchan ITS: CHAIRMAN
BY: Janina A. Buchan ITS: SECRETARY

THE BANK OF CALIFORNIA, N.A., A NATIONAL BANKING ASSOCIATION

BY: Kirk Johnson ITS: VICE PRESIDENT
ITS: _____

ACKNOWLEDGEMENTS

State of Washington ss
County of Snohomish
This is to certify that on this 14th day of DECEMBER, 1990, before me the undersigned a Notary Public, personally appeared William E. Buchan and Janina A. Buchan the President and Secretary respectively of the Corporation that executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and that on oath stated that they were authorized to execute said dedication and that the seal affixed (if any) is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

Janina A. Eastman Notary Public in and for the State of Washington
Residing at Seattle my commission expires 10/12/92

State of Washington
County of Snohomish
I certify that I know or have satisfactory evidence that KIRK JOHNSON and _____ signed this instrument, on oath stating that (he/she) was authorized to execute the instrument and acknowledged it as VICE PRESIDENT of THE BANK OF CALIFORNIA, N.A., A NATIONAL BANKING ASSOCIATION to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Janina A. Eastman Notary Public in and for the State of Washington
Residing at Seattle my Commission expires 10/12/92

OWNER'S COVENANT

The owner shall grant the City a covenant releasing, and indemnifying and holding the City harmless from any and all claims for damages or injunctive relief of whatever nature from the construction, operation and maintenance of the improvements.

JOB NO. 88-237
TRIAD ASSOCIATES
11415 NE 128TH ST.
KIRKLAND, WA. 98034
(206) 821-8448

APPROVALS

I hereby certify that this plat complies with the conditions set forth by the Mill Creek City Council, and is duly approved this 9th day of JANUARY, 1991.

City of Mill Creek Mayor Lincoln W. Espartero

Attest City Clerk Michelle Schutz

Examined and approved this 9th day of JANUARY, 1991.

Mill Creek City Engineer John P. [Signature]

Examined and approved this 9th day of JANUARY, 1991.

Director of Community Development William D. [Signature]

TREASURER'S CERTIFICATE

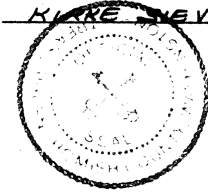
I hereby certify that there are not delinquent special assessments and that all special assessments on any of the property herein contained dedicated as streets, alleys, or other public use are paid in full.

This 9th day of January, 1991.

Michelle Schutz
City of Mill Creek Treasurer

I hereby certify that all state and county taxes heretofore levied against the property described herein, according to the books and records of my office, have been fully paid and discharged, including 1991 taxes. 1-10-91

KIRK JOHNSON BY: Daniel J. Salo Deputy Treasurer, Snohomish County



41.50
26.8F

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Parkside is based upon an actual survey and subdivision of Section 5, Township 27 North, Range 5 East, W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.



Gustav B. Osterback 12/3/90
Gustav B. Osterback, Professional Land Surveyor
Certificate No. 18094
Triad Associates
11415 Northeast 128th Street, Kirkland, Wa. 98034
(206) 821-8448

RECORDING CERTIFICATE

Filed for record at the request of William E. Buchan, Inc., a Washington Corporation, this 10th day of January, 1991, at 10 minutes past 2 P.M., and recorded in Volume 51 of Plats, pages 179 through 205 inclusive, records of Snohomish County, Washington.

Dean V. Williams Snohomish County Auditor
Janina A. Eastman Deputy Snohomish County Auditor

Portion of the southwest quarter of the northeast quarter and of the northwest quarter of the southeast quarter of Section 5, Township 27 North, Range 5 East, Willamette Meridian, all in the City of Mill Creek, Snohomish County, Washington.

SHEET 1 OF 7 SHEETS

9101105002

PARKSIDE PLAT 292

PARKSIDE PLAT 292

VOL./Pg.

COPY
ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

That portion of the southwest quarter of the northeast quarter and of the northwest quarter of the southeast quarter of Section 5, Township 27 North, Range 5 East, W.M., in Snohomish County, Washington, lying northwesterly of Seattle Hill Road described as follows:

Beginning at the northwest corner of the southwest quarter of the northeast quarter of Section 5, Township 27 North, Range 5 East, W.M., in Snohomish County, Washington; thence South 87°40'25" East along the north line of said southwest quarter 1336.35 feet to the northeast corner of said southwest quarter and the TRUE POINT OF BEGINNING; said point being the southeast corner of Lot 26, Mill Creek 3 as recorded in Volume 37 of Plats, pages 73 through 76, records of Snohomish County, Washington; thence North 87°40'25" West 623.72 feet to the southwest corner of Lot 32 of said plat; thence South 03°10'25" West 332.49 feet to the southwest corner of Lot 87 of said plat; thence North 87°46'28" West along the most southerly line of said plat 579.80 feet to the southwest corner of Tract 227 of said plat of Mill Creek 3 and the easterly margin of Village Green Drive per the plat of Mill Creek 1 as recorded in Volume 35 of Plats, pages 11 through 16, records of Snohomish County, Washington; thence South 02°08'32" West along said easterly margin 608.96 feet to a point of curve; thence along said easterly margin on a curve to the right, having a radius of 430.00 feet, through a central angle of 05°47'36", an arc distance of 43.48 feet to a point on the westerly margin of a 40-foot strip of land as disclosed by Statutory Warranty Deed recorded under Recording Number 1582068, records of Snohomish County, Washington; thence South 01°53'37" West along said westerly margin 385.96 feet to a point on the north line of Short Plat 431 (8-78), recorded under Recording Number 790120264, records of Snohomish County, Washington; thence South 88°40'18" East along said north line 0.52 feet to the northeast corner of said Short Plat; thence South 02°09'32" West along the east line of said Short Plat 418.12 feet to a point on a curve in the northerly margin of Seattle Hill Road from which the radius point bears South 23°03'55" East 746.78 feet distant; thence northeasterly along said northerly margin and curve to the right through a central angle of 00°21'49" an arc distance of 4.74 feet to a point of tangency; thence along said margin North 87°17'54" East 384.00 feet to a point of curve; thence along said margin on a curve to the left, having a radius of 543.69 feet, through a central angle of 30°30'00" an arc distance of 289.42 feet; thence along said margin North 36°47'54" East 931.50 feet to a point of curve; thence along said margin on a curve to the right, having a radius of 1462.68 feet, through a central angle of 08°02'00", an arc distance of 205.08 feet; thence along said margin North 44°49'54" East 125.38 feet to a point on the east line of the southwest quarter of the northeast quarter of said Section 5; thence North 01°29'17" East along said east line 420.98 feet to the TRUE POINT OF BEGINNING.

EASEMENT PROVISIONS

An easement is hereby reserved for and dedicated to the Public and Alderwood Water District and Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc., and Viacom Cable and Washington Natural Gas, their respective successors and assigns, under and upon the exterior ten (10) feet parallel with and adjoining the Public Street frontage for all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment, for the purpose of serving this subdivision and other property with electric, telephone, cable television, natural gas, water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

Furthermore, the ten foot strip may be utilized by the Public for necessary roadway slopes, cuts and fills.

Also, each lot (tracts are excluded) is subject to an easement for the above stated purposes, which is 2.5 feet in width parallel with and adjoining all side lot lines which adjoin another lot, and five (5) feet in width, parallel with and adjoining all rear lot lines which adjoin another lot.

Provided, however, the grant of easement set forth herein with respect to side lot lines and rear lot lines of adjoining lots in this plat is subject to the condition that in the event transferees from the William E. Buchan, Inc. of more than one lot in this plat on a contiguous basis, own or hold said lots for the purpose of constructing buildings thereon, which buildings would cross or abut platted lot or tract lines, such construction shall be permitted irrespective of the existence of the plat easement contained in this paragraph, provided such easement areas have not been utilized for their easement purposes to receive lines or utilities at the time such construction is sought by such ownership and a building permit applied for. Subsequent transferees from the grantees of William E. Buchan, Inc. shall have the same rights with respect to property which is held on a contiguous basis in the event that such easement areas have not been utilized by the beneficiaries named in the first paragraph, and beneficiaries shall be under an obligation to obtain written consent to installation of utilities in the easement area from the ownerships of contiguous held properties within the plat.

RESTRICTIONS

No lines or wires for transmission of electric current or for telephone use, cable television, or fire or police signals or for other purposes shall be placed or permitted to be placed upon any lot or tract outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

All common areas noted are subject to public utility easement provisions for the purpose of serving this subdivision and any other property with electric, telephone, cable television, natural gas, water, sewer and storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

Drainage easements designated on the plat are hereby reserved for and granted to the City of Mill Creek for the right of ingress and egress for the purpose of maintaining and operating stormwater facilities.

No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall contain less than the area required for the use district in which located.

Further that said plat is subject to declaration of restrictive covenants as recorded under Auditor's File No. 9101100228

No further subdivision of any lot without resubmitting for formal plat procedure.

GENERAL NOTES:

1. INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. TRACT 100 OPEN SPACE IS DEDICATED TO THE CITY OF MILL CREEK.
3. TRACT 101 (WETLAND AND RETENTION) SHALL BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
4. TRACTS 103 AND 105 ARE PEDESTRIAN TRACTS AND ARE TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
5. TRACT 104 IS FOR PEDESTRIAN ACCESS AND EMERGENCY VEHICLE INGRESS AND EGRESS, FOR THE BENEFIT OF P.U.D., AND FOR THE BENEFIT OF ALDERWOOD WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A WATER LINE. SAID TRACT IS TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
6. TRACT 106 IS FOR PEDESTRIAN ACCESS AND STORM DRAINAGE MAINTENANCE AND IS TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
7. THE LANDSCAPE EASEMENT ON LOT 1 AND TRACT 102 IS TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
8. PLANTER ISLANDS WITHIN THE CUL-DE-SACS OF 27TH DRIVE SOUTHEAST, 29TH DRIVE SOUTHEAST, AND 154TH STREET SOUTHEAST ARE TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
9. THE REAR OF LOTS 33 THROUGH 38 AND 46 THROUGH 51 ARE SUBJECT TO A 35-FOOT CUTTING PRESERVE AREA.
10. THERE SHALL BE A 50-FOOT CUTTING PRESERVE AREA ADJACENT TO VILLAGE GREEN DRIVE ON LOTS 1 AND 2 AND TRACTS 100, 101 AND 102.
11. THERE SHALL BE A 50-FOOT CUTTING PRESERVE AREA ALONG SEATTLE HILL ROAD WITHIN LOTS 9 THROUGH 33 SET BACK 1 FOOT FROM THE EDGE OF SEATTLE HILL ROAD RIGHT-OF-WAY.
12. THE REAR 20 FEET OF LOTS 53 THROUGH 58 SHALL BE PLANTED WITH NATIVE PLANTING ASSOCIATED WITH WETLAND AREAS AS RECOMMENDED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.
13. NO STRUCTURE SHALL BE LOCATED WITHIN 50 FEET OF THE WETLAND EDGE.
14. THE MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS 1 THROUGH 18, 48 THROUGH 50, 54 THROUGH 66, AND 70 THROUGH 79, SHALL BE BASED ON THE BENCH MARK LOCATED AT THE NORTH TOP MONUMENT CASE AT THE CENTERLINE INTERSECTION OF VILLAGE GREEN DRIVE AND 22ND COURT SOUTHEAST (ELEVATION 410.30 FEET).
15. SUBJECT TO MINERAL RESERVATIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 2200268.
16. NO VEHICULAR ACCESS WILL BE PERMITTED UNTO SEATTLE HILL ROAD FROM LOTS 9 THROUGH 11, LOTS 14 THROUGH 26, NOR FROM LOTS 29 THROUGH 33 INCLUSIVE.
17. NO FENCE OR OBSTRUCTION SHALL BE CONSTRUCTED BETWEEN THE EDGE OF RIGHT-OF-WAY AND THE WATER METER WHICH RESTRICTS ACCESS TO THE WATER METERS BY THE ALDERWOOD SEMER AND WATER DISTRICT.
18. AN EASEMENT FOR EGRESS AND INGRESS IS DEDICATED TO THE PUBLIC ON THAT PORTION ON TRACTS 101, 103, 104, 105, AND 106 ON WHICH A SIDEWALK OR TRAIL EXISTS.
19. AN EASEMENT FOR EGRESS AND INGRESS IS DEDICATED TO THE PUBLIC ON THOSE PORTIONS OF SIDEWALKS EXISTING ON PRIVATE PROPERTY WHICH CONNECT TO AND LINK THE SIDEWALK SYSTEM WITHIN THE PUBLIC RIGHT-OF-WAY.
20. NO CLEARING SHALL BE ALLOWED OR BUILDING PERMITS ISSUED PRIOR TO THE SUBMITTAL AND APPROVAL OF A TREE PRESERVATION PLAN FOR EACH LOT. INDIVIDUAL TREE PRESERVATION PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE TREE SURVEY ON FILE WITH THE CITY OF MILL CREEK.
21. THIS PLAT SHALL CONFORM TO CONDITIONS CONTAINED IN THE CITY OF MILL CREEK CITY COUNCIL RESOLUTION NUMBER 89-105 AND TO THE CITY'S STANDARD PLANS.
22. TRACT 102, OPEN SPACE (FOR FUTURE DEVELOPMENT) TO BE RETAINED BY THE OWNER.
23. ALL TREES OVER 8 INCHES IN DIAMETER LOCATED IN THE CUTTING PRESERVE ON LOTS 33 THROUGH 38, AND LOTS 46 THROUGH 51 SHALL BE PRESERVED.
24. ALL TREES AND UNDERSTORY VEGETATION, I.e: SALAL; VINE MAPLE; SWORD FERNS; OREGON GRAPES; ETC... IN THE CUTTING PRESERVE ADJACENT TO SEATTLE HILL ROAD ON LOTS 9 THROUGH 11, LOTS 14 THROUGH 26, LOTS 29 THROUGH 33, AND ADJACENT TO VILLAGE GREEN DRIVE ON LOTS 1 AND 2 SHALL BE PRESERVED.

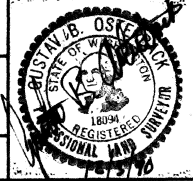
PARKSIDE PLAT 293

JOB NO. 88-237

TRIAD ASSOCIATES
11415 NE 128TH ST.
KIRKLAND, WA. 98034
(206)821-8448

SHEET 2 OF 7

9101105002



VOL./PG.

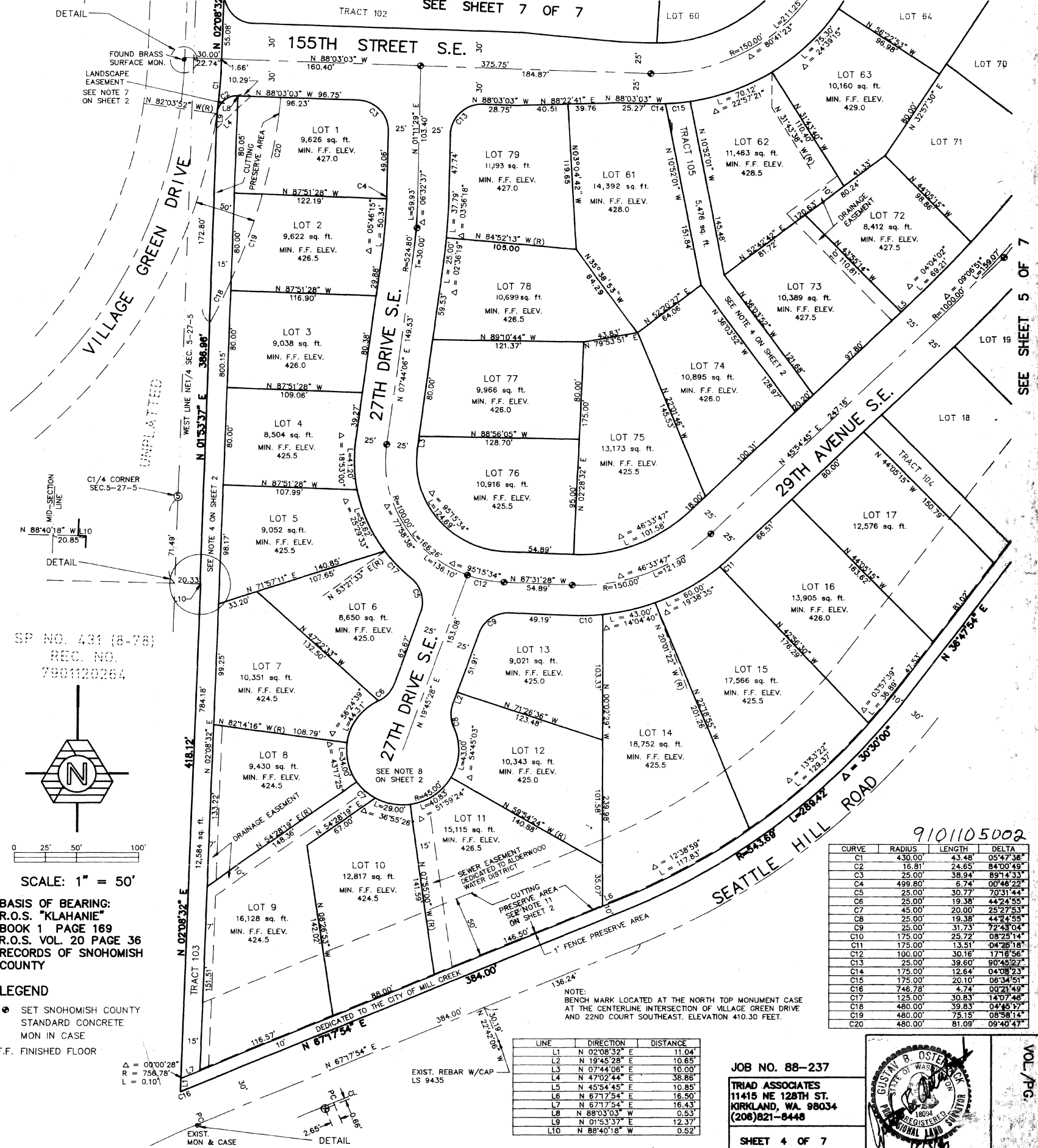
PARKSIDE PLAT 293

COPY

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COUNTY AUDITOR'S OFFICE

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

FOUND BRASS
SURFACE MON.
S.O. 12' & W.O. 48'
FROM PC OF CURVE



SP NO. 431 (8-78)
REC. NO.
7901120264



SCALE: 1" = 50'

BASIS OF BEARING:
R.O.S. "KLAHANIE"
BOOK 1 PAGE 169
R.O.S. VOL. 20 PAGE 36
RECORDS OF SNOHOMISH
COUNTY

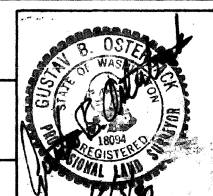
LEGEND
● SET SNOHOMISH COUNTY
STANDARD CONCRETE
MON IN CASE
F.F. FINISHED FLOOR

9101105002

CURVE	RADIUS	LENGTH	DELTA
C1	430.00'	43.48'	05°47'36"
C2	16.81'	24.65'	84°00'49"
C3	25.00'	38.94'	89°14'33"
C4	499.80'	6.74'	00°46'22"
C5	25.00'	30.77'	70°31'44"
C6	25.00'	19.38'	44°24'53"
C7	45.00'	20.00'	25°27'53"
C8	25.00'	19.38'	44°24'55"
C9	25.00'	31.73'	72°43'04"
C10	175.00'	25.72'	08°25'14"
C11	175.00'	13.51'	04°26'18"
C12	100.00'	30.16'	17°18'56"
C13	25.00'	39.60'	80°45'27"
C14	175.00'	12.64'	04°08'23"
C15	175.00'	20.10'	08°34'51"
C16	746.78'	4.74'	00°21'49"
C17	125.00'	30.83'	14°07'48"
C18	480.00'	39.83'	04°45'57"
C19	480.00'	75.15'	08°58'14"
C20	480.00'	81.09'	09°40'47"

LINE	DIRECTION	DISTANCE
L1	N 02°08'32" E	11.04'
L2	N 19°45'28" E	10.65'
L3	N 07°44'06" E	10.00'
L4	N 47°02'44" E	38.86'
L5	N 45°54'45" E	10.95'
L6	N 67°17'54" E	16.50'
L7	N 67°17'54" E	16.43'
L8	N 88°03'03" W	0.53'
L9	N 01°53'37" E	12.37'
L10	N 88°40'18" W	0.52'

JOB NO. 88-237
TRIAD ASSOCIATES
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KIRKLAND, WA 98034
(206)821-8448



SHEET 4 OF 7

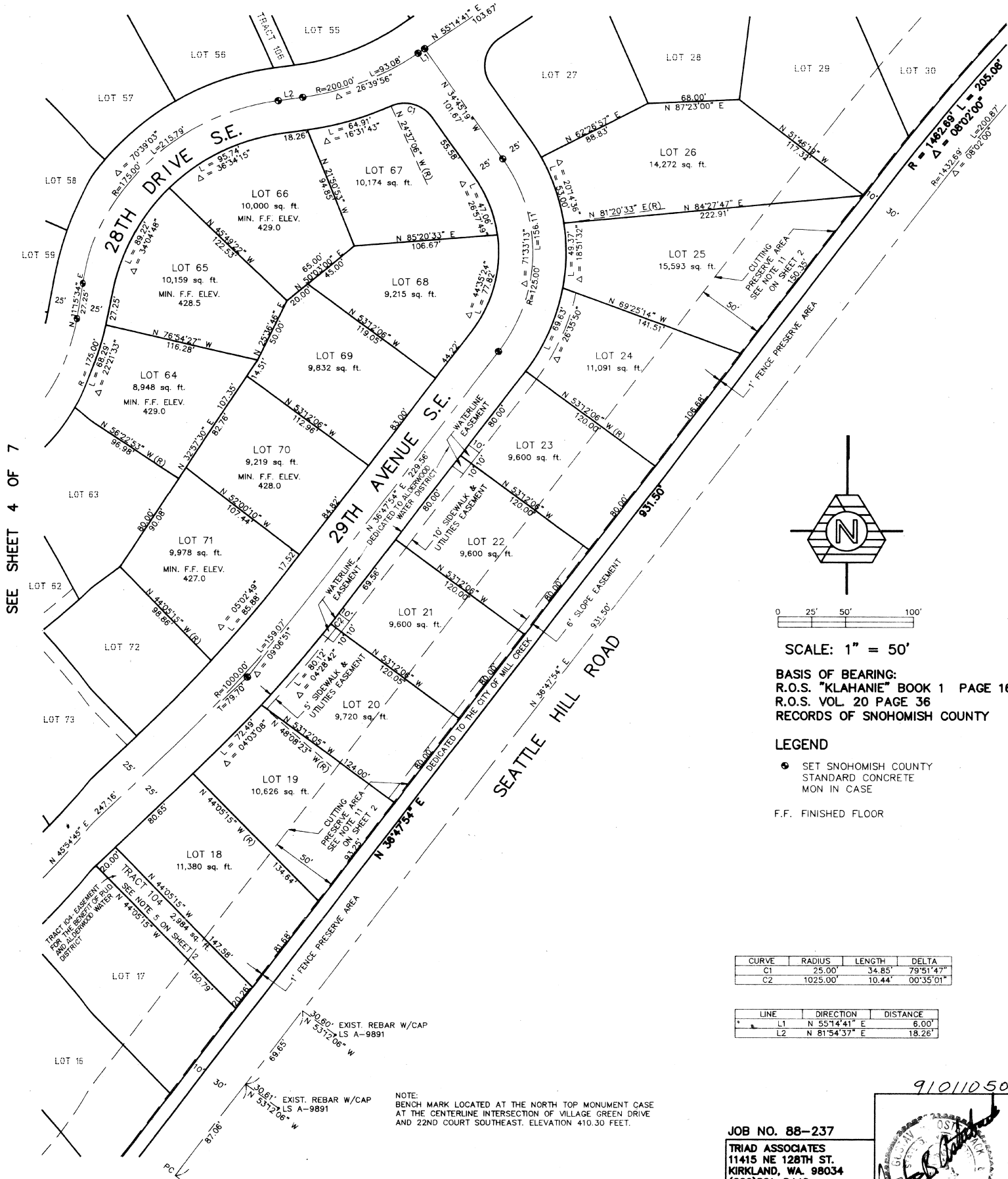
PARKSIDE PLAT 295

COPY

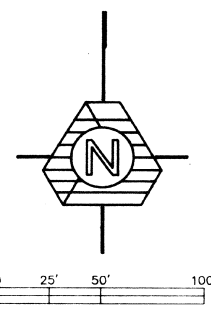
ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

SEE SHEET 6 OF 7



SEE SHEET 4 OF 7



SCALE: 1" = 50'

BASIS OF BEARING:
R.O.S. "KLAHANIE" BOOK 1 PAGE 169
R.O.S. VOL. 20 PAGE 36
RECORDS OF SNOHOMISH COUNTY

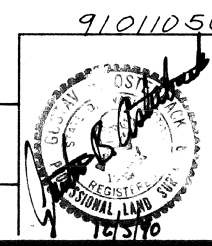
- LEGEND**
- SET SNOHOMISH COUNTY STANDARD CONCRETE MON IN CASE
 - F.F. FINISHED FLOOR

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	34.85'	79°51'47"
C2	1025.00'	10.44'	00°35'01"

LINE	DIRECTION	DISTANCE
L1	N 55°14'41" E	6.00'
L2	N 81°54'37" E	18.26'

NOTE:
BENCH MARK LOCATED AT THE NORTH TOP MONUMENT CASE AT THE CENTERLINE INTERSECTION OF VILLAGE GREEN DRIVE AND 22ND COURT SOUTHEAST. ELEVATION 410.30 FEET.

JOB NO. 88-237
TRIAD ASSOCIATES
11415 NE 128TH ST.
KIRKLAND, WA. 98034
(206)821-8448
SHEET 5 OF 7



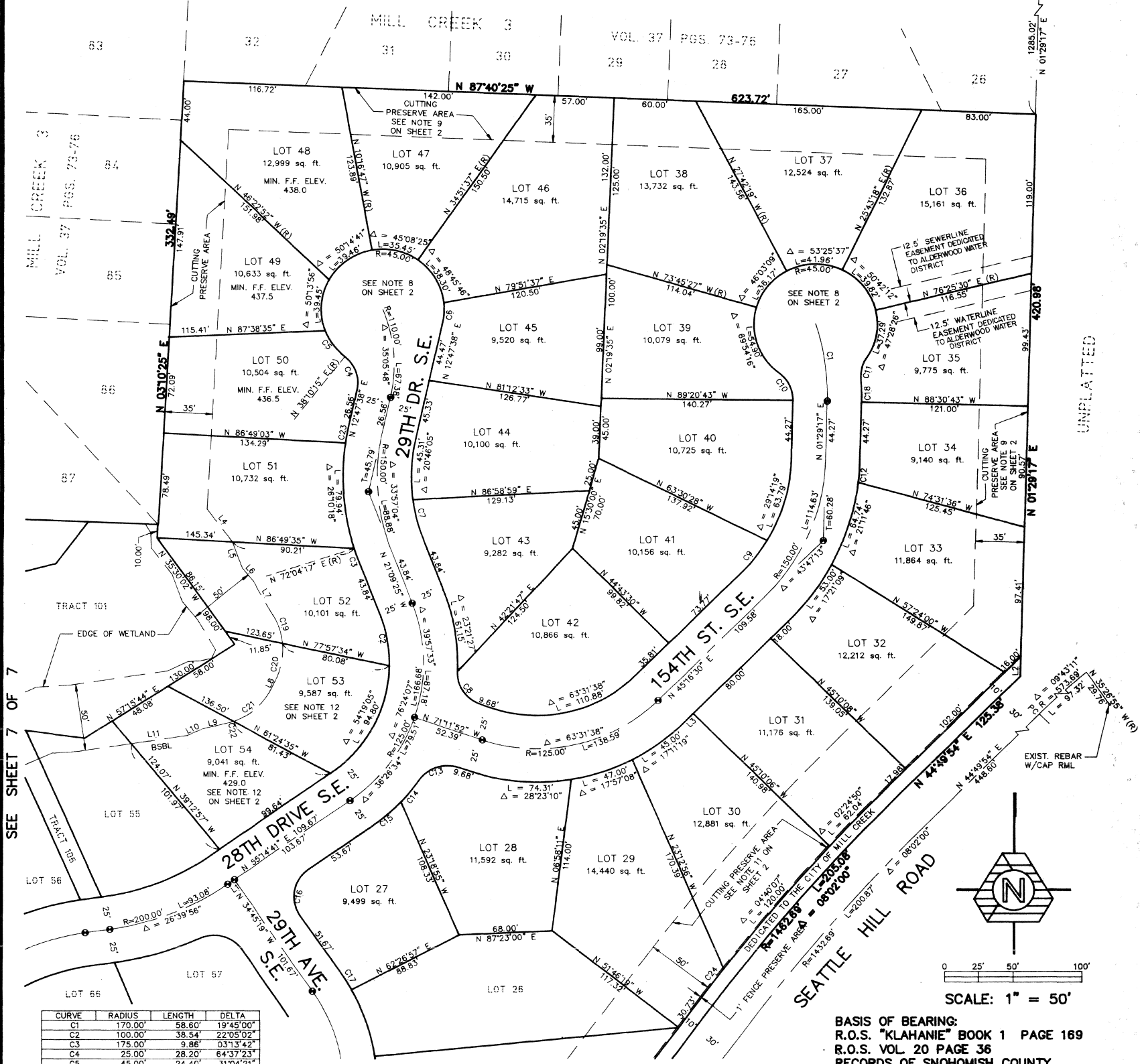
PARKSIDE PLAT 296

PARKSIDE PLAT 296

COPY
ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

1/16 CORNER
NORTH LINE
SEC. 5-27-5
N 88°12'22" W



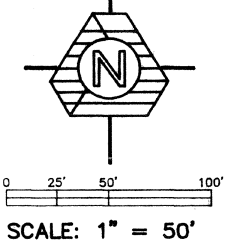
UNPLATTED

SEE SHEET 7 OF 7
PARKSIDE PLAT 297

CURVE	RADIUS	LENGTH	DELTA
C1	170.00'	58.60'	19°45'00"
C2	100.00'	38.54'	22°05'02"
C3	175.00'	9.86'	03°13'42"
C4	25.00'	28.20'	64°37'23"
C5	45.00'	24.40'	31°04'21"
C6	45.00'	15.06'	19°10'15"
C7	125.00'	28.76'	13°10'59"
C8	25.00'	32.03'	73°23'54"
C9	125.00'	31.74'	14°32'54"
C10	25.00'	24.06'	55°09'01"
C11	25.00'	16.41'	37°36'28"
C12	175.00'	16.00'	05°14'18"
C13	25.00'	32.03'	73°23'54"
C14	150.00'	21.58'	08°14'29"
C15	150.00'	27.04'	10°19'38"
C16	25.00'	39.27'	90°00'00"
C17	150.00'	15.33'	05°51'15"
C18	195.00'	17.69'	05°11'48"
C19	50.00'	21.51'	24°39'02"
C20	50.00'	28.53'	32°41'20"
C21	50.00'	38.13'	43°41'51"
C22	50.00'	5.94'	06°48'37"
C23	175.00'	13.90'	04°33'04"
C24	1472.69'	24.44'	00°57'03"

LINE	DIRECTION	DISTANCE
L1	N 55°14'41" E	6.00'
L2	N 01°29'17" E	14.57'
L3	N 45°16'30" E	11.58'
L4	N 37°18'17" W	31.22'
L5	N 20°29'07" W	21.01'
L6	N 39°04'02" W	12.98'
L7	N 30°28'52" W	30.13'
L8	N 26°51'30" E	6.78'
L9	N 77°21'59" E	17.65'
L10	N 65°04'04" E	12.21'
L11	N 81°28'20" E	41.29'

LEGEND
● SET SNOHOMISH COUNTY
STANDARD CONCRETE
MON IN CASE
BSBL BUILDING SETBACK LINE
F.F. FINISHED FLOOR

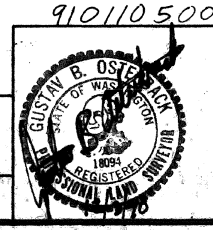


SCALE: 1" = 50'

BASIS OF BEARING:
R.O.S. "KLAHANIE" BOOK 1 PAGE 169
R.O.S. VOL. 20 PAGE 36
RECORDS OF SNOHOMISH COUNTY

NOTE:
BENCH MARK LOCATED AT THE NORTH TOP MONUMENT CASE
AT THE CENTERLINE INTERSECTION OF VILLAGE GREEN DRIVE
AND 22ND COURT SOUTHEAST. ELEV. 410.30 FEET.

JOB NO. 88-237
TRIAD ASSOCIATES
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(206)821-8448

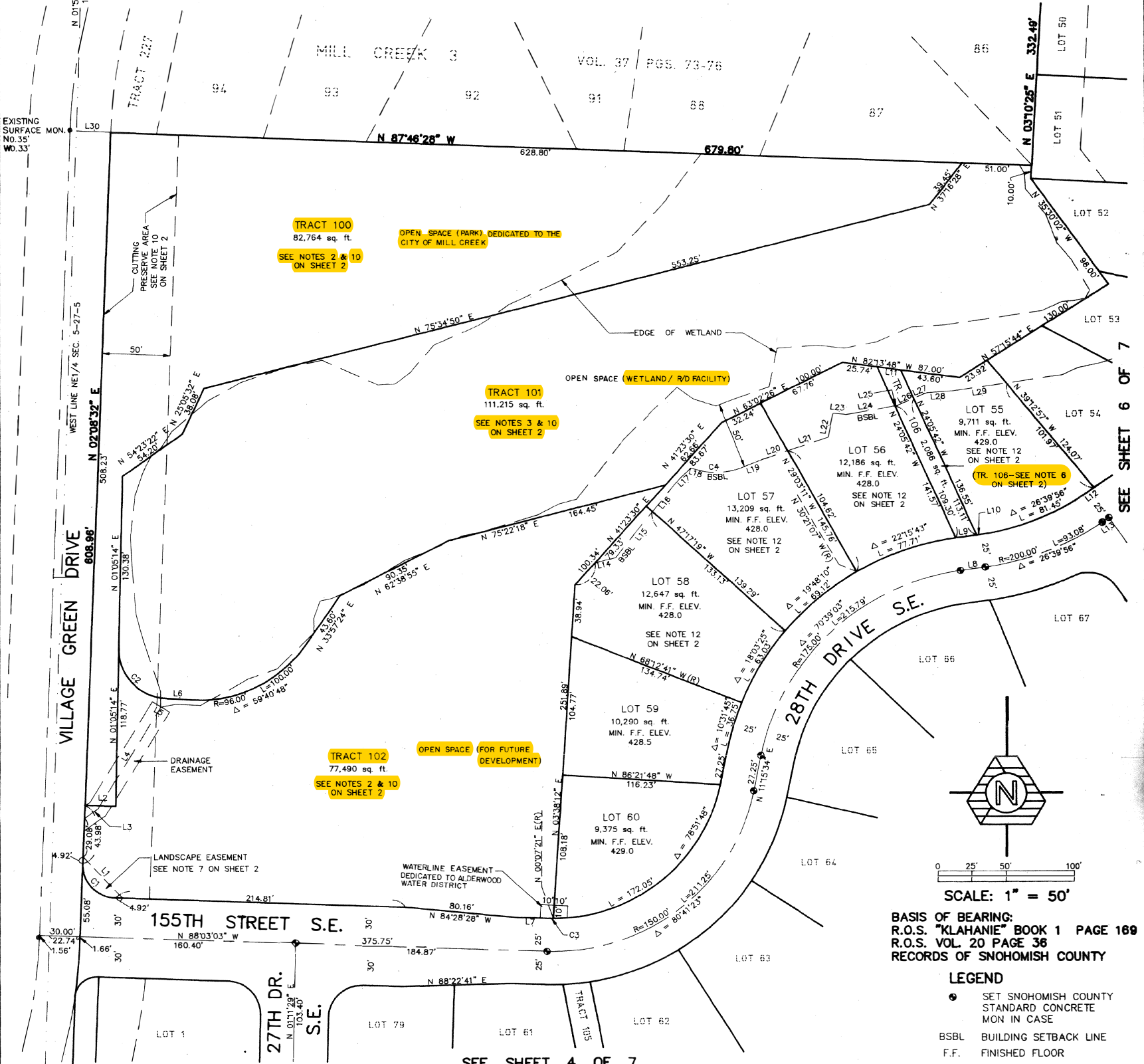


SHEET 6 OF 7

PARKSIDE PLAT 297

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PARKSIDE
POR NE1/4 & SE1/4 SEC 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON



PARKSIDE PLAT 298

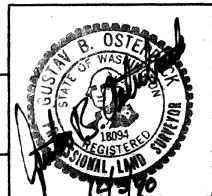
SEE SHEET 4 OF 7

LINE	DIRECTION	DISTANCE
L1	N 42°57'16" W	42.35'
L2	N 87°51'28" W	22.68'
L3	N 54°08'32" E	12.00'
L4	N 31°08'32" E	90.00'
L5	N 58°51'28" W	15.00'
L6	N 86°21'48" W	19.93'
L7	N 88°03'03" W	25.27'
L8	N 81°54'37" E	18.26'
L9	N 81°54'37" E	15.80'
L10	N 81°54'37" E	2.66'
L11	N 82°13'48" W	17.66'
L12	N 55°14'41" E	10.03'
L13	N 55°14'41" E	6.00'
L14	N 75°14'17" E	15.79'
L15	N 37°58'11" E	44.10'

LINE	DIRECTION	DISTANCE
L16	N 37°58'11" E	27.25'
L17	N 44°45'09" E	16.04'
L18	N 72°18'44" W	3.53'
L19	N 68°34'29" E	18.76'
L20	N 71°01'10" E	20.27'
L21	N 71°01'10" E	31.51'
L22	N 11°20'09" E	17.99'
L23	N 83°40'34" W	10.58'
L24	N 78°43'36" E	35.94'
L25	N 78°43'36" E	1.58'
L26	N 66°32'39" E	13.46'
L27	N 66°32'39" E	10.71'
L28	N 86°19'46" E	18.95'
L29	N 81°28'20" E	39.41'
L30	N 87°51'28" W	25.39'

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	39.35'	90°11'35"
C2	36.59'	55.85'	87°27'02"
C3	125.00'	3.98'	01°48'35"
C4	50.00'	34.13'	39°06'47"

9101105002
JOB NO. 88-237
TRIAD ASSOCIATES
11415 NE 128TH ST.
KIRKLAND, WA. 98034
(206)821-8448

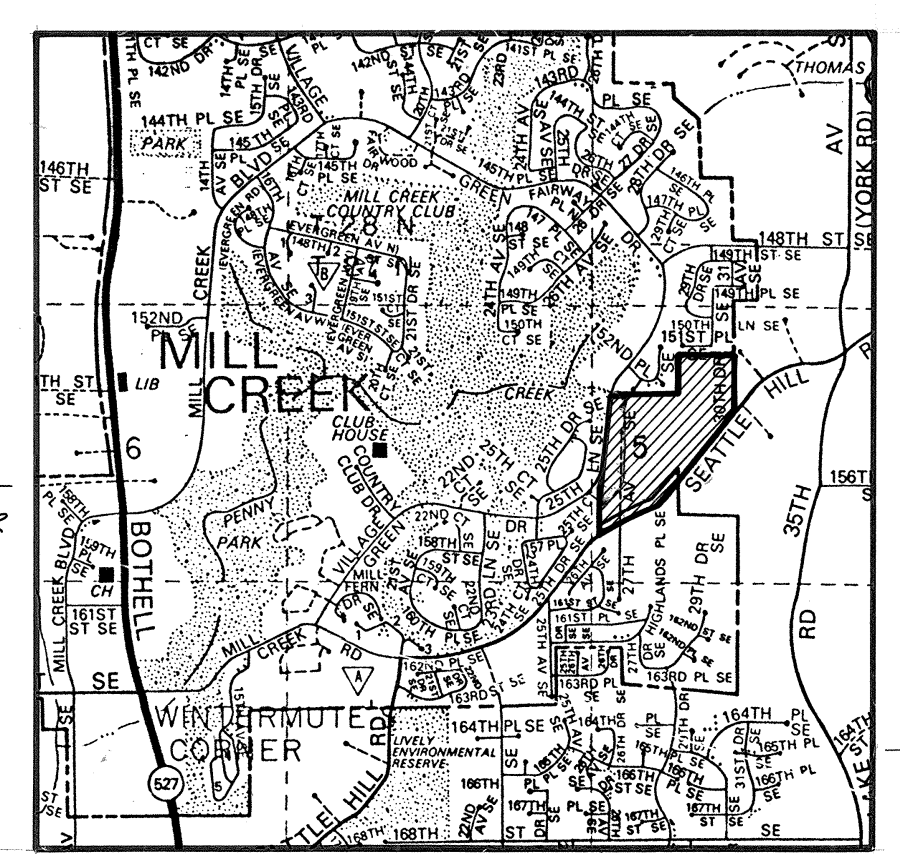
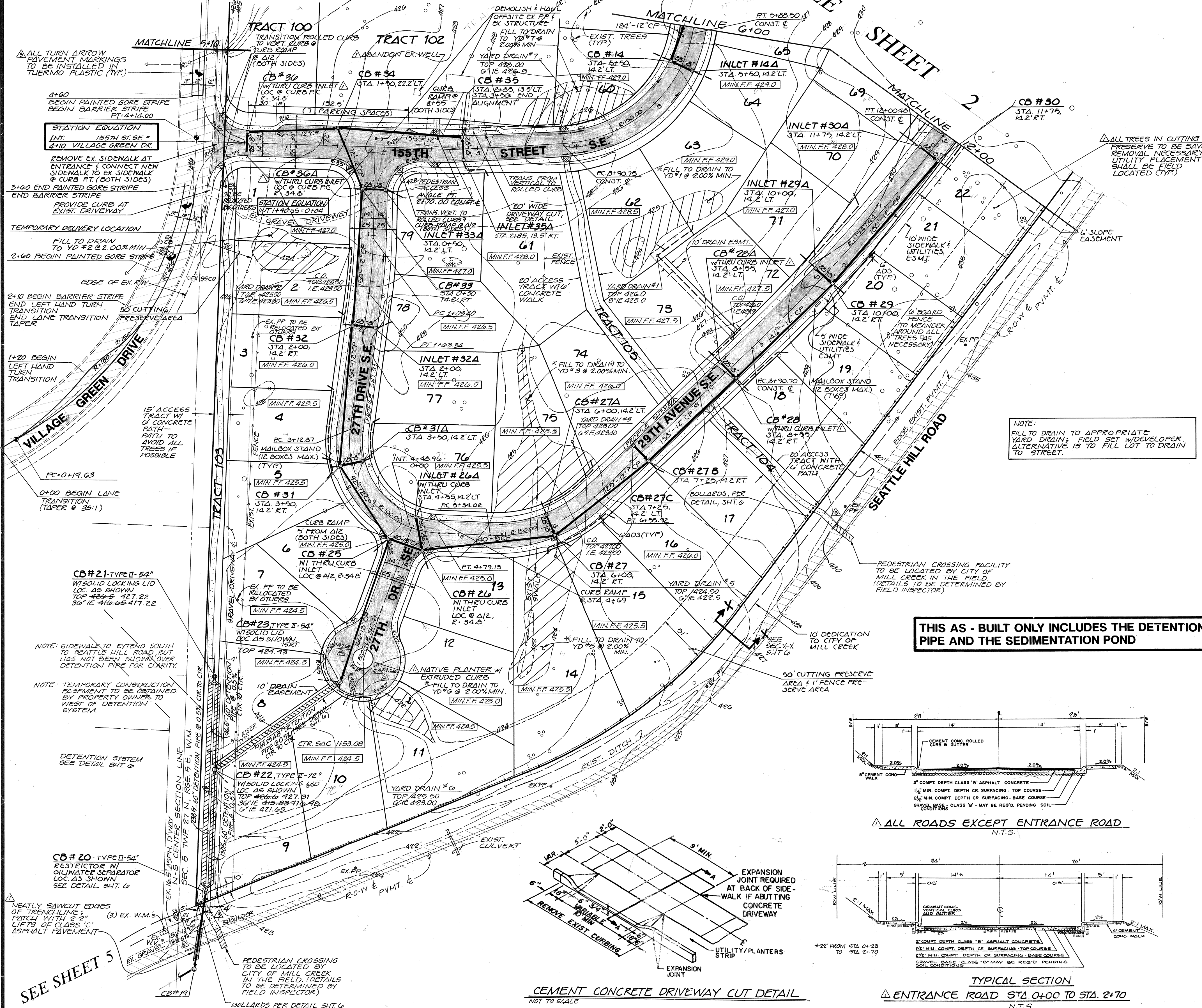


SHEET 7 OF 7

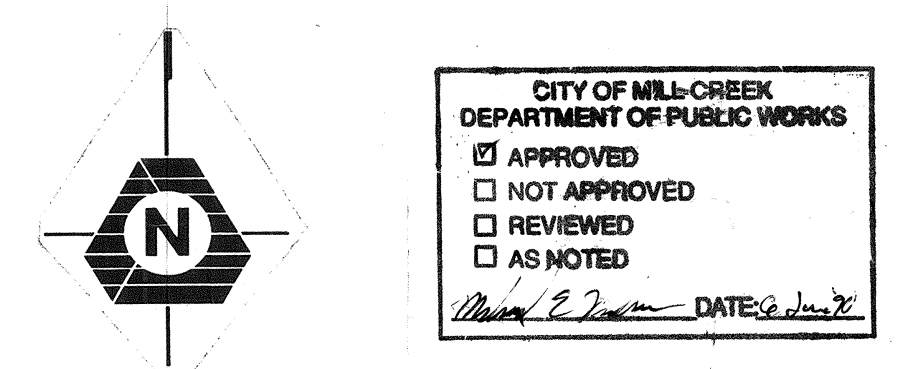
PARKSIDE PLAT 298

SEE SHEET 2

SEE SHEET 2



VICINITY MAP N.T.S.

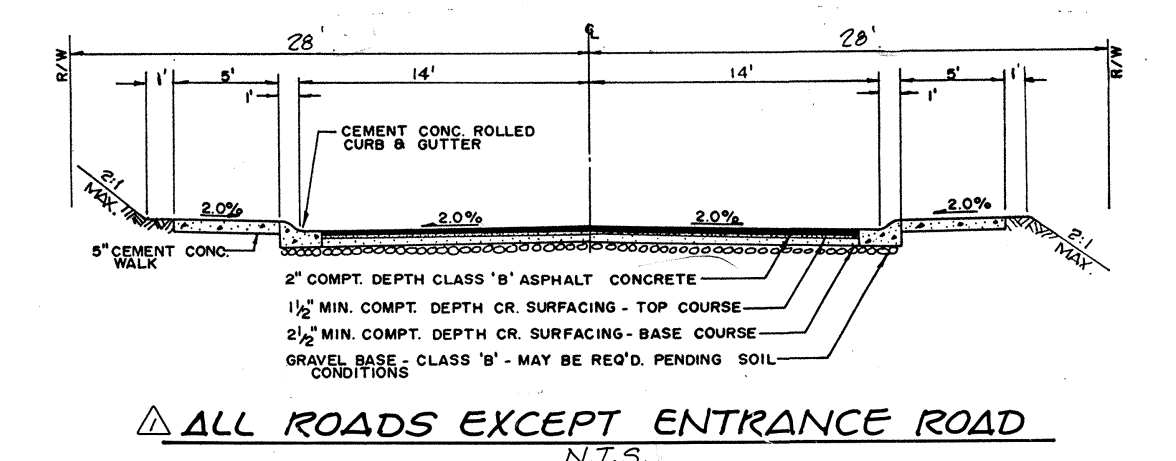


SCALE: 1" = 50'
 DATUM: U.S.G.S. MEAN SEA LEVEL 1929
 BENCHMARK: NORTH TOP MON. & CASE AT E. INTERSECTION VILLAGE GREEN DRIVE & 22ND CT. SE. ELEV. 410.30
 NOTE: CONTOUR INTERVAL VARIES FROM 1'-5'

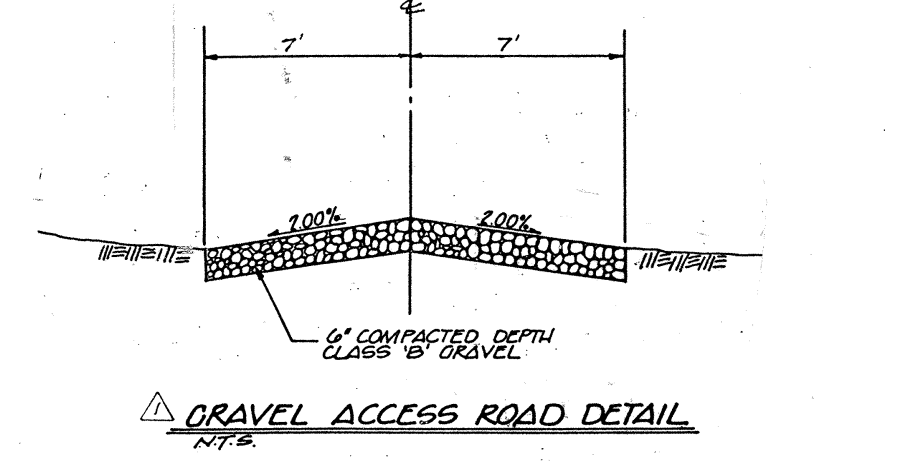
SHEET INDEX

1-2	ROAD & STORM DRAINAGE PLANS
3-4	ROAD & STORM DRAINAGE PROFILES
5	OFFSITE STORM DRAINAGE PLAN
6	ROAD & STORM DRAINAGE NOTES & DETAILS
7-8	ALIGNMENT SHEETS

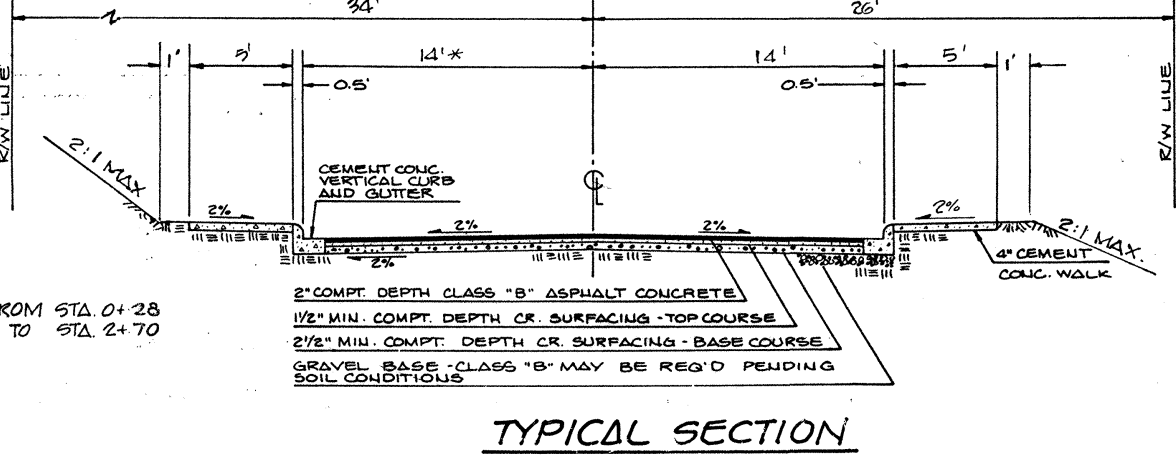
THIS AS - BUILT ONLY INCLUDES THE DETENTION PIPE AND THE SEDIMENTATION POND



ALL ROADS EXCEPT ENTRANCE ROAD N.T.S.



GRAVEL ACCESS ROAD DETAIL N.T.S.

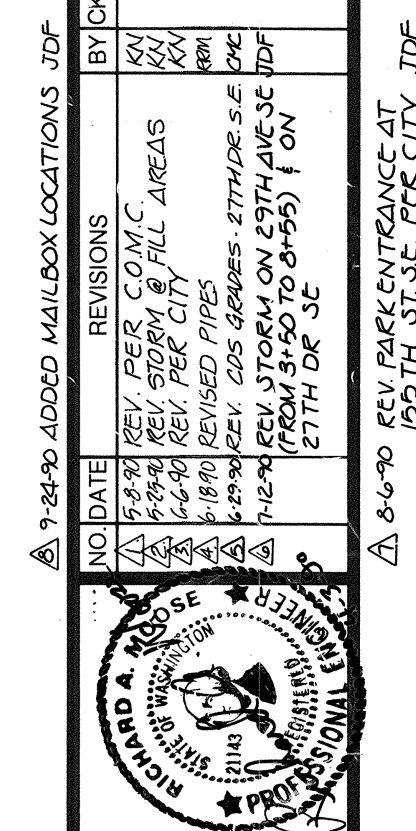


TYPICAL SECTION ENTRANCE ROAD STA. 0+00 TO STA. 2+70 N.T.S.

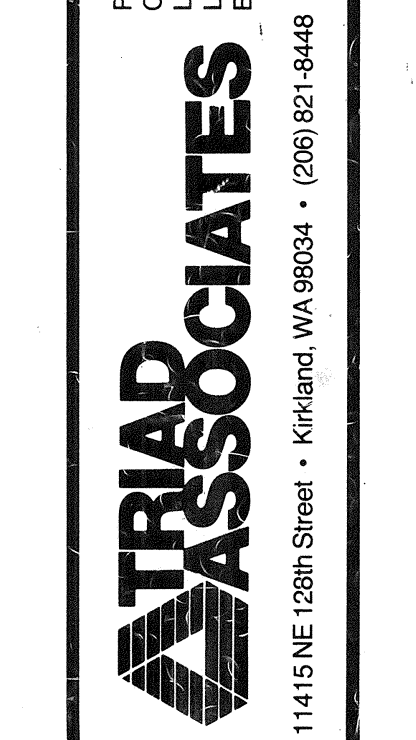


CEMENT CONCRETE DRIVEWAY CUT DETAIL NOT TO SCALE

- NOTES:**
- ALL STORM DRAINAGE PIPE TO BE ALUMINUM CMP UNLESS OTHERWISE SPECIFIED.
 - ALL CATCH-BASINS TO BE TYPE I UNLESS OTHERWISE INDICATED.
 - ALL CATCH BASIN GRATES TO BE MARKED "DUMP NO WASTE-DRAINS TO STREAM".
 - ALL CATCH BASINS TO HAVE VANED GRATES EXCEPT THROUGH-CURB INLETS WHICH WILL HAVE STANDARD GRATES.
 - ALL PRIVATE PROPERTY DRAINAGE SHALL BE TIED INTO THE PUBLIC SYSTEM.



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 Civil Engineering
 Land Surveying
 Land Use Planning
 Environmental Analysis



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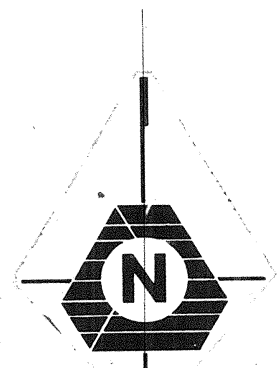
AS - BUILT
 ROAD AND STORM DRAINAGE PLAN
HAMLIN PARK
 CITY OF MILL CREEK, WASHINGTON

DESIGNED	H.H. REISZ
DRAWN	K. NICKELS/DJG
CHECKED	
DATE	
PROJECT MANAGER	LAUREY CALVIN
1 SHEET	
8	
JOB NUMBER	
88-237	

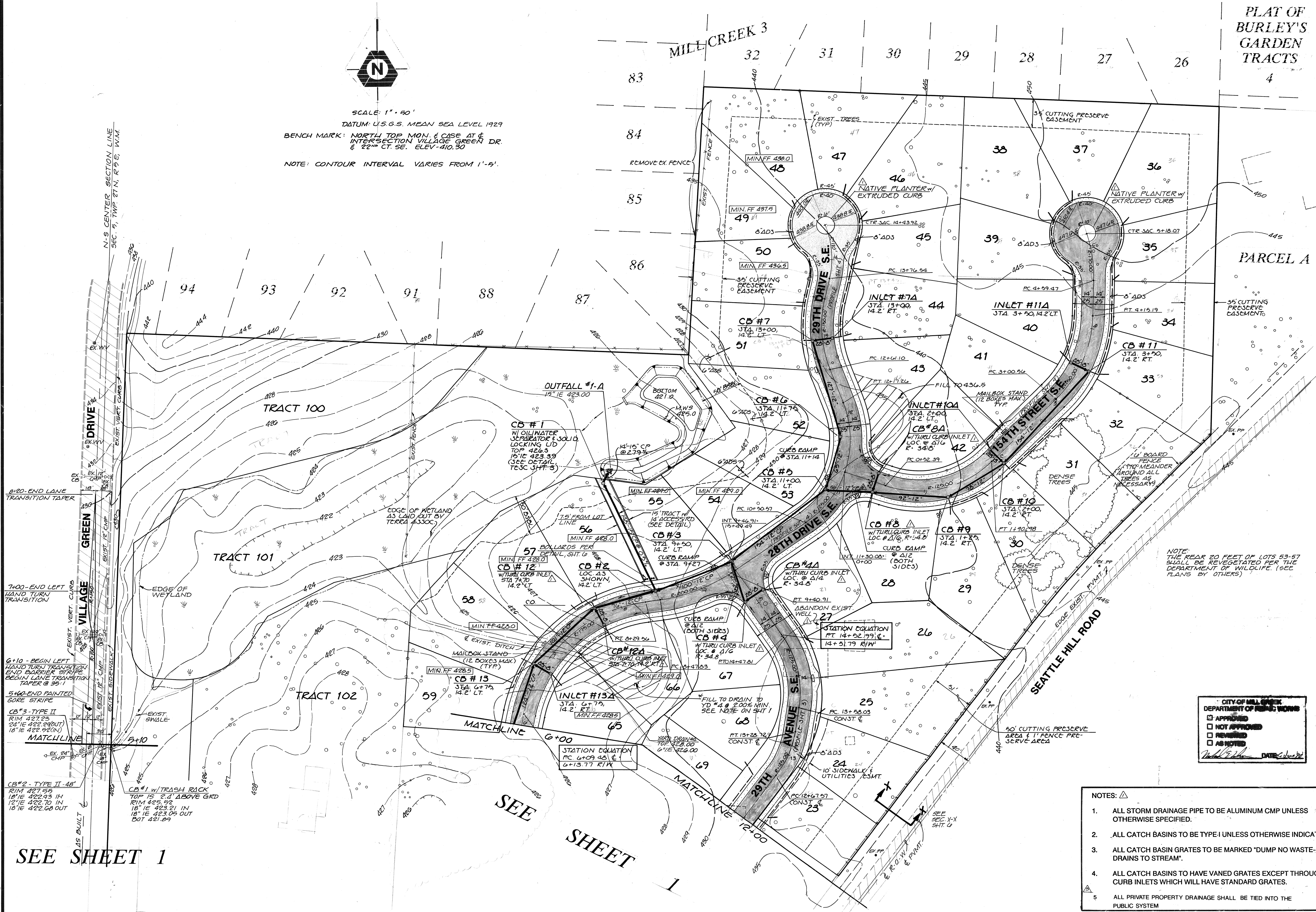
PORTION NE 1/4, SEC. 5, TWP. 27N., RGE. 5 E., W.M.

PLAT OF
BURLEY'S
GARDEN
TRACTS
4

PARCEL A



SCALE: 1" = 50'
 DATUM: U.S.G.S. MEAN SEA LEVEL 1929
 BENCH MARK: NORTH TOP MON. & CASE AT
 INTERSECTION VILLAGE GREEN DR.
 & 22ND CT. SE. ELEV. 410.30
 NOTE: CONTOUR INTERVAL VARIES FROM 1'-5'.



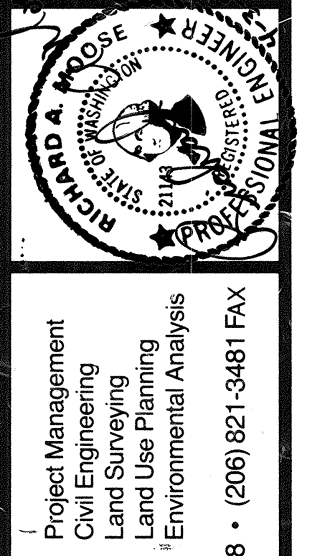
SEE SHEET 1

SEE SHEET 1

- NOTES: Δ
1. ALL STORM DRAINAGE PIPE TO BE ALUMINUM CMP UNLESS OTHERWISE SPECIFIED.
 2. ALL CATCH BASINS TO BE TYPE I UNLESS OTHERWISE INDICATE.
 3. ALL CATCH BASIN GRATES TO BE MARKED "DUMP NO WASTE. DRAINS TO STREAM".
 4. ALL CATCH BASINS TO HAVE VANED GRATES EXCEPT THROUGH-CURB INLETS WHICH WILL HAVE STANDARD GRATES.
 5. ALL PRIVATE PROPERTY DRAINAGE SHALL BE TIED INTO THE PUBLIC SYSTEM.

CITY OF MILL CREEK DEPARTMENT OF PUBLIC WORKS	
<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	NOT APPROVED
<input type="checkbox"/>	REVISION
<input type="checkbox"/>	AS NOTED

NO.	DATE	REVISIONS	BY	CHK
1	11/15/11	REV. PER C.O.M.C.	MM	MM
2	11/15/11	REV. PER C.O.M.C.	MM	MM
3	11/15/11	REV. PER CITY	MM	MM
4	11/15/11	REV. PER CITY	MM	MM
5	11/15/11	REV. PER CITY	MM	MM
6	11/15/11	REV. PER CITY	MM	MM
7	11/15/11	REV. PER CITY	MM	MM
8	11/15/11	REV. PER CITY	MM	MM
9	11/15/11	REV. PER CITY	MM	MM
10	11/15/11	REV. PER CITY	MM	MM
11	11/15/11	REV. PER CITY	MM	MM
12	11/15/11	REV. PER CITY	MM	MM
13	11/15/11	REV. PER CITY	MM	MM
14	11/15/11	REV. PER CITY	MM	MM
15	11/15/11	REV. PER CITY	MM	MM
16	11/15/11	REV. PER CITY	MM	MM
17	11/15/11	REV. PER CITY	MM	MM
18	11/15/11	REV. PER CITY	MM	MM
19	11/15/11	REV. PER CITY	MM	MM
20	11/15/11	REV. PER CITY	MM	MM
21	11/15/11	REV. PER CITY	MM	MM
22	11/15/11	REV. PER CITY	MM	MM
23	11/15/11	REV. PER CITY	MM	MM
24	11/15/11	REV. PER CITY	MM	MM
25	11/15/11	REV. PER CITY	MM	MM
26	11/15/11	REV. PER CITY	MM	MM
27	11/15/11	REV. PER CITY	MM	MM
28	11/15/11	REV. PER CITY	MM	MM
29	11/15/11	REV. PER CITY	MM	MM
30	11/15/11	REV. PER CITY	MM	MM
31	11/15/11	REV. PER CITY	MM	MM
32	11/15/11	REV. PER CITY	MM	MM
33	11/15/11	REV. PER CITY	MM	MM
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37	11/15/11	REV. PER CITY	MM	MM
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39	11/15/11	REV. PER CITY	MM	MM
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56	11/15/11	REV. PER CITY	MM	MM
57	11/15/11	REV. PER CITY	MM	MM
58	11/15/11	REV. PER CITY	MM	MM
59	11/15/11	REV. PER CITY	MM	MM



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 Land Use Planning
 Environmental Analysis

TRIAD ASSOCIATES

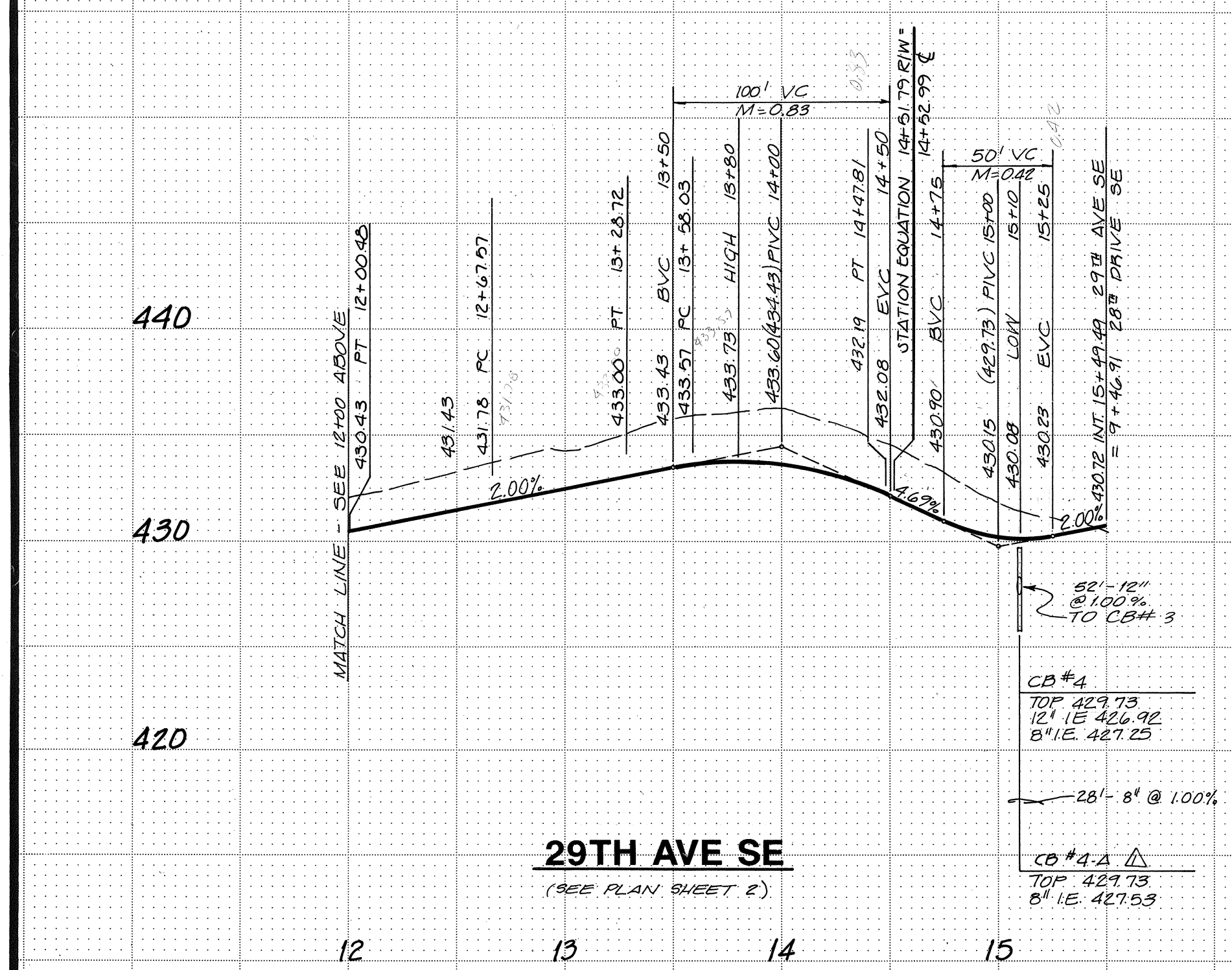
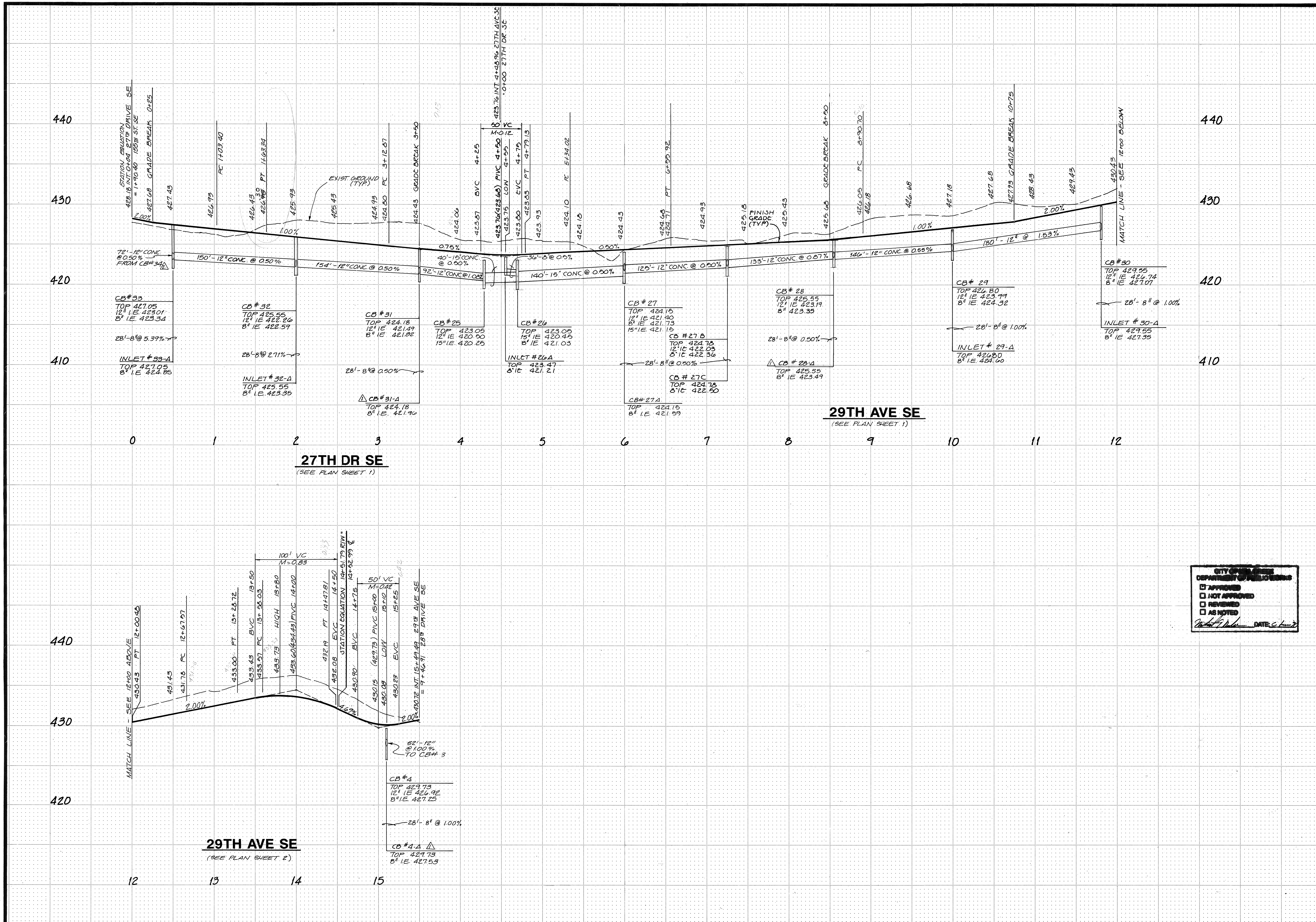
11415 NE 128th Street • Kirkland, WA 98034 • (206) 821-8448 • (206) 821-3481 FAX

ROAD AND STORM DRAINAGE PLAN
HAMLIN PARK
 CITY OF MILL CREEK, WASHINGTON

DESIGNED	HH, PE, S/DP
DRAWN	K. NIKKEL/S/DP
CHECKED	
DATE	LARRY CALVIN
PROJECT MANAGER	
SHEET	2 OF 8
JOB NUMBER	88-237

PARK SIDE

HDEV-365



CITY OF MILL CREEK
 DEPARTMENT OF PUBLIC WORKS
 APPROVED
 NOT APPROVED
 REVISED
 AS NOTED
 DATE: 11/11/11

NO	DATE	REVISIONS	BY	CHK
1	11/11/11	PER C.D.M.C.		
2	11/11/11	REVIEWED		
3	11/11/11	REVIEWED		
4	11/11/11	REVIEWED		
5	11/11/11	REVIEWED		
6	11/11/11	REVIEWED		
7	11/11/11	REVIEWED		
8	11/11/11	REVIEWED		
9	11/11/11	REVIEWED		
10	11/11/11	REVIEWED		
11	11/11/11	REVIEWED		
12	11/11/11	REVIEWED		

Project Management
 Civil Engineering
 Land Surveying
 Land Use Planning
 Environmental Analysis

TRIAD ASSOCIATES
 11415 NE 128th Street • Kirkland, WA 98034 • (206) 821-8448 • (206) 821-3481 FAX

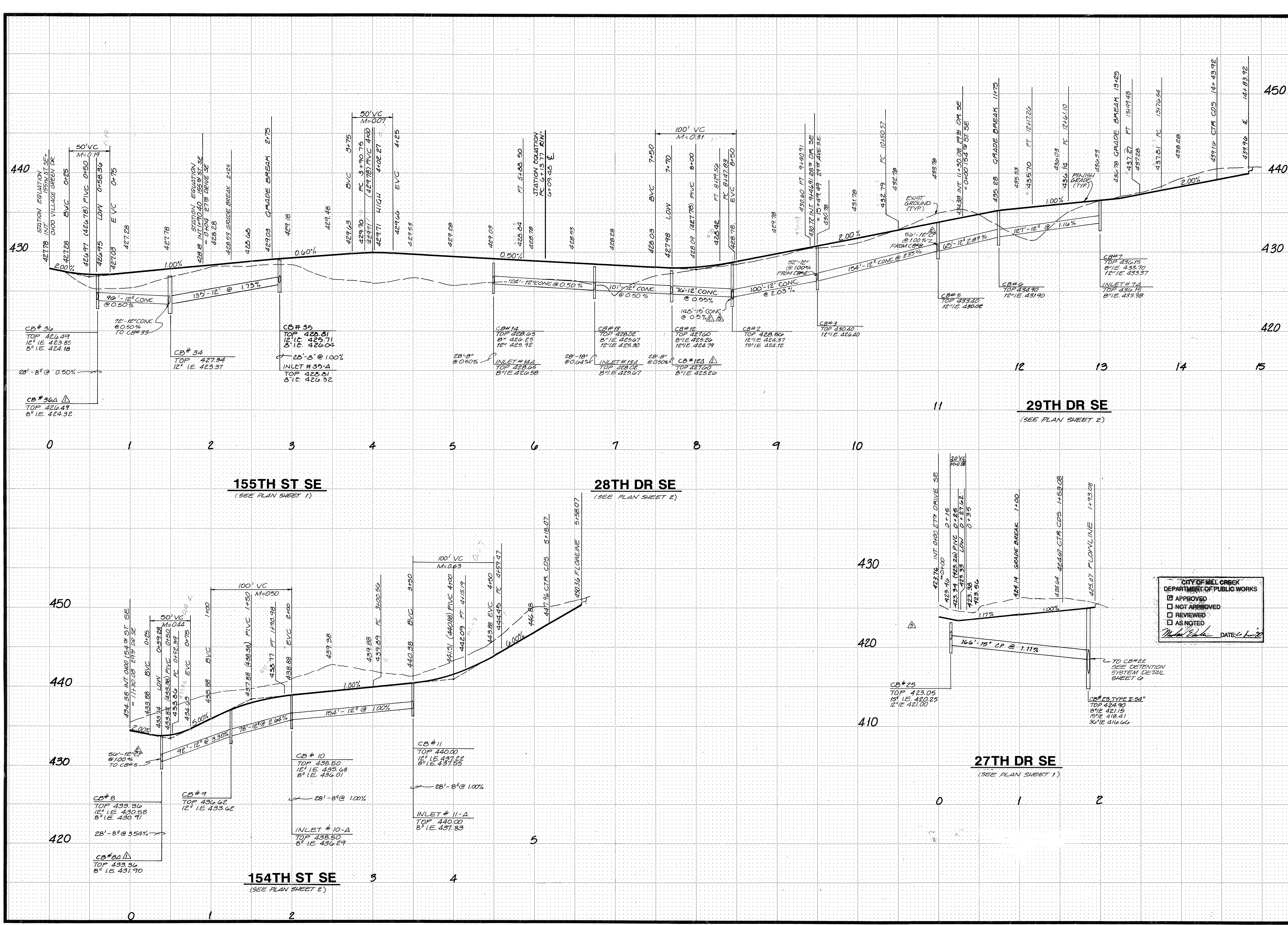
ROAD & STORM DRAINAGE PROFILES

HAMLIN PARK

CITY OF MILL CREEK, WASHINGTON

DESIGNED: JLP	CHECKED: DATE
DRAWN: JAL/WLF	DATE
CHECKED: DATE	DATE
PROJECT MANAGER: LARRY CALVIN	

SHEET 3 OF 8
 JOB NUMBER 88-237



CITY OF MILL CREEK
DEPARTMENT OF PUBLIC WORKS

APPROVED
 NOT APPROVED
 REVIEWED
 AS NOTED

Michael E. ... DATE: 11/22/20

NO.	DATE	REVISIONS	BY	CHK.
1	11/22/20	ISSUE FOR PERMITS
2	11/22/20	REVISED PERMITS
3	11/22/20	REVISED PERMITS
4	11/22/20	REVISED PERMITS
5	11/22/20	REVISED PERMITS

TRIAD ASSOCIATES

Project Management
 Civil Engineering
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 Land Use Planning
 Environmental Analysis

11415 NE 128th Street • Kirkland, WA 98034 • (206) 821-8448 • (206) 821-3481 FAX

ROAD & STORM DRAINAGE PROFILES

HAMLIN PARK

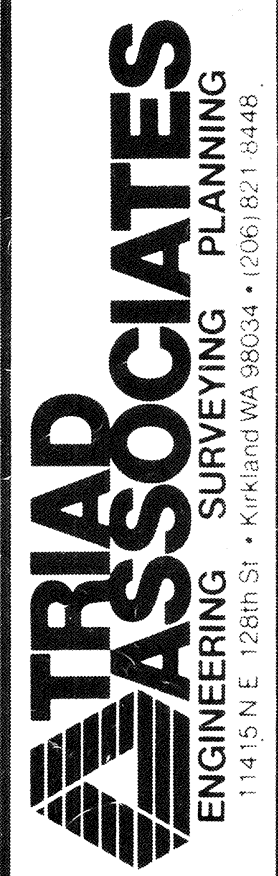
CITY OF MILL CREEK, WASHINGTON

DESIGNED/J.P.	DRAWN/J.A.L./L.V.
CHECKED	DATE 11/22/20
PROJECT MANAGER	LARRY GALVIN
SHEET 4 OF 8	
JOB NUMBER 88-237	

PORTION NE 1/4 SEC. 5, TWP. 27 N, RGE. 5 E, W.M.

SHEET 5 8

REVISIONS
1. REVISED TO M.C. 2-8-98
2. REVISED PER CITY 2-8-98

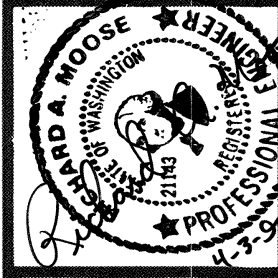


WASHINGTON

OFFSITE STORM DRAINAGE PLAN
HAMLIN PARK

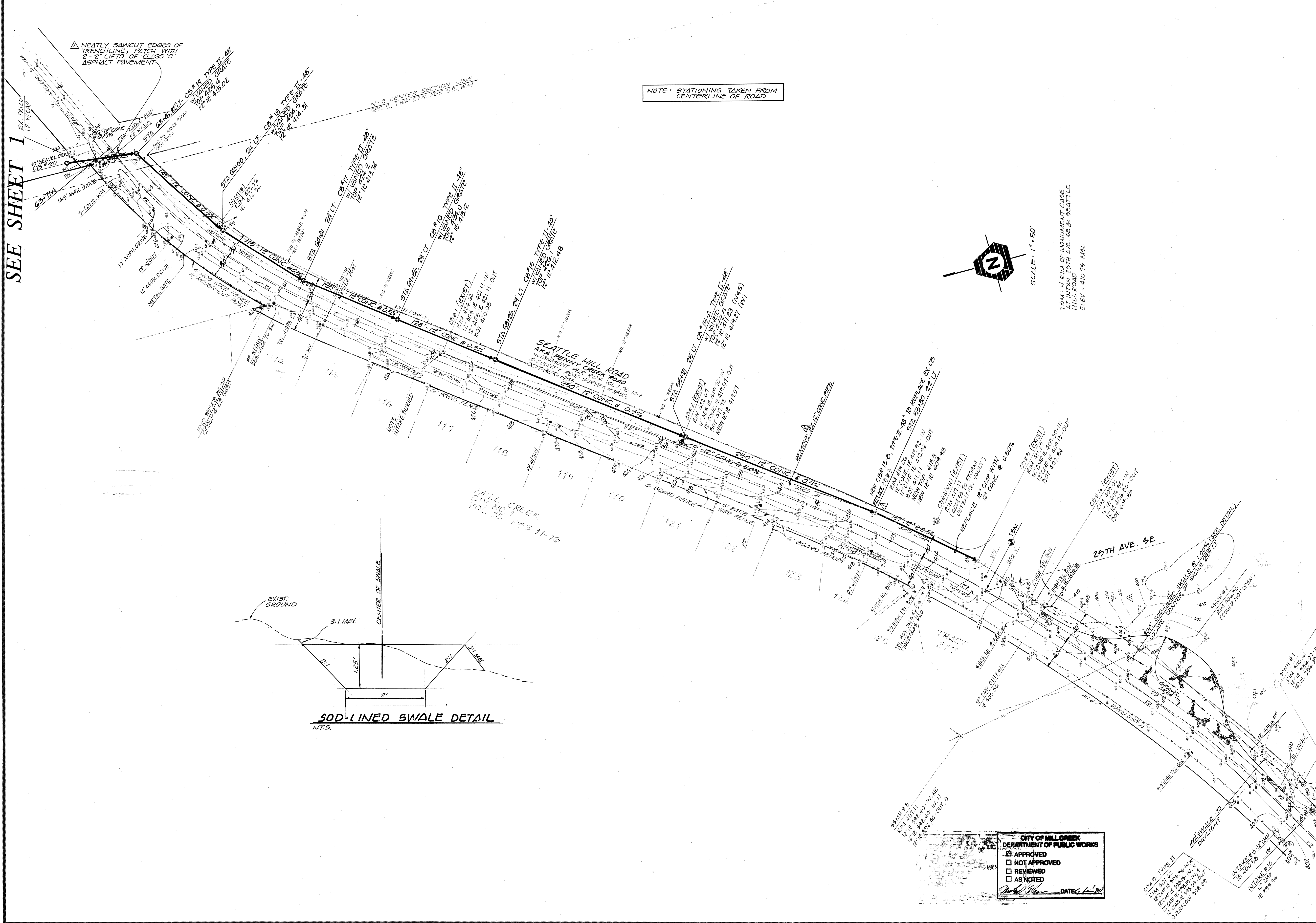
CITY OF MILL CREEK,

Date: JUP
Designed: JUP
Drawn: ACT
Checked: LARRY CALVIN
Project Manager



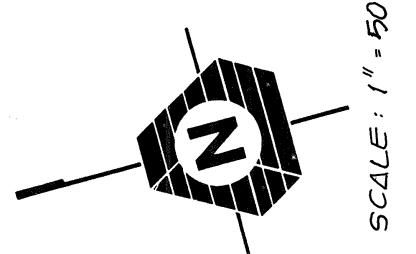
JOB NO. 88-237

HDEV-369

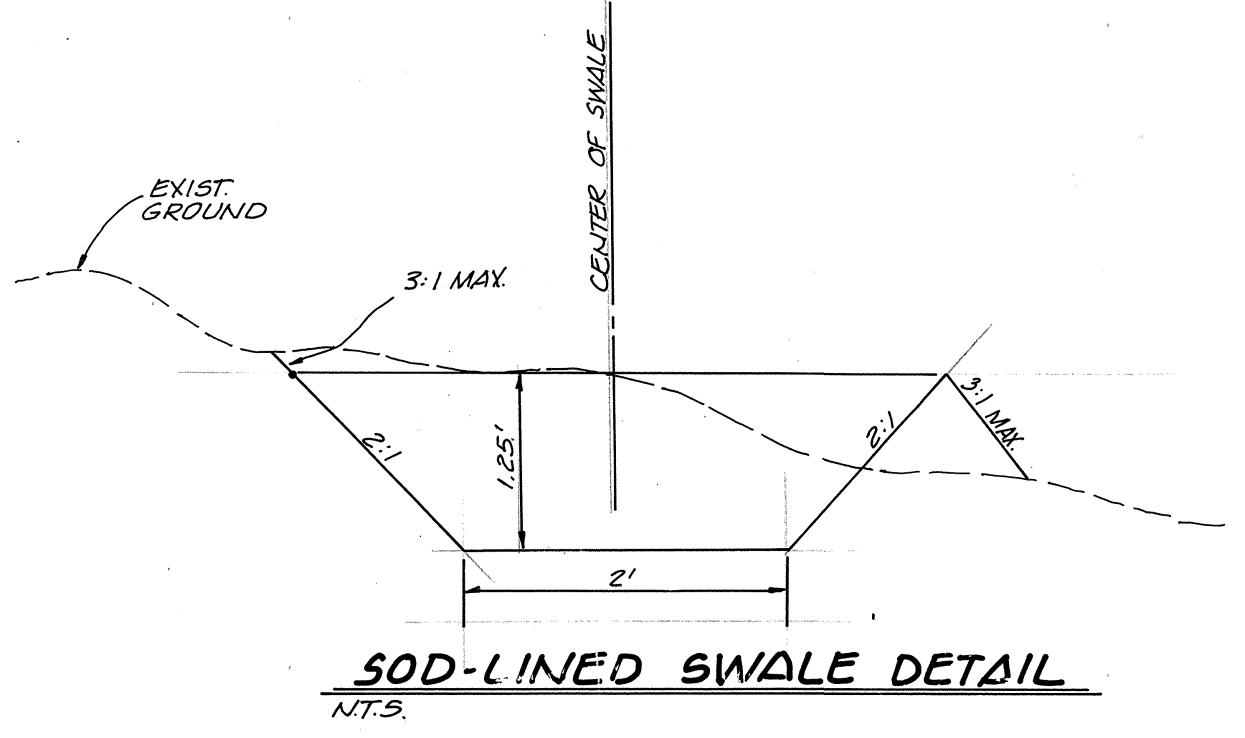


SEE SHEET 1

NOTE: STATIONING TAKEN FROM CENTERLINE OF ROAD



TM: 11.01 OF MOUNTAIN CASE AT MTN 25TH AVE SE & SEATTLE HILL ROAD ELEV. = 410.75 MSL

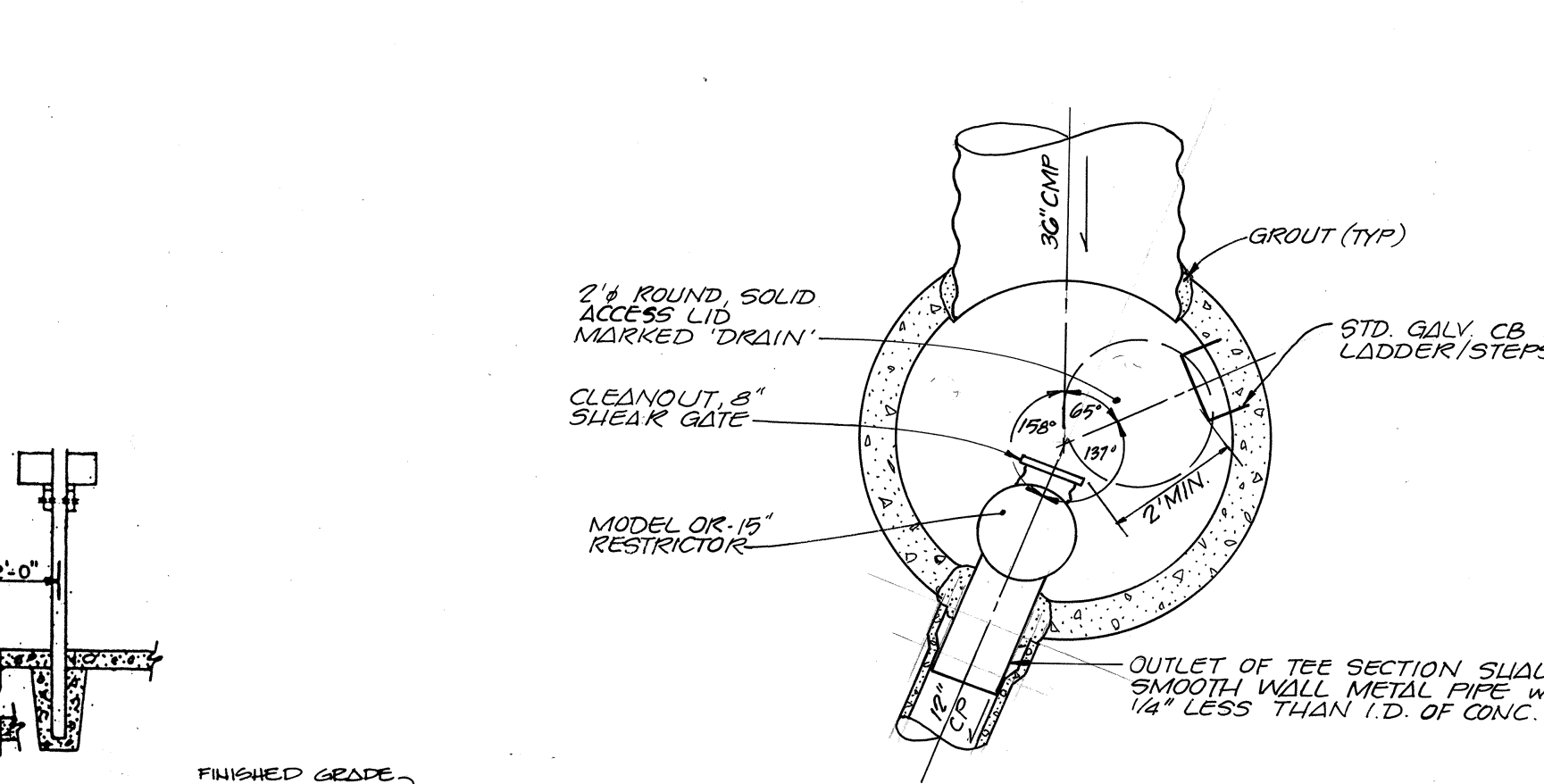
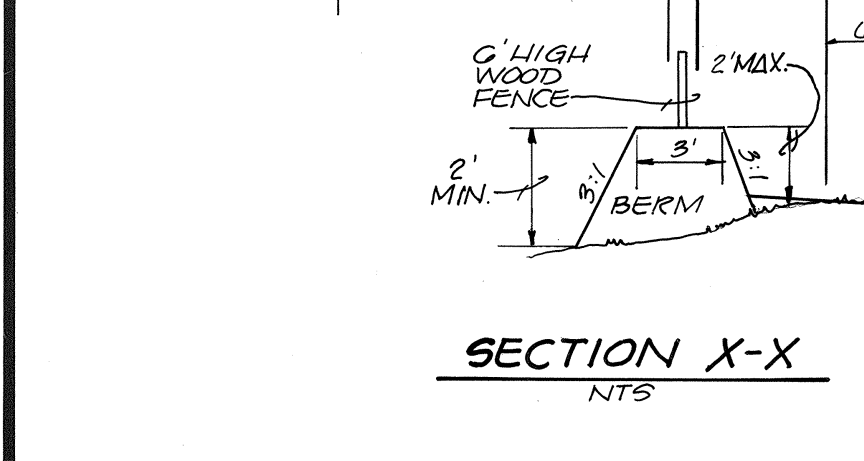
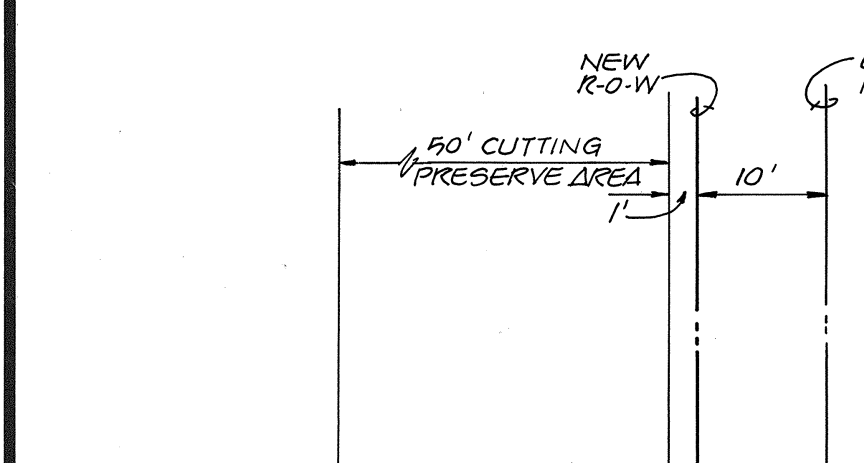
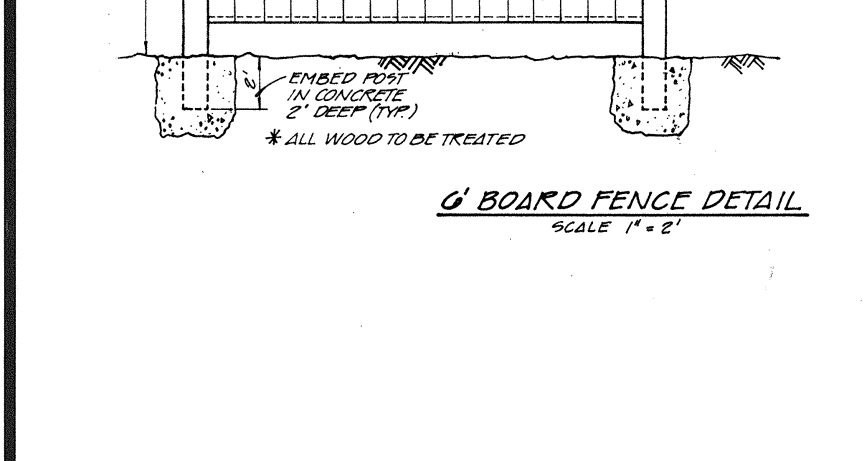
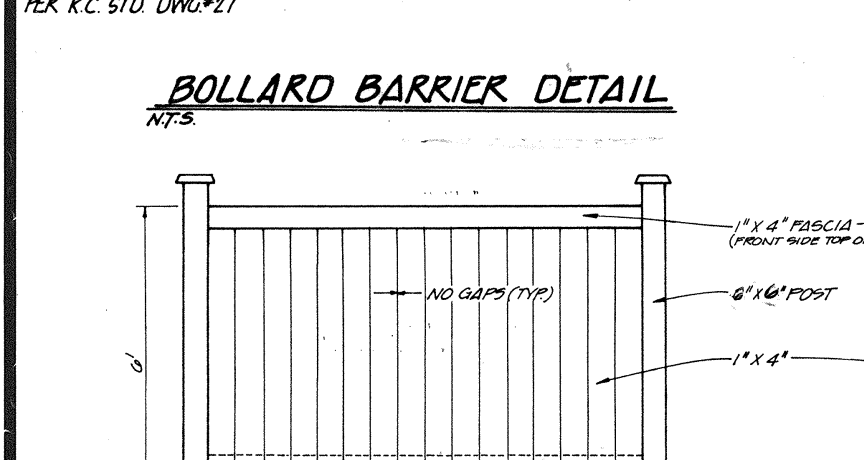
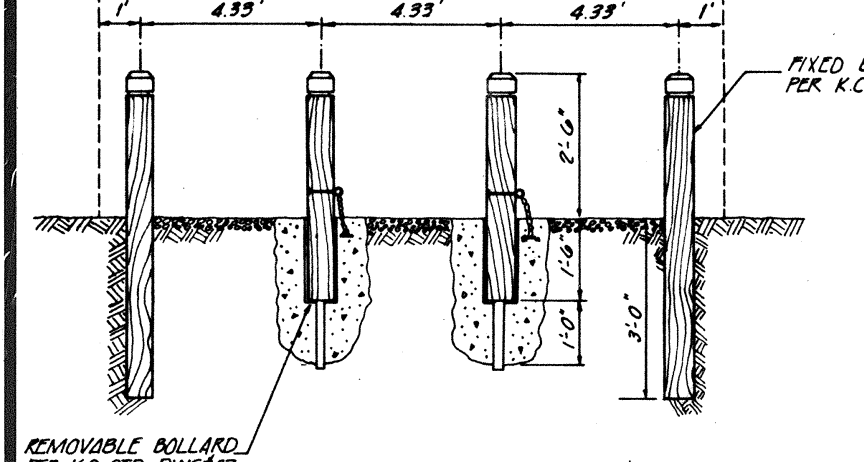
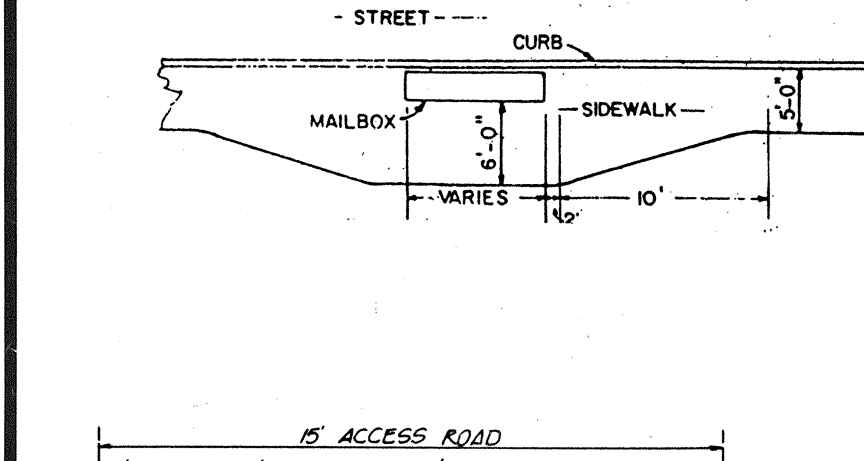
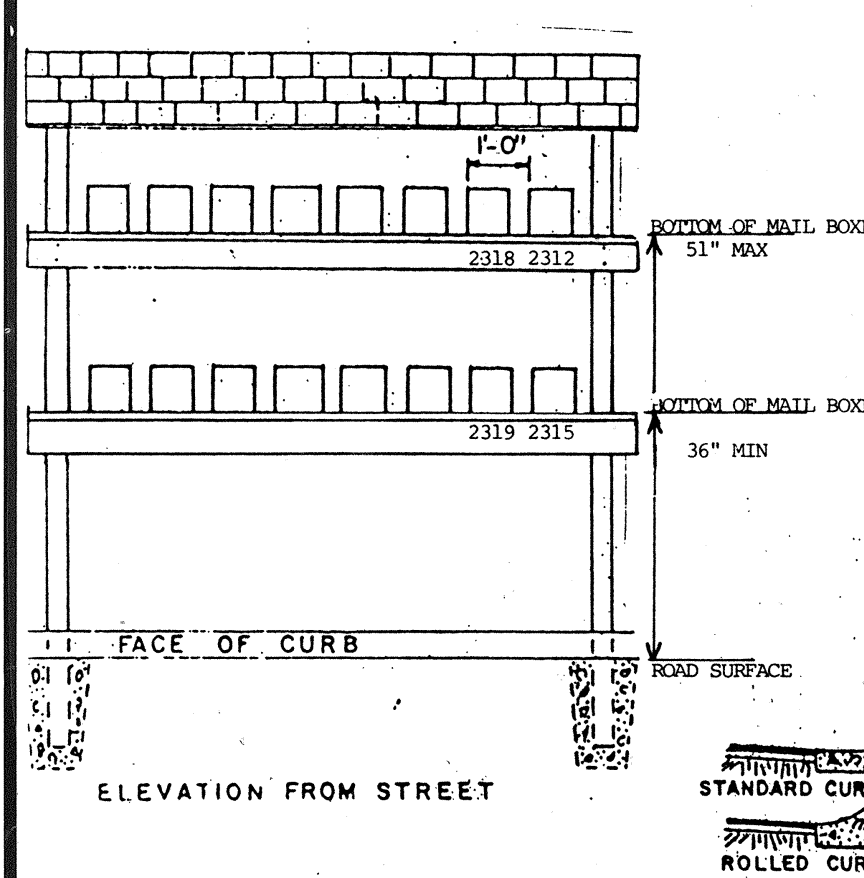


CITY OF MILL CREEK
DEPARTMENT OF PUBLIC WORKS
 APPROVED
 NOT APPROVED
 REVIEWED
 AS NOTED
DATE: 1-2-98

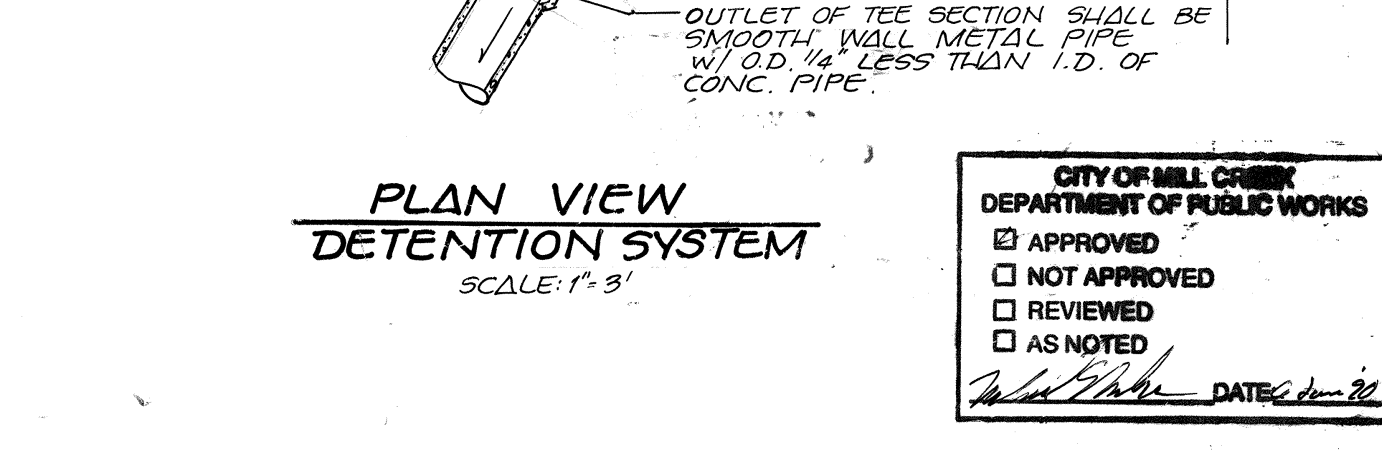
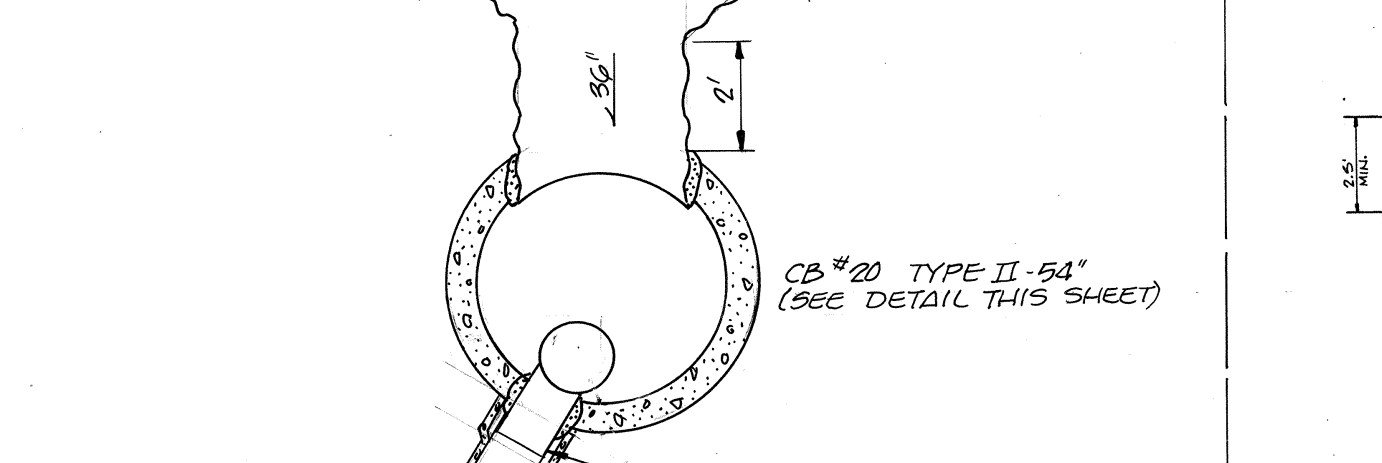
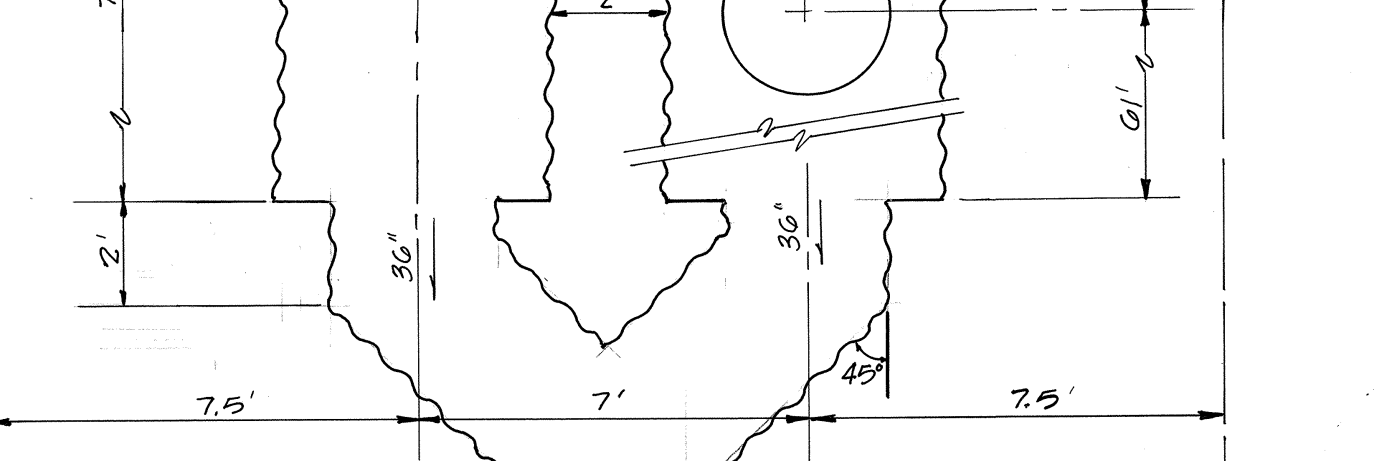
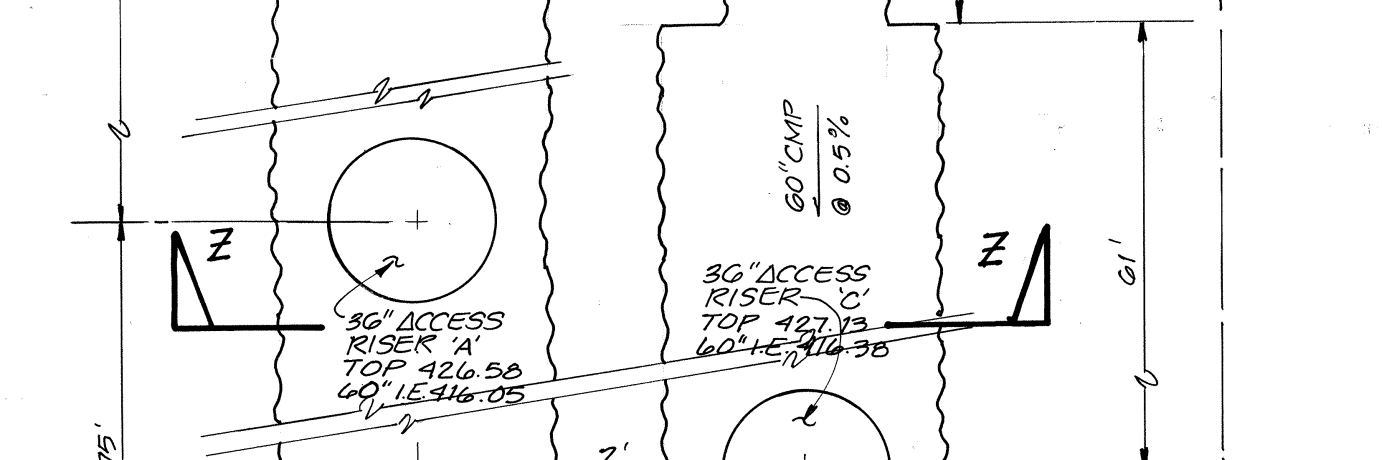
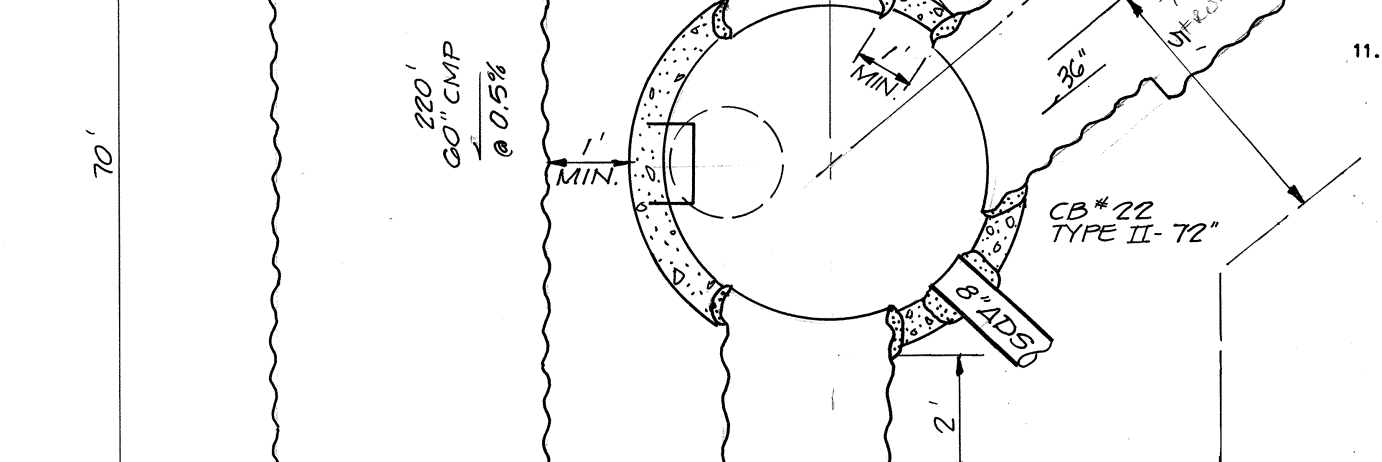
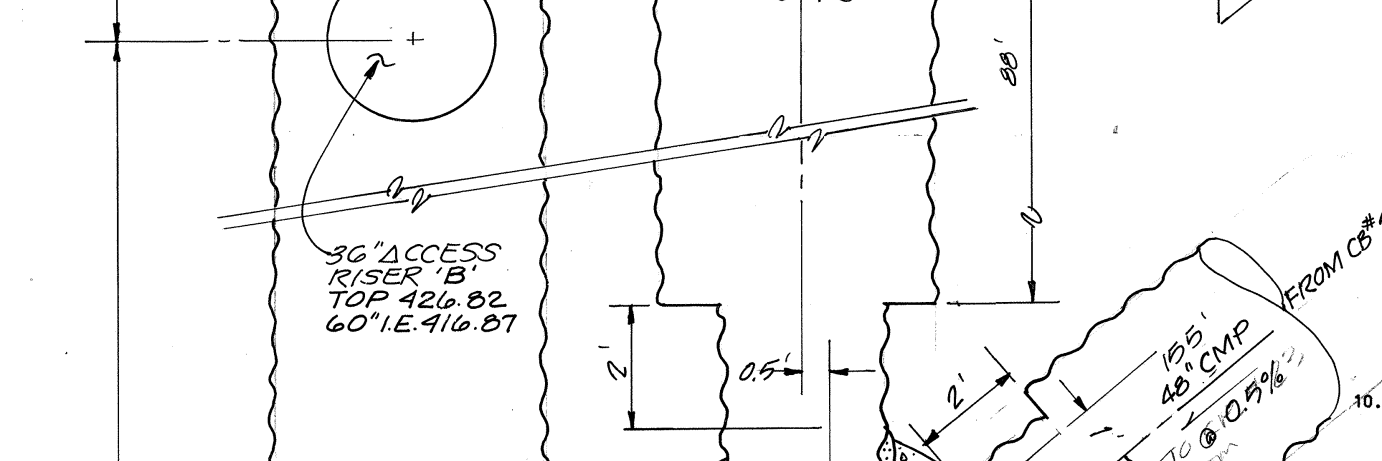
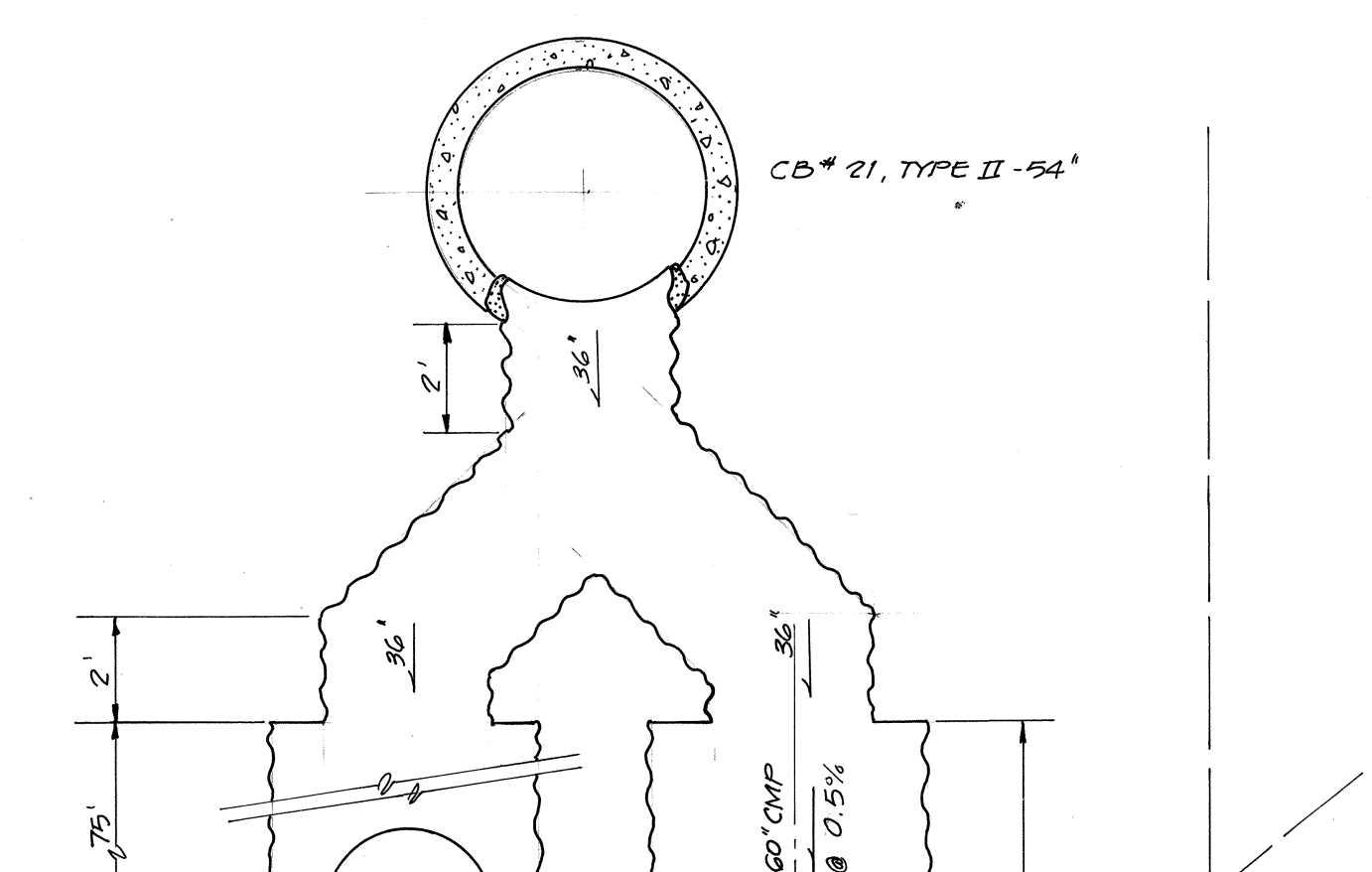
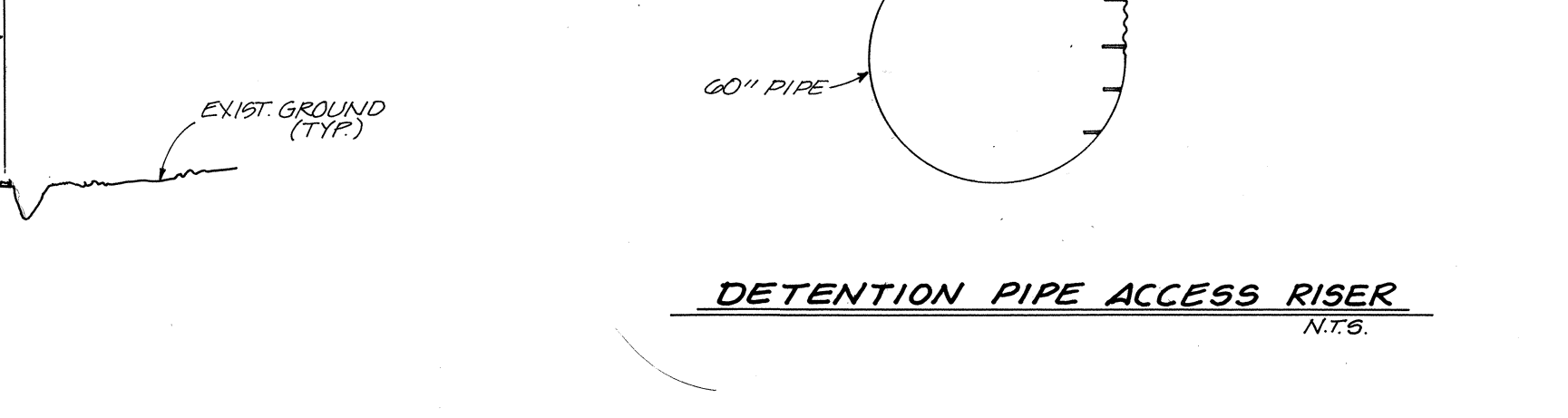
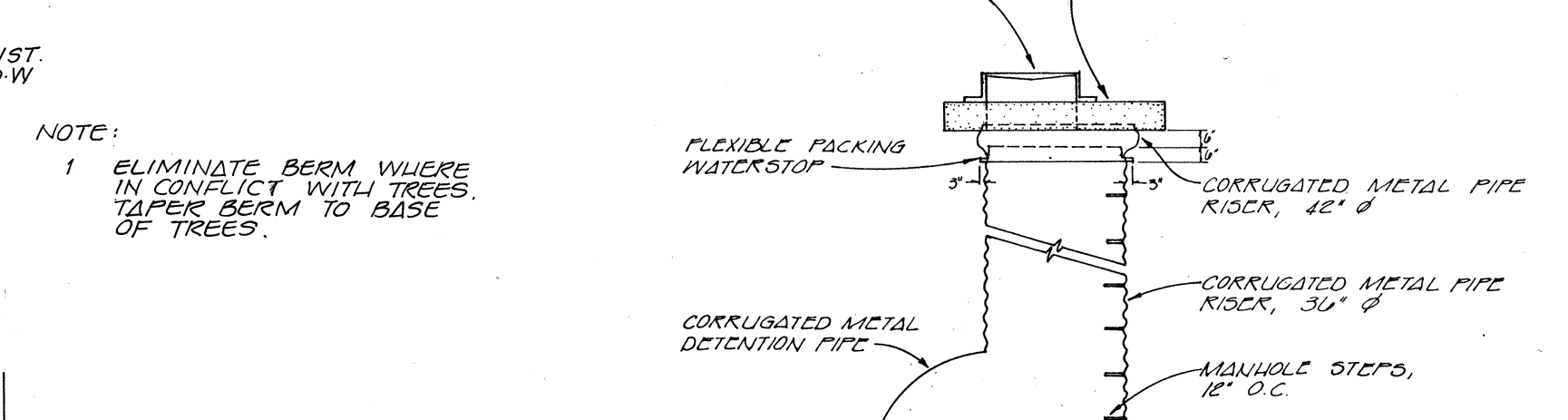
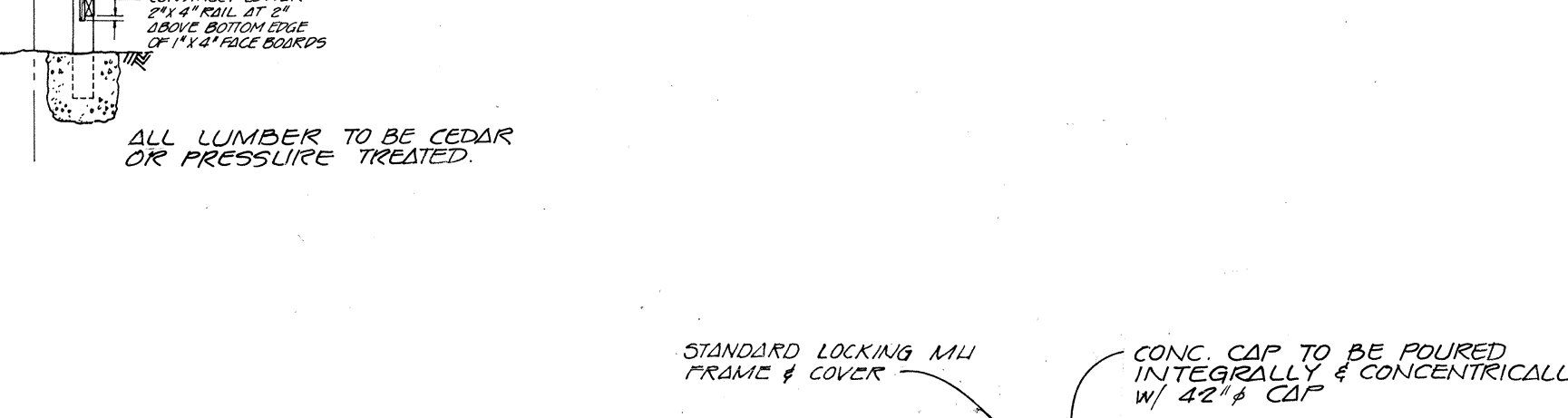
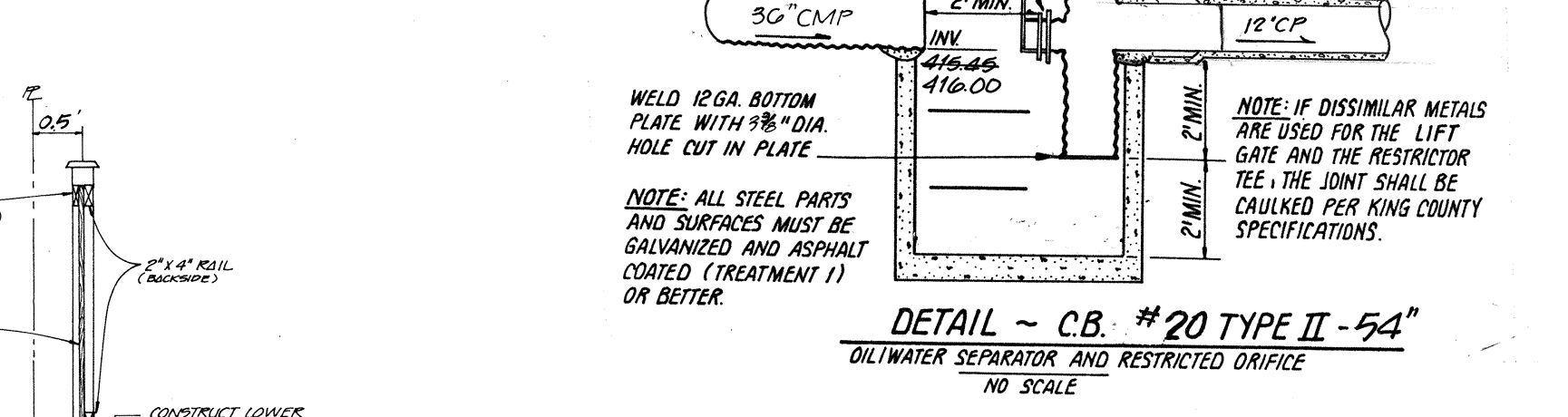
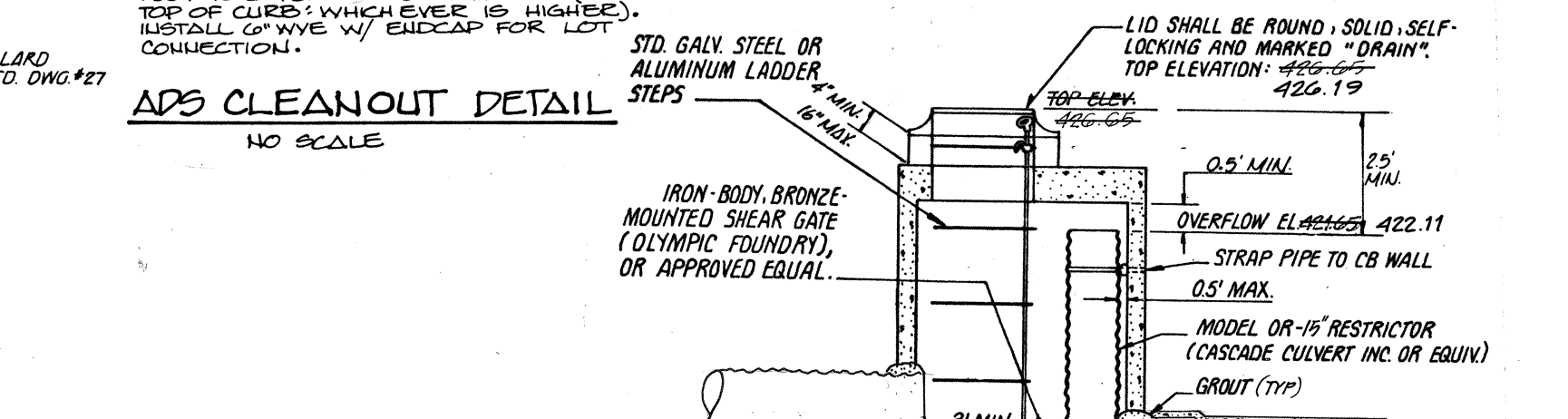
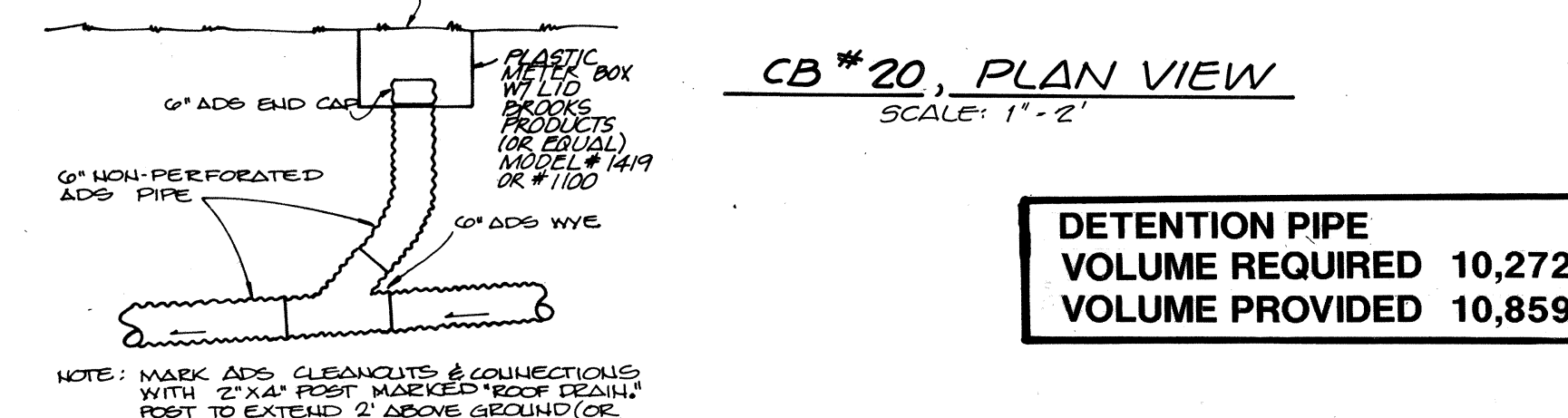
PARKSIDE

HDEV-369

MAILBOX STANDARD

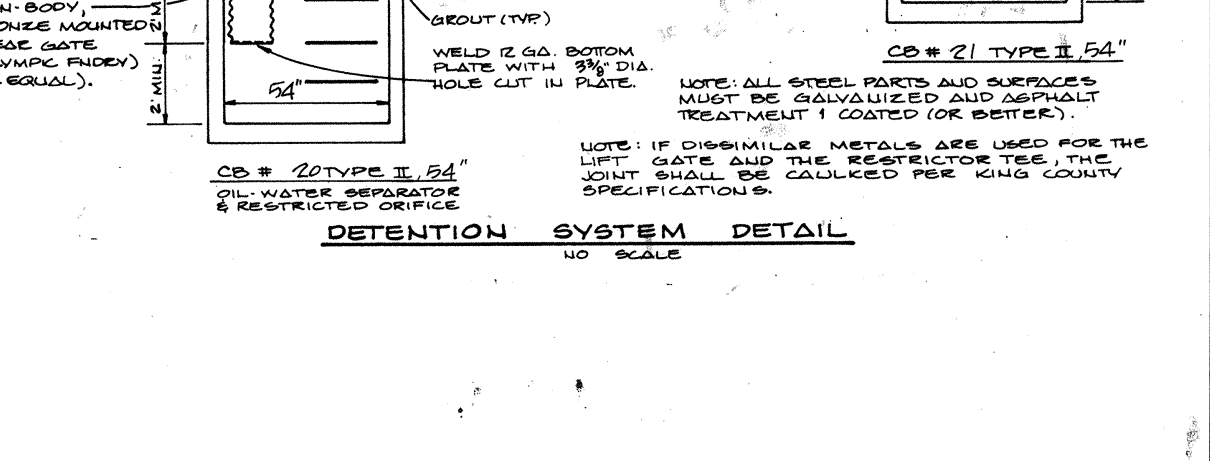
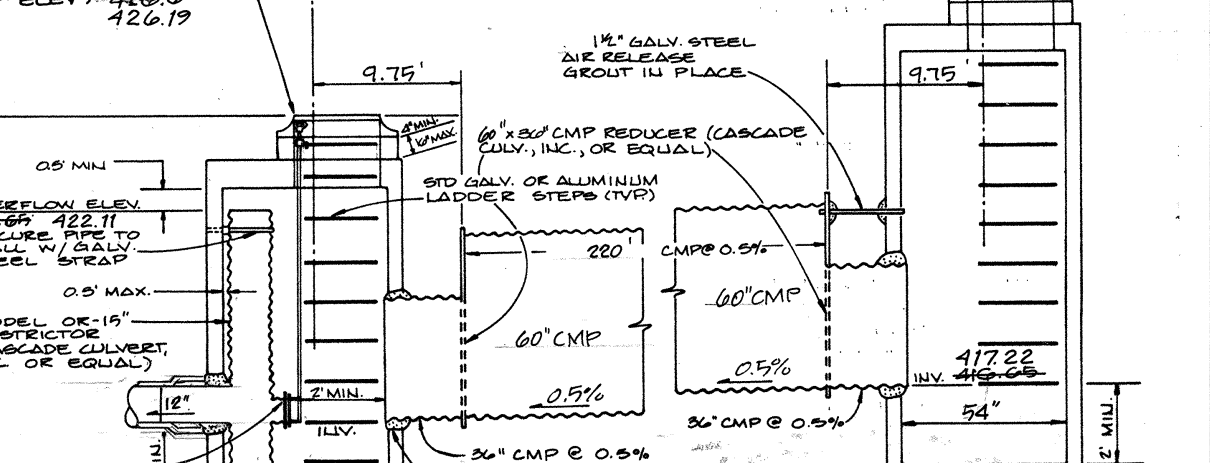
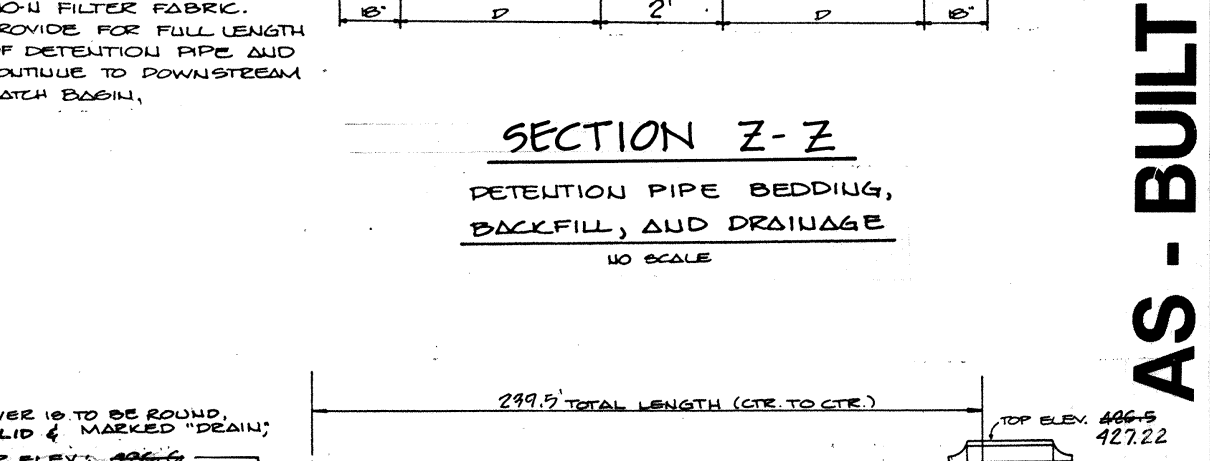
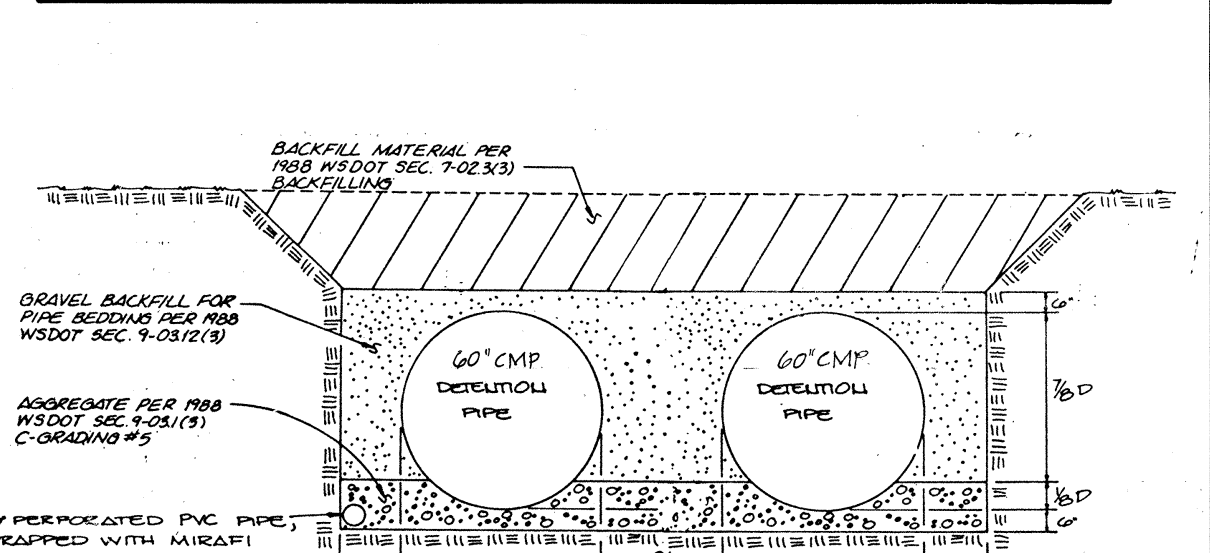


**DETECTION PIPE
VOLUME REQUIRED 10,272 FT²
VOLUME PROVIDED 10,859 FT²**



- STORM WATER DRAINAGE PLAN NOTES**
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH SNOHOMISH COUNTY STANDARDS AND SPECIFICATIONS AS ADOPTED BY THE CITY OF MILL CREEK.
 2. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN SO AS TO AVOID DAMAGE OR DISTURBANCE.
 3. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION. THE GENERAL CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE WITH THE CITY OF MILL CREEK PUBLIC WORKS DEPARTMENT. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE CITY OF MILL CREEK PUBLIC WORKS DEPARTMENT AT LEAST 72 HOURS PRIOR TO ANY REQUIRED INTERMEDIATE INSPECTION.
 4. THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS WHICH ARE ON FILE IN THE PUBLIC WORKS DEPARTMENT. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT. A COPY OF THESE APPROVED PLANS MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
 5. COMPACTION OF ALL FILL AREAS SHALL BE PER SNOHOMISH COUNTY SPECIFICATIONS. FILL SHALL BE PROVIDED IN 6-INCH MAXIMUM LIFTS AND SHALL BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM RELATIVE DENSITY AS DETERMINED BY SECTION 2-03.3(14-19) OF THE WASHINGTON STATE HIGHWAY DEPARTMENT 1978 STANDARD SPECIFICATIONS.
 6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO INSURE THAT SEDIMENT-LOADED WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE SILTATION CONTROL SYSTEMS DEPICTED ON THE EROSION/SEDIMENTATION CONTROL PLAN ARE SUCH AS TO MEET MINIMUM REQUIREMENTS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED TO INSURE COMPLETE SILTATION CONTROL OF THE PROPOSED PROJECT. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES. (NOTE: THE TEMPORARY EROSION/SEDIMENTATION CONTROL DEVICES SHALL BE IN OPERATION PRIOR TO ANY CONSTRUCTION.)
 7. ALL DISTURBED SURFACES SHALL BE HYDRO-SEEDED TO CITY OF MILL CREEK STANDARDS UNLESS OTHER EROSION-RESISTANT LANDSCAPING IS IMMEDIATELY PROPOSED. GRASS SEEDING WILL BE DONE USING AN APPROVED TYPE HYDRO-SEEDER OR AS OTHERWISE APPROVED BY THE CITY OF MILL CREEK PUBLIC WORKS DEPARTMENT. THE PERFORMANCE BOND WILL NOT BE RELEASED UNTIL THE GRASS IS ESTABLISHED UNLESS OTHERWISE APPROVED BY THE CITY OF MILL CREEK PUBLIC WORKS DEPARTMENT.
 8. PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY OF MILL CREEK PUBLIC WORKS DEPARTMENT BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENT.
 9. A COPY OF THESE APPROVED PLANS MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
 10. ALL DETENTION PIPE SHALL BE HELICAL CUP, ALUMINUM OR GALVANIZED STEEL; 36-INCH PIPE SHALL BE 16 GAUGE WITH 2-2/3" X 1/2" CORRUGATIONS; 48-INCH PIPE SHALL BE 16-GAUGE WITH 2-2/3" X 1/2" CORRUGATIONS; 60-INCH PIPE SHALL BE 16-GAUGE WITH 3" X 1" CORRUGATIONS.
 11. ALL STORM SEWER PIPE SHALL BE ASTM C-14 CLASS II, NONREINFORCED CONCRETE BELL AND SPIGOT CUM HELL REMOVED FROM THE INSIDE OF ALL CATCH BASINS. WHERE NOT SPECIFICALLY CALLED OUT AS "CONCRETE PIPE", THE STORM SEWER MAY BE HELICAL CORRUGATED METAL PIPE (16-GAUGE UNLESS NOTED OTHERWISE), ALUMINUM OR GALV.

THIS AS - BUILT ONLY INCLUDES THE DETENTION PIPE AND THE SEDIMENTATION POND



**CITY OF MILL CREEK
DEPARTMENT OF PUBLIC WORKS**

APPROVED
 NOT APPROVED
 REVIEWED
 AS NOTED

[Signature] DATE: 11-21-21

DESIGNED: JUP
DRAWN: K. NICKELS
CHECKED: []
DATE: []
PROJECT MANAGER: LARRY CALVIN

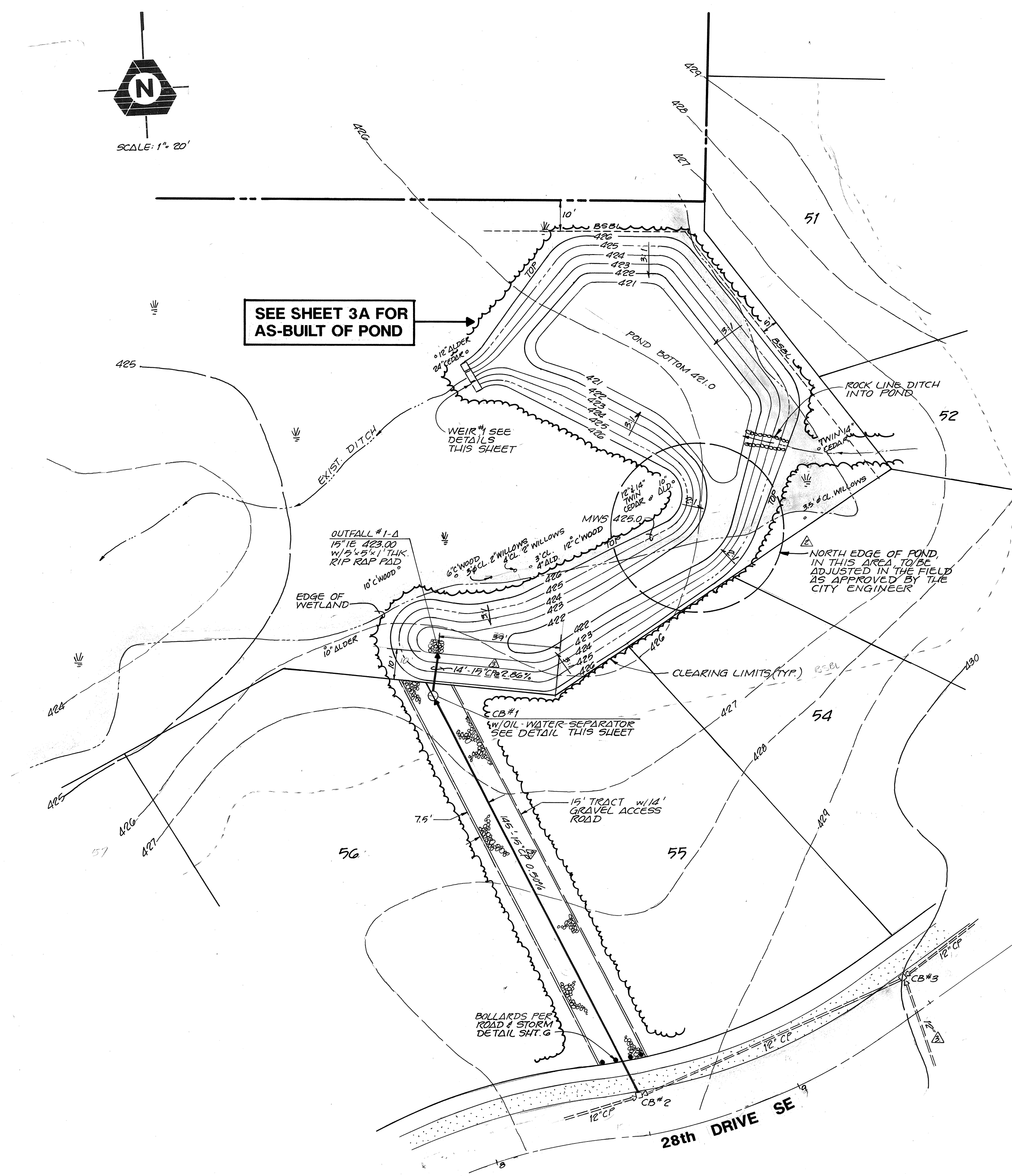
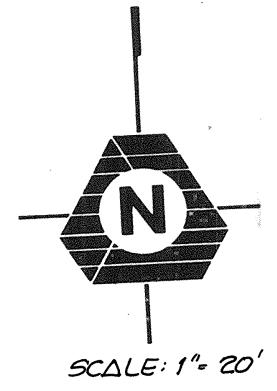
6 OF 8 SHEETS
JOB NUMBER: 88-237

AS - BUILT
ROAD & STORM DRAINAGE NOTES & DETAILS
HAMLIN PARK
WASHINGTON
CITY OF MILL CREEK

REVISIONS
NO. DATE
1 11/21/21 REV. PER C.O.M.C.

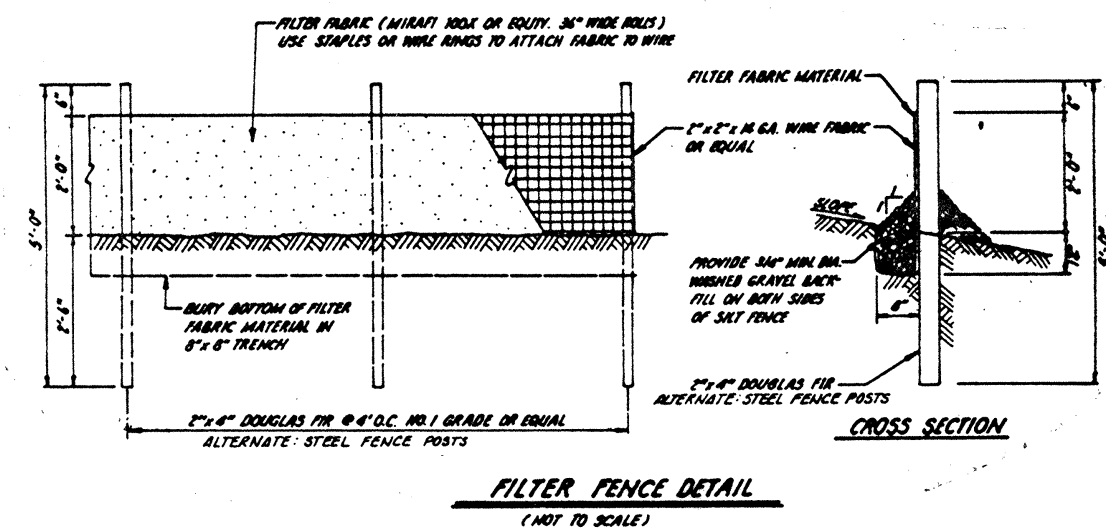
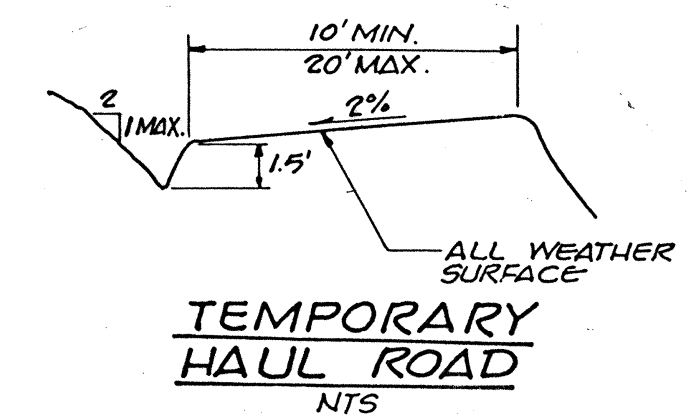
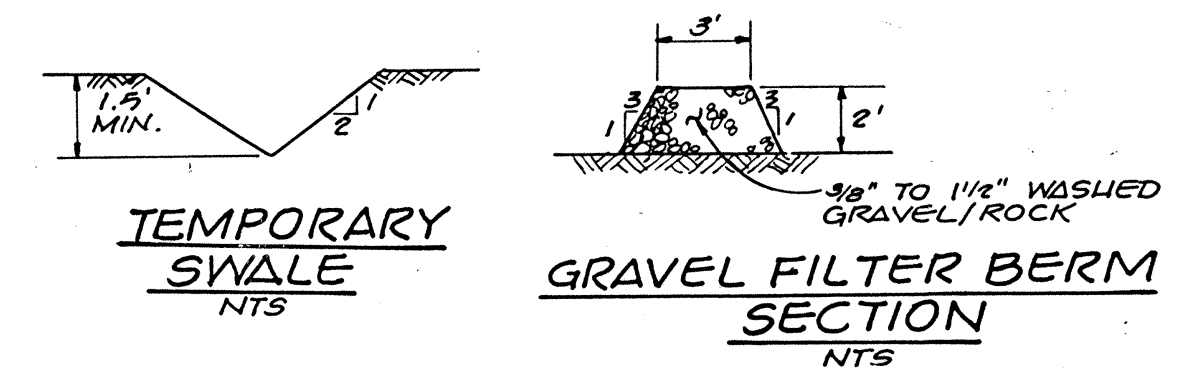
PROJECT MANAGER
Civil Engineering
Land Surveying
Land Use Planning
Environmental Analysis
TRIAD ASSOCIATES
11415 NE 128th Street • Kirkland, WA 98034 • (206) 821-8448 • (206) 821-3481 FAX

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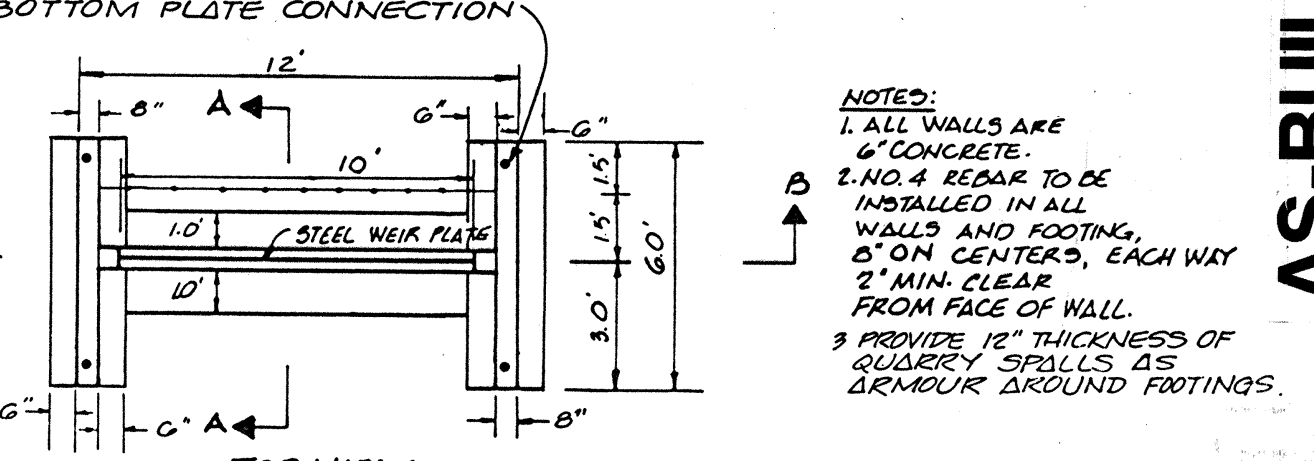
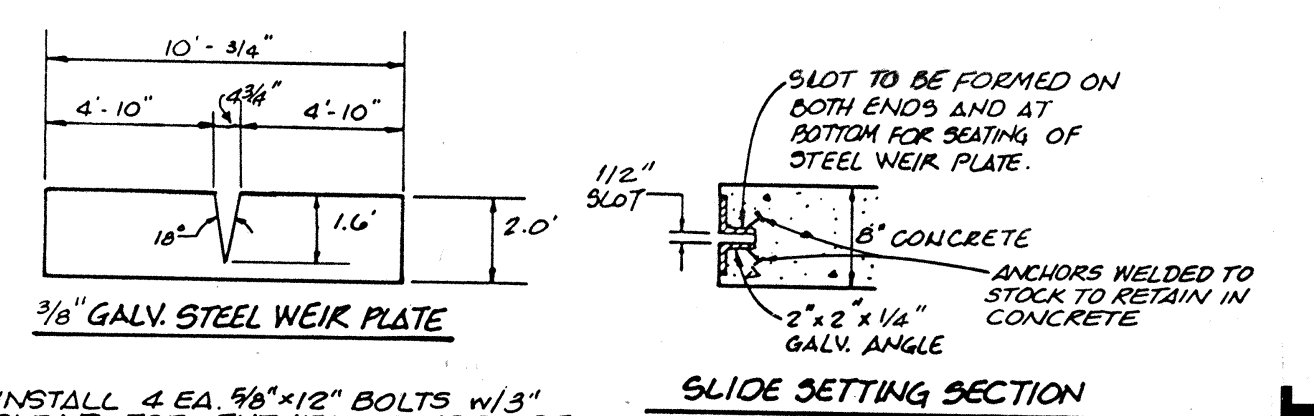
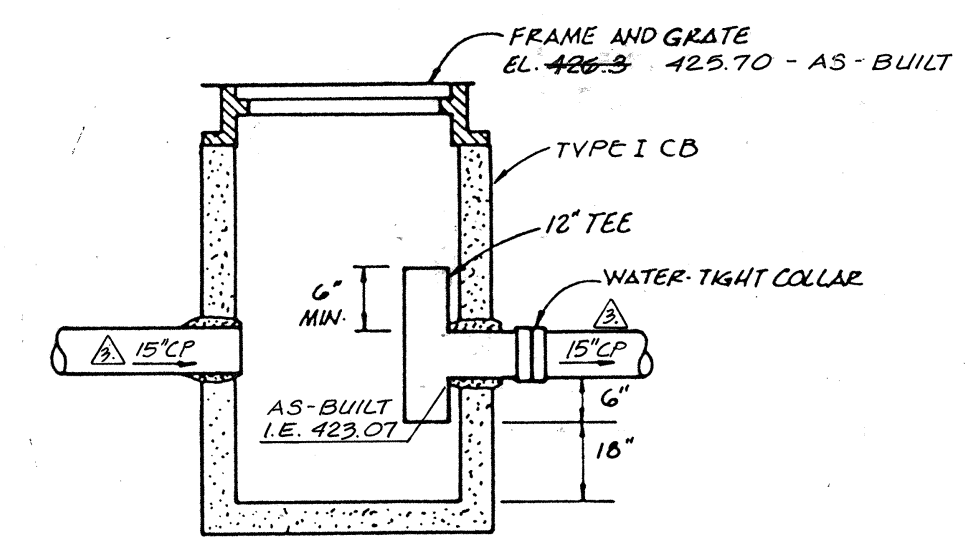


SEE SHEET 3A FOR AS-BUILT OF POND

CONSTRUCTION ADDRESS:
2923 PENNY CREEK RD.
MILL CREEK, WA. 98011



- NOTES:**
- DESCRIPTION OF WORK. WORK INCLUDED IN THIS CONTRACT SHALL CONSIST OF CONSTRUCTION OF THE SEDIMENTATION POND, FLOW RESTRICTOR WEIRS & EROSION CONTROL FACILITIES.
 - PROVIDE & MAINTAIN TEMPORARY SEDIMENT COLLECTION & CONTROL FACILITIES TO INSURE SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THESE FACILITIES MUST BE IN OPERATION PRIOR TO CLEARING/GRADING OPERATIONS & MUST BE MAINTAINED UNTIL CONST. IS COMPLETE & THE POTENTIAL FOR EROSION HAS PASSED.
 - THE PLAN SHOWN HEREIN IS A SUGGESTED METHOD OF EROSION CONTROL. THE CONTRACTOR IS OBLIGATED TO USE ALL METHODS AVAILABLE TO INSURE THAT SILT LADEN WATER IS ISOLATED FROM THE NATURAL DRAINAGE COURSE.
 - NO EQUIPMENT SHALL ENTER WETLAND AREA.
 - CLEARLY DELINEATE CLEARING LIMIT WITH RED FLAGGING PRIOR TO CLEARING.
 - ALL EDGES OF POND SHALL BE FIELD CHECKED & VERIFIED TO AVOID ALL TREES & SHRUBS IN ADJACENT BORDERS.



THIS AS - BUILT ONLY INCLUDES THE DETENTION PIPE AND THE SEDIMENTATION POND

CITY OF MILL CREEK DEPARTMENT OF PUBLIC WORKS	
DESIGNED BY: J. ANDERSON	APPROVED: [Signature]
DRAWN BY: K. NICKELS	NOT APPROVED: [Signature]
CHECKED BY: S. KAWA	REVERSED: [Signature]
DATE: 5-12-90	AS NOTED: [Signature]
CASEY CALVIN PROJECT MANAGER	

BY	DATE	REVISIONS
KV	1/14/90	REVISED SHEET 3
KA	1/14/90	REVISED PER CITY
KA	1/14/90	REVISED PER CITY
KA	1/14/90	REVISED PER CITY
KA	1/14/90	REVISED PER CITY
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KA	1/14/90	REVISED PER CITY

TRIAD ASSOCIATES
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11415 NE 128th Street • Kirkland, WA 98034 • (206) 821-8448 • (206) 821-3481 FAX

AS-BUILT
SEDIMENTATION POND & EROSION CONTROL FOR BASIN 'A'
HAMLIN PARK
CITY OF MILL CREEK, WASHINGTON

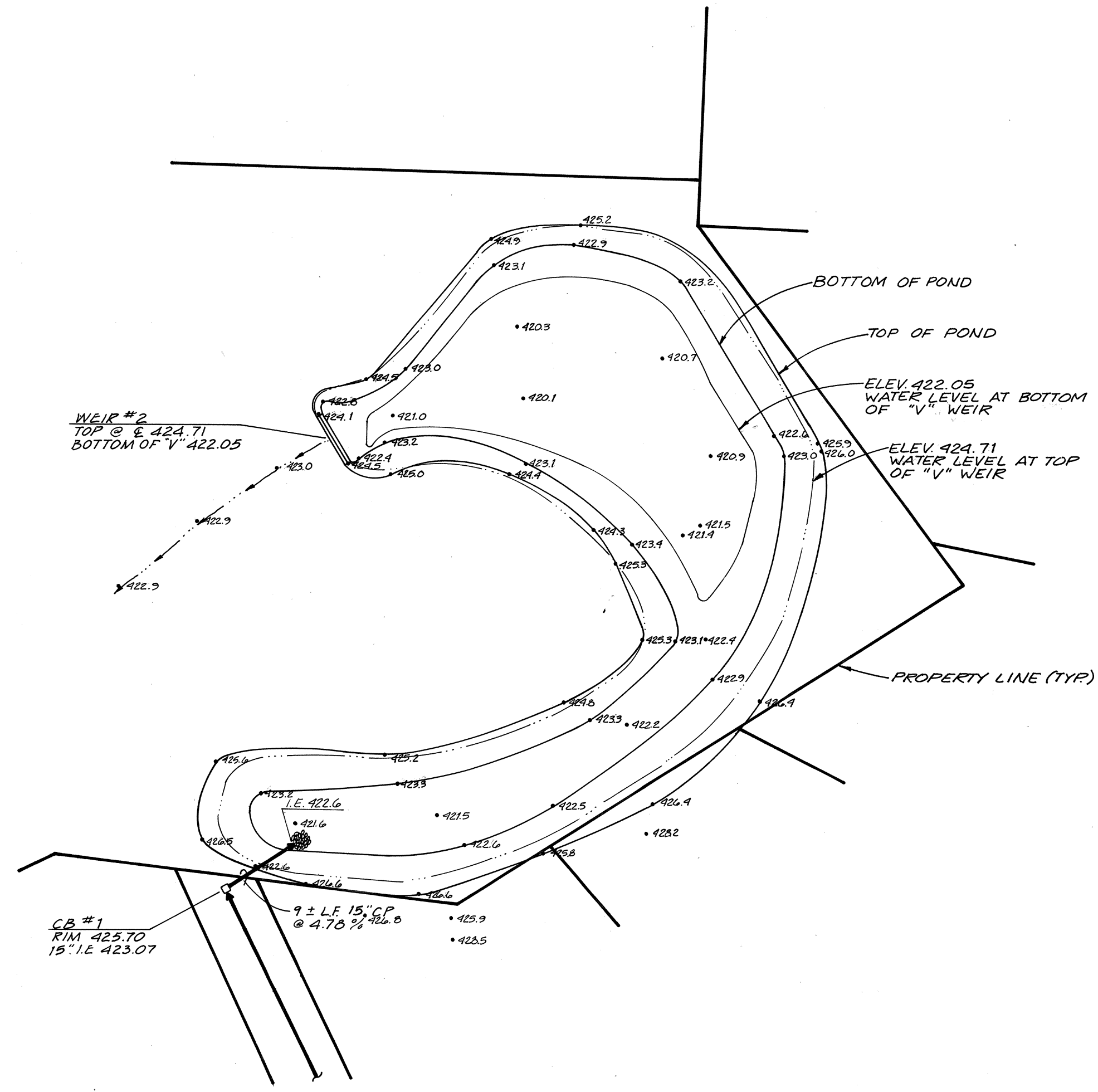
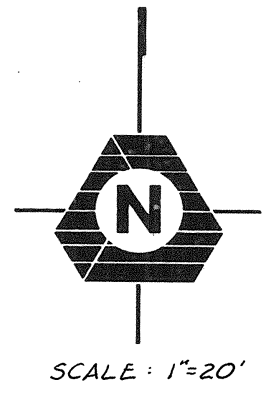
DESIGNED BY: J. ANDERSON	APPROVED: [Signature]
DRAWN BY: K. NICKELS	NOT APPROVED: [Signature]
CHECKED BY: S. KAWA	REVERSED: [Signature]
DATE: 5-12-90	AS NOTED: [Signature]
CASEY CALVIN PROJECT MANAGER	

3 SHEET OF 3
JOB NUMBER 88-237

PARKSIDE

HDEV - 310

139344



AREA @ ELEV. 424.71 = 8,581 FT²
 AREA @ ELEV. 422.05 = 2,765 FT²
 VOLUME PROVIDED = $\frac{[2,765 + 8,581]}{2} (424.71 - 422.05)$
 = (5,673) (2.66) = 15,090 FT³

AS-BUILT
 SEDIMENTATION POND - BASIN "A"
HAMLIN PARK

CITY OF MILL CREEK, WASHINGTON

TRIAD ASSOCIATES
 Project Measurement
 Civil Engineering
 Land Surveying
 Land Use Planning
 Environmental Analysis
 11115 NE 128th Street • Kirkland, WA 98034 • (206) 821-8448 • (206) 821-3481 FAX

DESIGNED	A. ANDERSON
DRAWN	A.E.H./C.M.C.
CHECKED	
DATE	
PROJECT MANAGER	LARRY CALIWA

SHEET
3A OF 3
 JOB NUMBER
88-237

NO.	DATE	REVISIONS	BY/CK



Agenda Item # _____
Meeting Date: **May 5, 2020**

CITY COUNCIL AGENDA SUMMARY
City of Mill Creek, Washington

AGENDA ITEM: RECTANGULAR RAPID FLASHING BEACONS (RRFBs) SOLAR OPTION UPDATE

PROPOSED MOTION:

None.

KEY FACTS AND INFORMATION SUMMARY:

In March, the City advertised the RRFB Group A and Group B Installation Project. The project scope of work includes:

- Group A
Replacement of existing solar powered Rectangular Rapid Flashing Beacons (RRFBs) with electric powered RRFBs at two locations (Mill Creek Elementary School and Heatherwood Middle School) to increase operational reliability.

Funding: Group A is fully funded by Transportation Improvement Board (TIB) funds. The deadline to spend Transportation Improvement Board funds (\$300K) is March 31, 2022.

- Group B
Construction of a new crosswalk (with RRFB enhancement) at Jackson High School along 136th Street SE in the vicinity of the sports fields.

Funding: Snohomish County had initially earmarked \$100,000 REET 2 funds for this project. Snohomish County staff has concurred with having the funds allocated to the Seattle Hill Road Preservation Project. County staff has communicated that they are assessing revenue loss impacts caused by COVID-19 and they anticipate a delay in making a decision on the 2020 REET backed Inter-Agency Agreements

The City opened one bid on March 17, 2020 from Transportation Systems, Inc. A summary of the bid is shown below.

Bid Tab Summary

	Engineer's Estimate	Transportation Systems
Group A	\$ 232,610.00	\$ 248,939.00
Group B	\$ 124,010.00	\$ 121,510.00
A+B TOTAL	\$ 356,620.00	\$ 370,449.00

In accordance with Section 1-03.2 of the WSDOT Standard Specifications, contract award or bid rejection normally occurs within 45 calendar days after bid opening. This deadline has been extended by mutual agreement to May 29, 2020.

City staff is assessing the feasibility of upgrading the existing solar RRFBs (Group A) and has reached out to TAPCO (the RRFB manufacturer), Traffic Safety Supply (TAPCO vendor) and other agencies to learn from their experience in battery replacement. Below is an update on these efforts:

- City requested TAPCO to provide technical data on the system requirements in order to verify if the City units (2012 model) are generally compatible with new equipment batteries and solar panels. TAPCO has issued several versions of RRFBs since 2012.
- City is working with Traffic Safety Supply to receive a cost estimate for new solar panels, batteries, and other equipment. Panels will need to be custom sized using data obtained from specialized sunlight measuring equipment that will determine what the size of the panel should be based on the amount of sunlight available at each location.
- Solar compass equipment has been shipped to the City to take field measurements. This data will be used by TAPCO to size the power system for a solar unit based on the available sunlight at each location.
- City staff reached out to City of Kent and Thurston County to learn about their experience with upgrading the solar panels on their existing RRFB systems. The purpose of reaching out to these other jurisdictions is to learn about the level of improvement on their system operations after the solar upgrade.

CITY MANAGER RECOMMENDATION:

None.

ATTACHMENTS:

Respectfully Submitted:

Michael G. Ciaravino

Michael G. Ciaravino
City Manager



Agenda Item # _____

Meeting Date: **May 5, 2020**

CITY COUNCIL AGENDA SUMMARY

City of Mill Creek, Washington

AGENDA ITEM: COOK PROPERTY LAND USE

PROPOSED MOTION:

None.

KEY FACTS AND INFORMATION SUMMARY:

The City purchased what is known as the Cook Property in October 2004 for \$600,000. The property is located at 13628 North Creek Drive, south of and adjacent to the Heatherwood Apartments. A single family home exists on the property. The property is on septic (no sewer service) and water is provided by a well.

Prior to the purchase of the property, the City did a feasibility study to determine the usability of the property. Using the wetland regulations in place at the time, the study estimated that approximately 2.4 acres of the 5 total acres was usable; I.E., not encumbered by wetlands or associated buffer. As required by State Law, the City amended its wetland regulations to be consistent with "best available science." The new regulations resulted in larger wetland buffer width requirements. In 2014, the City conducted a wetland study and survey to determine the impact of the wetlands and buffer on the property. The wetlands were determined to be rated as Category I wetlands (highest value) and require a 300-foot buffer from most uses. Passive uses would require a 200-foot buffer (Attachment A). The wetland and its 300-foot buffer encumbers practically all of the property, making use of the property with the prescriptive buffer impossible.

The City's wetland regulations include a provision to allow the "reasonable use" of the property when application of the wetland regulations would prevent any economic use of the property. In 2016, the City was exploring the feasibility of constructing a Public Works Shop on the Cook property. Working with the City's wetland consultant, the City determined that, for a public works shop, the buffer could be reduced to allow a reasonable use on approximately 0.6 acres. Work on designing/permitting the public works shop on the Cook Property stopped before any formal approvals on the reasonable use were made. Going forward, a determination on reasonable use would need to be made based on what use was being proposed and its specific design.

The property is zoned Mixed Use/High Density Residential (MU/HDR). MU/HDR allows multi-family residential use in addition to commercial uses. Maximum density for the zone district is 24 dwelling units per acre. However, if commercial use is provided on at least 30% of the ground floor, up to 30 units per acre is allowed (Attachment B)

As of April 30th, the Snohomish County Assessor has set the 2020 assessed value of the Cook Property at \$1,697,500.

CITY MANAGER RECOMMENDATION:

None.

ATTACHMENTS:

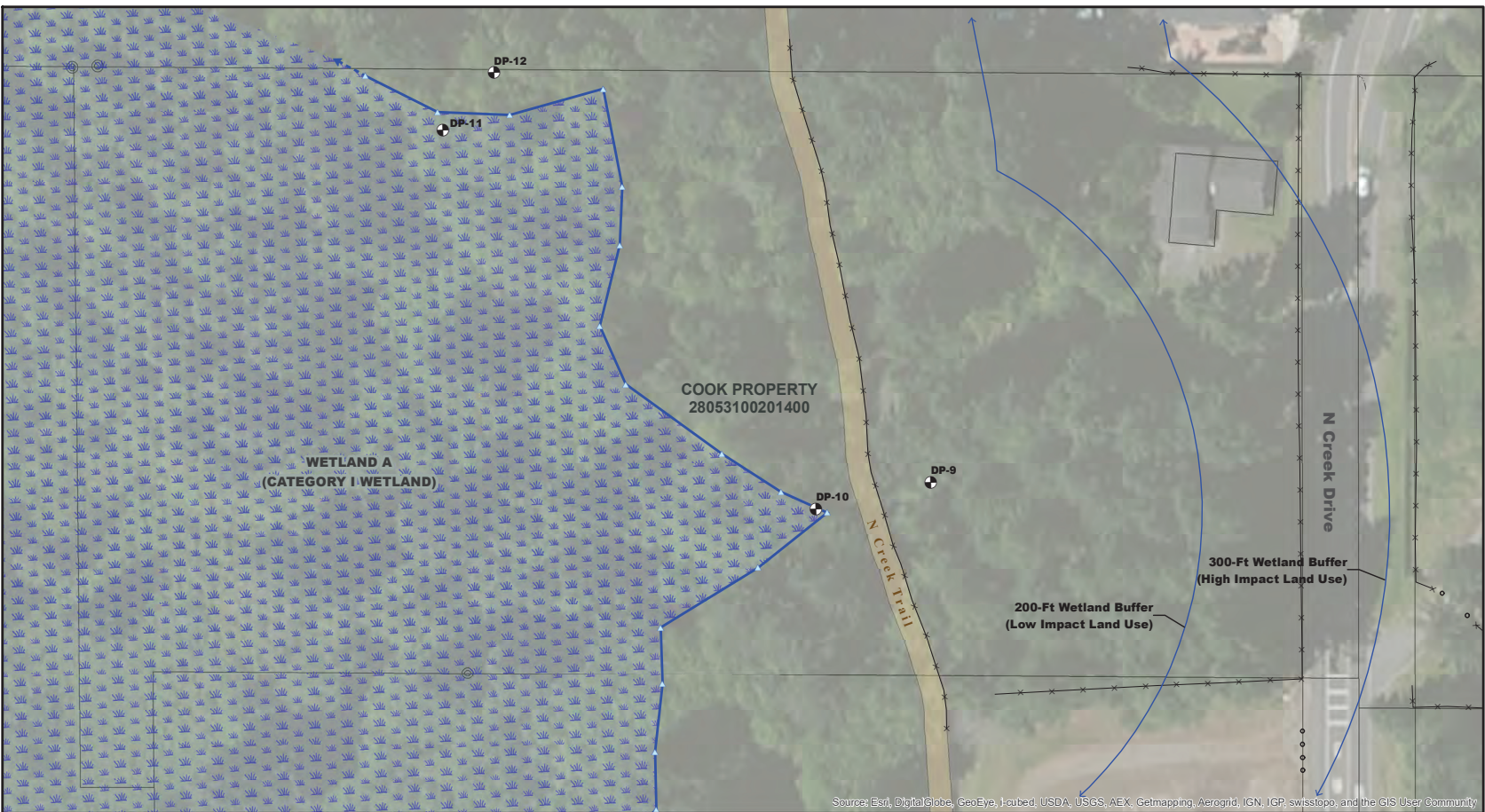
- Attachment A: Wetland Boundary/Buffer Map (2014)
- Attachment B: MCMC Chapter 17.15 Mixed Use/High Density Residential

Respectfully Submitted:

Michael G. Ciaravino

Michael G. Ciaravino
City Manager

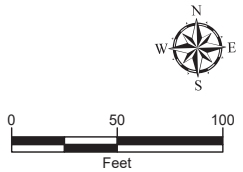
Attachment A



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Filename: T:\Project\21-1-12456_Mill_Creek\AW_mxd\SitePlanCook.mxd Date: 4/14/2014 1:00:00 PM

LEGEND	
	Data Plot
	Wetland
	Wetland Buffer
	Wetland Boundary Flag
	Delineated Wetland Boundary
	Fence



Cook Property Wetland Delineation Mill Creek, Washington	
SITE PLAN	
April 2014	21-1-12456-001
SHANNON & WILSON, INC. <small>REGULATORY AND ENVIRONMENTAL CONSULTANTS</small>	FIG. 2

**Chapter 17.15
MU/HDR – MIXED-USE/HIGH DENSITY RESIDENTIAL**

Sections:

[17.15.010 Purpose.](#)

[17.15.020 Principal uses.](#)

[17.15.030 Secondary uses.](#)

[17.15.040 Conditional uses.](#)

[17.15.050 Review requirements.](#)

[17.15.060 Density.](#)

[17.15.070 Maximum lot coverage.](#)

[17.15.080 Maximum height.](#)

[17.15.090 Setbacks.](#)

[17.15.095 Streetscape and roadway buffer/cutting preserves.](#)

[17.15.100 Project design.](#)

[17.15.110 Open space and recreation facilities.](#)

Legislative history: Ord. 98-445.

17.15.010 Purpose.

The purpose of this district is to implement the policies and goals set out in the multi-family residential land use designation established within the comprehensive plan. This zone district is intended to provide a high level of diversity in housing types including townhouses and flats ranging from two to five stories to move toward the city's population allocations required under the Growth Management Act, Chapter 36.70A RCW. In addition, ground floor neighborhood-scale commercial and/or office uses are encouraged to create a cohesive pedestrian-oriented community. These uses are to be designed to complement and support the nearby retail, office and residential uses, resulting in reduced vehicle trips and a more sustainable and convenient environment with access to transit. (Ord. 2009-705 § 2 (Exh. B); Ord. 2005-609 § 2)

17.15.020 Principal uses.

Principal uses are:

- A. Multi-family dwellings (i.e., apartment complexes, townhouses, condominiums, and duplexes);
- B. Single-family detached and attached dwellings;
- C. Nursing homes, retirement homes, convalescent centers, and congregate care residential; and
- D. Transit facilities and stops. (Ord. 2009-705 § 2 (Exh. B); Ord. 2005-609 § 2)

17.15.030 Secondary uses.

Secondary uses are:

- A. Neighborhood-scale commercial and/or office uses (consistent with the commercial uses permitted in MCMC 17.18.010 (neighborhood business district)) are permitted on the ground floor of buildings;
- B. Home occupations (pursuant to Chapter 17.23 MCMC); and
- C. Accessory buildings that are subordinate to the principal building and are incidental to the use of the principal building on the same lot.
- D. Family home child care, in accordance with MCMC 14.07.020. (Ord. 2010-717 § 2 (Exh. B); Ord. 2009-705 § 2 (Exh. B); Ord. 2005-609 § 2)

17.15.040 Conditional uses.

Conditional uses shall be processed in accordance with Chapter 17.28 MCMC. Conditional uses are:

- A. Day care centers;
- B. Adult family home or day care;
- C. Public facilities/utilities and essential public facilities;
- D. Accessory satellite signal transmitting and receiving antennas over four feet in diameter external to or attached to the exterior of any building;
- E. Religious facilities; and
- F. Schools. (Ord. 2019-850 § 9; Ord. 2009-705 § 2 (Exh. B); Ord. 2009-702 § 2 (Exh. C); Ord. 2005-609 § 2)

17.15.050 Review requirements.

All development in this district shall be processed as a planned area development pursuant to Chapter 16.12 MCMC. (Ord. 2009-705 § 2 (Exh. B); Ord. 2009-702 § 2, (Exh. C); Ord. 2005-609 § 2)

17.15.060 Density.

The minimum density is seven dwelling units per acre with a maximum density of 24 units per acre. Up to 30 units per acre are permitted within developments that incorporate commercial and/or office uses on the ground floor. Densities shall be calculated under the provisions of MCMC 16.12.050.

To qualify for the density bonus, in mixed-use projects the equivalent of 30 percent of the ground floor area (building footprint/gross area) shall be developed with retail or commercial uses. (Ord. 2009-705 § 2 (Exh. B); Ord. 2005-609 § 2)

17.15.070 Maximum lot coverage.

The maximum lot coverage shall be:

A. Forty percent; or

B. Fifty percent if a development incorporates retail uses on the first floor permitted pursuant to MCMC [17.15.020](#). (Ord. 2009-705 § 2 (Exh. B); Ord. 2005-609 § 2)

17.15.080 Maximum height.

The maximum height shall be 50 feet. If a development provides at least 30 percent of the ground floor area (building footprint/gross area) in retail or commercial uses, the maximum height shall be 60 feet. (Ord. 2009-705 § 2 (Exh. B); Ord. 2005-609 § 2)

17.15.090 Setbacks.

Setbacks shall be:

A. Street Setback – Residential Uses.

1. Five feet minimum to 15 feet maximum from the back of sidewalk; or

2. Ten feet minimum to 20 feet maximum from the back of curb; or

3. Zero feet for any portion of a development that includes commercial and/or office uses on the ground floor permitted pursuant to MCMC [17.15.030](#).

B. Side yard: Total of 10 feet, no side less than five feet.

C. Rear yard: None. (Ord. 2009-705 § 2 (Exh. B); Ord. 2005-609 § 2)

17.15.095 Streetscape and roadway buffer/cutting preserves.

Streetscape design and roadway buffer/cutting preserve tracts adjacent to arterial and collector streets shall be provided in accordance with the city's comprehensive plan, streetscape element. Roadway buffer/cutting preserves to be provided range from 50 feet from the edge of the right-of-way for residential uses to 35 feet for nonresidential uses. (Ord. 2009-705 § 2 (Exh. B); Ord. 2005-609 § 2)

17.15.100 Project design.

Development within this zone district shall be designed in conformance with the design principles and standards set out in Chapter 17.34 MCMC, Design Review. (Ord. 2009-705 § 2 (Exh. B); Ord. 2005-609 § 2)

17.15.110 Open space and recreation facilities.

Open space and recreation facility requirements are located in Chapters 16.12 and 17.22 MCMC. (Ord. 2009-705 § 2 (Exh. B); Ord. 2006-633 § 2)



MINUTES

City Council Regular Meeting

6:00 PM - Tuesday, April 28, 2020

Council Chambers, 15728 Main Street, Mill Creek, WA 98012

Minutes are the official record of Mill Creek City Council meetings. Minutes summarize the council meeting, documents presented at the meeting, and any actions taken by the council.

A recording of this City Council meeting can be found [here](#):
The agenda packet for this City Council meeting can be found [here](#).

City of Mill Creek Virtual Council Meeting Info

Due to the COVID-19 pandemic, the City of Mill Creek has established a virtual and audio meeting for the Council meetings.

Call-In Number:

You may call one of these phone numbers and enter the access code:

United States (Toll-Free): 1 866 899 4679

- One-touch: tel:+18668994679,,644789413#
- Access Code: 644-789-413

United States: +1 (224) 501-3318

- One-touch: tel:+12245013318,,644789413#
- Access Code: 644-789-413

CALL TO ORDER

Mayor Pruitt called the meeting of the Mill Creek City Council to order at 6:00 p.m. and the Pledge of Allegiance was led by Councilmember Bond.

PLEDGE OF ALLEGIANCE

ROLL CALL

Councilmembers Present:

Pam Pruitt, Mayor
Brian Holtzclaw, Mayor Pro Tem

Councilmembers Absent:

April 28, 2020 REGULAR COUNCIL MEETING MINUTES

Vince Cavaleri, Councilmember
Mike Todd, Councilmember
Mark Bond, Councilmember
John Steckler, Councilmember
Stephanie Vignal, Councilmember

AUDIENCE COMMUNICATION

A. Public comments on items on or not on the agenda

Laura Peterson & Lorna Martins, parents from the Jackson High School Parent Board addressed Members of Council requesting support from the City of Mill Creek to honor and recognize the Graduating Seniors from the Jackson High School Class of 2020. The JHS Parent Board's request will be presented at a future City Council meeting for further discussion.

PRESENTATIONS

B. Update on COVID 19 - National, State and Local
(Interim Chief of Staff Grace Lockett)

City Manager Michael Ciaravino introduced Interim Chief of Staff Grace Lockett to give an update on the COVID 19 pandemic.

Ms. Lockett presented to Council an update on the following:

- Local, state and national statistics on confirmed COVID 19 cases and deaths. Statistics were sited from the Washington State Health Department, COVID 19 Task Force for Snohomish County and the Center for Disease Control (CDC).
- Announced that the Snohomish County Health District will be providing drive-up testing for COVID 19 at the Health District's South County Facility at 6101 200 St. SW, Lynwood, WA. The testing for the hours on April 29th are from 9 am - 3:30 p.m. Slot testing appointments are available on Friday, May 1, 2020. For more information [click here](#).
- Governor Inslee announced an appropriation of \$300 million to be awarded to local governments in the State with an estimate of a minimum of \$25,000 per municipality. The monies come from the Federal Stimulus Package.
- Re-entry plan to guide local governments will include Testing, Infection Tracing and Treatment.
- What can we do to decrease the risk of infection with COVID 19 wear masks in public and continue to practice social distancing
- Testing equipment and supplies continue to be limited. It is important to partner with State and Local agencies to make these resources available to the City.

April 28, 2020 REGULAR COUNCIL MEETING MINUTES

Council engaged in discussion and Q & A.

STUDY SESSION

- C. 2020 Snohomish County Conservation Futures Program Call for Projects - Overview of Grant Program Requirements.
(Gina Hortillosa, Director of Public Works and Development Services)

Director Hortillosa briefed Members of Council of a possible grant opportunity with the with the 2020 Snohomish County Conservation Futures Program (the "SCCFP"). The purpose of the SCCFP is to acquire interests or rights in real property for the preservation of open space land, farm and agricultural land, and timberland.

Eligible Projects Criteria includes:

1. The acquisition of real property, easements, covenants, or other contractual rights necessary to protect, preserve, maintain, improve, restore, limit the future use of, or otherwise conserve, selected open space land, farm and agricultural land, and timberland as defined in Chapter RCW 84.34 ("Protected Property").
2. Any improvements to the Protected Property shall be limited to those which meet the requirements and intent of RCW 84.34.200-220. Allowed improvements include, but are not limited to, trails, interpretive centers, viewpoints, picnicking facilities, access, restrooms and restoration projects.

Council engaged in discussion and Q & A.

CONSENT AGENDA

- D. Approval of Checks #61822 through #61904 and ACH Wire Transfers in the Amount of \$404,181.93
(Audit Committee: Councilmember Todd and Councilmember Steckler)
- E. Payroll and Benefit ACH Payments in the Amount of \$314,183.02
(Audit Committee: Councilmember Todd and Councilmember Steckler)
- F. City Council Meeting Minutes of April 14, 2020
- G. **Councilmember Todd made a motion to approve the consent agenda. Councilmember Steckler seconded the motion. The motion passed unanimously.**

REPORTS

- H. Mayor/Council
 - **Census Update**

April 28, 2020 REGULAR COUNCIL MEETING MINUTES

Mayor Pruitt asked City Manager Ciaravino for an update on the Census.

City Manager Ciaravino briefed City Council that despite the COVID 19 pandemic, the collaborative efforts between the City of Mill Creek and Michael Kidd, Census Volunteer continue as they diligently promote and encourage citizens to participate in the 2020 Census. To volunteer [click here](#) or call the Everett Census office at 425-551-1601.

Additionally, the following items were presented:

- The plan for the census is to begin field operations on June 1. This includes training, deployment and support activities for peak data collection operations, as well as selecting and hiring field staff.
- Non-response follow-up is scheduled for Aug. 11 to Oct. 31, 2020.
- E-response and paper enumeration has been extended until Sept. 3, 2020 as well as the in-person interviews with census workers is now scheduled for July 1 to Sept. 3, 2020.
- Due to coronavirus, the census deadline has been extended until Oct.31, 2020.
- Households that received a census invitation in the mail but have yet to respond will receive a paper questionnaire in the mail before April 30, 2020.
- The new dates to mail the final reminder to households is April 27 to May 9.

Marketing efforts will target communication with the community and the Mill Creek Community Association HOAs. Various HOAs in the Mill Creek Community Association may challenge each other to complete the census through some friendly competition to see which area will have the highest self-response rate.

Additional community outreach will include: promoting the census with the Mill Creek Chamber of Commerce, Mill Creek Town Center Business Association, local churches, non-profits and senior center. The Communications and Marketing Team will continue social media promotion to create social media messages across all social media platforms.

Council engaged in discussion and Q & A.

- **Memorial Day Update**

Mayor Pruitt also asked City Manager Ciaravino for an update on the Memorial Day Parade. In light of COVID 19 pandemic, stay at home and social distancing order, the City of Mill Creek proposed different options for Council to consider.

The following items were discussed as possibilities:

- Remote/virtual Memorial Day Ceremony via Facebook live.
- List of invitees for a virtual ceremony was provided by Jon Ramer
- Reverse Parade - the Memorial Day route is staged for drive by viewing.

Council engaged in discussion and agreed to continue to discuss options at the next City Council Meeting.

April 28, 2020 REGULAR COUNCIL MEETING MINUTES

Council Reports:

Mayor Pruitt reported that since the pandemic she continues to participate in various conference calls and noted that efforts continue to be developed in phases in order to assist the auto, construction, retail and restaurant industries.

Councilmember Steckler reported that he has been on the audit committee and thanked the efforts of the new finance director Jeff Balentine for his efforts and looks forward to hearing the financial report in the next coming Council meetings.

The following additional items reported by Councilmember Steckler were:

- Supporting the idea to recognize the Senior Class of 2020 and officially requests ideas from the public.
- Request for an update on Heron Park construction Project and the pedestrian bridge upgrade request.
- Request for the City of Mill Creek to sponsor an online platform i.e.. virtual bingo for seniors and citizens in the efforts to reach out to the community in light of the stay at home order due to COVID 19.

Councilmember Cavaleri encouraged the public to donate to the food banks in need who support people who are struggling during this time of need of the pandemic.

Councilmember Vignal reported that County Councilmember Mead requested that she take the lead to head up the Snohomish County District 4 Economic Recovery Advisory Committee. Councilmember Vignal is in the process of collecting data from local businesses to ascertain their needs and ways in which they can receive support during the pandemic health crisis.

Councilmember Todd reported that federal monies were approved for distribution in the amount of 39 million dollars to the region's transit agencies at the Puget Sound Regional Council (PSRC) Executive Board emergency meeting on April 16, 2020.

Other items he reported on are the following:

- The Rotary Club has indicated that it will donate funds towards the repair of the Heron Park pedestrian bridge. Councilmember Todd thanked the Rotary.
- He supports the idea to recognize the Class of 2020.

AUDIENCE COMMUNICATION

- I. Public comment on items on or not on the agenda
- J. City of Mill Creek Resident Barbara Heidel commented in response to Councilmember Cavaleri's statement regarding donating to the local food bank and shared the Mill Creek Rotary Club's efforts to support the Food Bank - [click here](#) for more info. Ms. Heidel also commented that she supports Councilmember Steckler's virtual bingo idea for seniors.

April 28, 2020 REGULAR COUNCIL MEETING MINUTES

ADJOURNMENT

With no objection, Mayor Pruitt adjourned the meeting at 7:15 p.m.

Pam Pruitt, Mayor

Naomi Fay, Interim City Clerk

April 28, 2020 REGULAR COUNCIL MEETING MINUTES