MONROE CITY COUNCIL

Regular Business Meeting
May 3, 2016, 7:00 P.M.

Council Chambers, City Hall
806 W Main Street, Monroe, WA 98272

AGENDA

Call To Order

Roll Call

Pledge Of Allegiance

1. Councilmember Scarboro

Announcements And Presentations

1. Proclamation: Building Safety Month (May 2016)

   Documents: 20160503 AP1 Proclamation - Building Month May 2016.pdf

2. Presentation: 2016 Legislative Session Report (Green Light Strategies)

   Documents: 20160503 AP2 Green Light Strategies Report.pdf

Comments From Citizens

[This time is set aside for members of the audience to speak to the City Council on any issue related to the City of Monroe; except any quasi-judicial matter subject to a public hearing. **Please sign in prior to the meeting; testimony is limited to 5 minutes per speaker**.]

Executive Session

1. Agency Litigation [RCW 42.30.110(1)(i)] (10 minutes)

2. Pricing of Property [RCW 42.30.110(1)(c)] (10 minutes)

Consent Agenda

1. Approval of the Minutes; April 26, 2016, Regular Business Meeting

   Documents: 20160503 CA1 MCC Minutes 20160426.pdf

2. Approval of AP Checks and ACH Payments

   Documents: 20160503 CA2 AP Checks - ACH Payments.pdf

3. AB16-055: Award the Bid and Authorize Mayor to Sign Contract for the Rivmont Watermain Replacement Project

   Documents: AB16-055_Award Bid_Authorize_Rivmont Water Main.pdf

New Business

1. AB16-056: Authorize Mayor Pro Tem to Sign Grant Agreement with Snohomish County for Tourism Branded Event Fencing and Barricades

   Documents: AB16-056_Grant Award_Fencing.pdf

Final Action

1. AB16-057: Resolution No. 005/2016, Approving Skyview Ridge Preliminary Plat and Planned Residential Development (PRD)

   Documents: AB16-057_RES 005 2016 Skyview Ridge PPL PRD.pdf

Councilmember Reports

1. City Council Finance & Human Resources Committee
2. Snohomish County Tomorrow Steering Committee (Councilmember Kamp)

Staff/ Department Reports

Mayor/ Administrative Reports

1. Monroe This Week (April 29, 2016, Edition No. 17)

   Documents: 20160503 MR1 Monroe This Week Edition 17.pdf

2. Draft Agenda for May 10, 2016, Regular Business Meeting

Adjournment

Majority vote to extend past 10:00 p.m.

THE CITY COUNCIL MAY ADD AND TAKE ACTION ON OTHER ITEMS NOT LISTED ON THIS AGENDA

Accommodations for people with disabilities will be provided upon request. Please call City Hall at 360-794-7400. Please allow 48 hours advance notice.

Proclamation

BUILDING SAFETY MONTH - MAY 2016

WHEREAS, the City of Monroe's continuing efforts to address the critical issues of safety, energy efficiency, and resilience in the built environment which affect our citizens, both in everyday life and in times of natural disaster, give us confidence that our structures are safe and sound; and

WHEREAS, the City's confidence is achieved through the devotion of vigilant guardians - building safety and fire prevention officials, architects, engineers, builders, tradespeople, laborers, and others in the construction industry - who work year-round to ensure the safe construction of buildings; and

WHEREAS, these guardians - dedicated members of the International Code Council - use a governmental consensus process that brings together local, state, and federal officials with expertise in the built environment to create and implement the highest-quality codes to protect Americans in the buildings where we live, learn, work, worship, and play; and

WHEREAS, the International Codes, the most widely adopted building safety, energy, and fire prevention codes in the nation, are used by most U.S. cities, counties, and states; these modern building codes also include safeguards to protect the public from natural disasters such as hurricanes, snowstorms, tornadoes, wildland fires, and earthquakes; and

WHEREAS, Building Safety Month is sponsored by the International Code Council, to remind the public about the critical role of our communities' largely unknown guardians of public safety - our local code officials - who assure us of safe, efficient, and livable buildings; and

WHEREAS, "***Building Codes: Driving Growth through Innovation, Resilience, and Safety***" is the theme for Building Safety Month 2016, and encourages all Americans to raise awareness of the importance of building safe and resilient construction, fire prevention, disaster mitigation, backyard safety, energy efficiency, and new technologies in the construction industry.

NOW THEREFORE, I, do hereby proclaim the month of May 2016 as

BUILDING SAFETY MONTH

and encourage our citizens to join with their communities in participation in Building Safety Month activities.

Geoffrey Thomas, Mayor

City of Monroe

Legislative Report (4/8/16)

Green Light Strategies has been honored to represent Monroe's interests in Olympia during the 2016 Legislative Session. Throughout session, we worked to advance the City's Legislative Priorities, as well as track hundreds of bills that affect cities throughout the state. We worked to prevent adverse bills from passing and supported legislation that benefits the City. We provided the City with regular reports of legislative activity affecting the City and a list of bills we tracked during the Legislative Session. Following, please find our final legislative report.

CITY OF MONROE 2016 LEGISLATIVE PRIORITIES

On behalf of the City, Green Light Strategies worked to advance Monroe's legislative priorities.

SR 522: Prior to session, the City spearheaded the creation of a coalition to advocate for completion of SR-522. The SR-522 Coalition successfully raised the profile of project completion and made progress to address the challenges to obtain funding and allow funds already allocated to be used for widening. The City built a coalition of more than 50 organizations. Support for completing the final two phases (widening and interchange) of SR-522 continues to grow and be recognized as a highway of both regional and statewide significance that must be prioritized in the State's Transportation Plan. Snohomish County, SCCIT and EASC included SR-522 as one of three regional transportation project priorities. We met with both Transportation Committee Chairs, and both clearly understand the importance of completing the final phases of this project.

The supplemental transportation budget passed by the Legislature, and signed by the Governor, allows SR-522 funds currently allocated in the Connecting WA account for the interchange to also be used for widening. The budget also provides funding to WSDOT's corridor sketch program, and makes SR-522 the highest priority. The corridor sketch program will work with our region to conduct performance based planning, develop and implement new least cost planning methods that are consistent with the Practical Solutions approach and emphasize multimodal integration. Corridor and network plans will be based on information contained in "corridor sketches." Information from these plans helps identify priorities in the state's transportation plan. While this is merely one small step in the process of completing SR-522, it shows the Legislature recognizes the importance of completing the final two phases (widening and interchange).

Lake Tye Park Athletic Fields: The City worked with the 39th Legislative Delegation to submit capital budget requests to fund installation of synthetic multi-purpose athletic fields for Lake Tye Park. During session, the City updated the capital budget request for Lake Tye Park to include additional information showing the City is providing matching funds for the project (land

acquisition, staff time, and maintenance) and working to obtain additional funds for construction/completion through RCO, county and other available sources. However, because this was a supplemental budget year, there was limited funding for new projects. In fact, the Senate's Capital Budget Chair provided additional requirements to even be considered for funding, stating that *"a request had to address an emergency, address an unanticipated change in a previously-approved capital-budget program, correct a technical error or represent an opportunity that would be forever lost if not acted upon this year."* While the project was not funded this year, our efforts laid significant groundwork for the 2017-19 budget.

2016 Legislative Session Update

The 2016 Legislative Session convened on January 11th and ran until March 10th. The 60-day session, considered a short session, was primarily utilized to make budget adjustments necessary for the biennial budget adopted in 2015. However, legislators concluded the 60-day regular session without a budget deal and promptly began a special session. Legislators also considered hundreds of policy-related bills and other state priorities related to education, affordable housing, mental health and corrections.

State Supplemental Budgets

The Washington State Legislature adjourned after members of the Senate and House of Representatives reached a strong bipartisan agreement on an update to the state's existing budget.

Operating Budget: The Legislature adopted a supplemental operating budget that increases state spending by $190 million. It addresses mental health treatment, homelessness, wildfires and maintains tuition cuts at state colleges and universities. The final budget adopted maintains current tax exemptions, but does utilize some funding from the state's emergency reserves to pay for the costs of 2015's wildfires.

Capital Budget: The Legislature adopted a supplemental capital budget providing additional funding for classrooms, mental health facilities and environmental cleanup projects.

Transportation Budget: The Legislature adopted a supplemental transportation budget providing additional funds to improve travel on I-405, highway and bridge maintenance, and removal of fish passage barriers. Most of the new money is re-appropriated funds from the previous biennium and additional federal funding available this year.

AWC/City Legislative Priorities/Issues

Working on behalf of Washington's 281 cities and towns, the Association of Washington Cities made a concerted and assertive effort to promote and enhance healthy cities throughout the state. The following provides an overview of key issues passed by the Legislature affecting cities.

Operating Budget: The Legislature passed a compromise operating budget with limited impact on cities, with the exception of sweeping funds from the Public Works Assistance Account to balance the budget. Several other issues previously proposed in the Senate budget were not included in the final budget adopted by the Legislature.

- Municipal Research Service Center (MRSC): Funding is provided for continued service
- Basic Law Enforcement Academy (BLEA): Funding for two additional classes is provided and no change is made to the reimbursement percentages
- LEOFF 1: No changes made to current program; however, the budget directs an interim study on the merger of LEOFF 1 & TRS 1 merger, and on the merger of LEOFF 1 and 2
- Public Works Assistance Account (PWAA): Current revenue available ($16 million) is swept into the general fund. Additionally, the budget contains a provision that sweeps $154 million from the PWAA to the general fund in 17-19; however, the Governor vetoed this section.

Open Public Meetings Act Penalties: SB 6171, increasing civil penalties for a public official who knowingly attends a meeting held in violation of the open public meetings act, passed the legislature. The legislation, requested by the Attorney General, increases penalties to $500 for the first violation, and $1,000 for each successive violation.

Police Body Cameras: HB 2362, providing restrictions on how policy body camera recordings are used and disclosed, passed the legislature. The legislation prohibits disclosure of recordings if it includes certain content and allows jurisdictions to recover reasonable costs.

Local Government Modernization: HB 2427, clarifying that local governments are able to utilize electronic signatures and records, passed the legislature.

Washington Wildlife and Recreation Program: SB 6227, implementing recommendations for changes to the Washington Wildlife and Recreation Program, passed the legislature. The legislation modifies the current WWRP account structure, shifts allocation among the accounts and changes WWRP eligibility and application processes.

Real Estate Excise Tax: HB 2971, clarifying information that local governments post to the MRSC website, passed the legislature. The legislation modifies locally adopted policies that impose specific requirements on landlords or property sellers, and provisions disqualifying a city or county from using REET revenues for maintenance of capital projects.

Bryan Wahl (bryan@greenlightstrategies.com) • Chad Minnick (chad@greenlightstrategies.com)

2016 Bill Tracking

Bill	Title	Status	Sponsor	Position
SHB 1130	Water power license fees	Gov signed	Fey	Monitor
E2SHB 1763	Music licensing agencies	Gov signed	Van De Wege	Monitor
EHB 2362	Recordings/law enf., etc.	Gov signed	Hansen	Monitor
2ESHB 2376	Operating sup budget 2016	Gov signed	Dunshee	Monitor
ESHB 2380	Supplemental capital budget	Gov signed	Tharinger	Monitor
SHB 2427	Local gov. modernization	Gov signed	Springer	Monitor
SHB 2519	Nuisance abatement costs	Gov signed	McCaslin	Monitor
ESHB 2524	Trans sup budget 2015-2017	Gov signed	Clibborn	Monitor
HB 2565	Local sales & use tx changes	Gov signed	Vick	Monitor
HB 2741	State & local fiscal agents	Gov signed	Kuderer	Monitor
HB 2918	City traffic schools	Gov signed	Gregerson	Monitor
EHB 2959	Business tax & licenses	Gov signed	Lytton	Monitor
EHB 2971	Real estate/local government	Gov signed	McBride	Monitor
E2SSB 5109	Infrastructure/local govt	Gov signed	Brown	Monitor
SSB 5767	Local govt treasuries	Gov signed	Cleveland	Monitor
ESB 6100	Economic gardening pilot pr.	Gov signed	Chase	Monitor
SB 6171	OPMA civil penalties	Gov signed	Roach	Monitor
SSB 6211	Nonprofit homeownership dev.	Gov signed	Dammeier	Monitor
SSB 6227	Wildlife and recreation prg.	Gov signed	Honeyford	Monitor
SSB 6337	Tax foreclosed prop./housing	Gov signed	Darneille	Monitor

City of Monroe
Capital Budget Request

Lake Tye Park Athletic Fields

Background: Monroe has established itself as a destination for quality athletic tournaments. The City's Lake Tye Park is a phenomenal 60-acre facility hosting many large regional events such as the Tri-Monroe USA Triathlon Elite Race and wakeboard and skiing events. This facility serves a population of more than 50,000 residents over a ten mile radius, which includes neighboring cities and unincorporated Snohomish County. Based on national park/recreational standards, Eastern Snohomish County is severely under-served to meet demand for year-round athletic fields.

Capital Budget Funding Request: ***$2 million for installation of all-weather multi-purpose fields for Lake Tye Park***, for joint use by the City of Monroe Parks & Recreation Department and the Monroe School District.

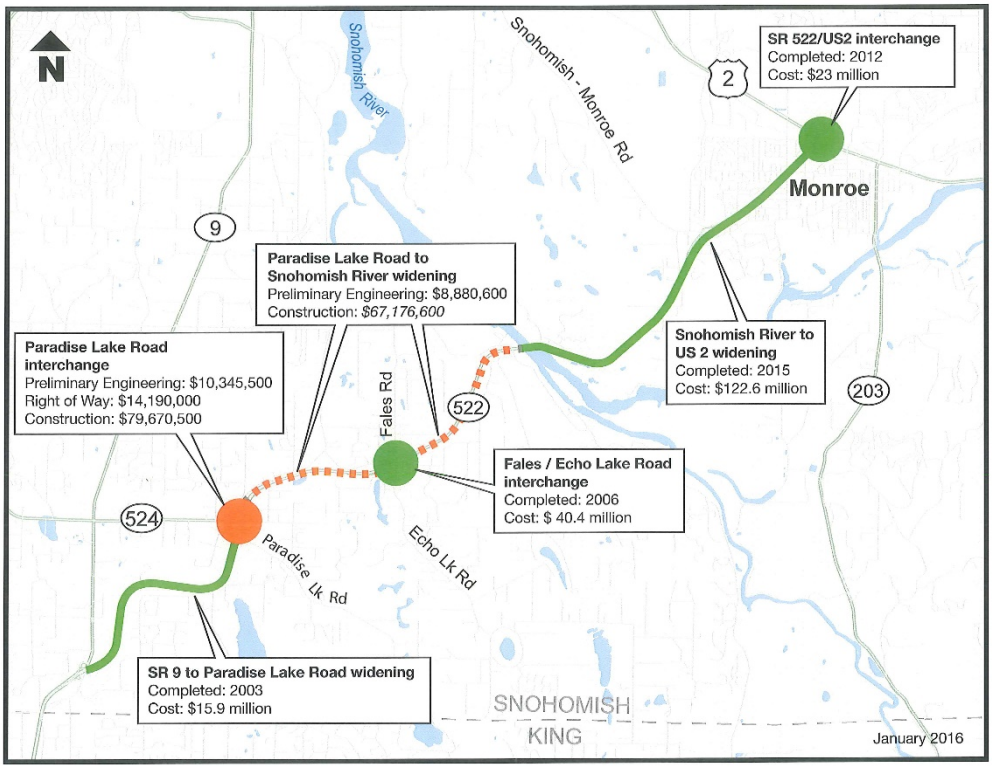
The new multi-purpose athletic fields, providing new opportunities for non-profit youth and adult sports organizations to play organized sports throughout the year, will add capacity for games and practices and attract new national tournaments that provide additional recreational opportunities for visitors and residents and generate overnight stays that will benefit the local economy.

SR 522 COALITION

About State Route 522: SR-522 is a highway of regional and statewide significance. It links Eastern Snohomish County with the metropolitan communities of the I-5 and I-405 corridors, and is a primary route for vehicles and freight moving between the central Puget Sound's metropolitan communities to Stevens Pass and Eastern Washington.

SR-522 has a bottleneck where the highway shrinks from four lanes to two lanes, then back to four lanes. The middle section needs to be completed to improve safety and travel times for both commuters and freight mobility.

History: In 2000, WSDOT began improving SR-522 from a 2-lane road with stoplights to a 4-lane highway with interchanges in six phases. Four of those phases are finished. The incomplete phases affect residents, businesses, and employers at both ends and along the corridor, adversely impacting emergency response, economic development, and traffic flow.



Unfunded Phases:

- Widening approximately 3 miles from 2 lanes to 4 lanes from the Snohomish Road to Paradise Lake Road.
- Replacing the stoplight at Paradise Lake Road with an interchange.

Our Ask: Partner with the County and State to fund completion of the remaining phases to finish what we started.

Immediate priority: allow $10m currently allocated to design of the SR-522 Interchange to also be used for widening SR-522, and allow funds to be available earlier.

CALL TO ORDER, ROLL CALL AND PLEDGE

The April 26, 2016, Regular Business Meeting of the Monroe City Council was called to order by Mayor Thomas at 7:00 p.m.; Council Chambers, City Hall.

Councilmembers present: Cudaback[1], Davis, Gamble, Hanford[2], Kamp, Rasmussen, and Scarboro.

Staff members present: Brazel, Farrell, Feilberg, Nelson, Osaki, Quenzer, Smoot, and Warthan.

The Pledge of Allegiance was led by Councilmember Davis.

ANNOUNCEMENTS/PRESENTATIONS

1. Proclamation: Public Works Week 2016

Mayor Thomas read the proclamation into the record, recognized May 15 through 21, 2016, as Public Works Week, and presented the proclamation to Mr. Brad Feilberg, Public Works Director.

2. Proclamation: National Day of Prayer

Mayor Thomas read the proclamation into the record, recognized Thursday, May 5, 2016, as the National Day of Prayer, and presented the proclamation to Pastor Michael Hanford.

COMMENTS FROM CITIZENS

There were no persons present wishing to address the City Council.

CONSENT AGENDA

1. Approval of the Minutes; April 12, 2016, Regular Business Meeting
2. AB16-050: Authorize Mayor to Sign 2016 Concessionaire Agreement with Sharinabean's

Councilmember Kamp moved to approve the Consent Agenda; the motion was seconded by Councilmember Rasmussen. On vote,

Motion carried (7-0).

UNFINISHED BUSINESS

1. AB16-051: Discussion: Monroe Community Coalition - Action Recommendations

[1] CLERK'S NOTE: Councilmember Cudaback arrived at approximately 7:06 p.m.
[2] CLERK'S NOTE: Councilmember Hanford arrived at approximately 7:02 p.m.

Mayor Thomas provided background information on AB16-051, action recommendations of the Monroe Community Coalition. Mr. Gene Brazel, City Administrator, provided comments on staff's analysis and information from the City Attorney's office.

General discussion ensued regarding the proposed action items, vaping and Senate Bill 6328, RCW 66.44.270 (*Furnishing liquor to minors—Possession, use—Penalties—Exhibition of effects—Exceptions*) and enforcement, 'underage gatherings' regulations, and smoking/vaping in parks. By general consensus of the City Council, additional information was requested on the following items: vaping devices, smoking/vaping in parks, and 'underage gatherings' regulations; to be brought back for further discussion at future meetings.

NEW BUSINESS

1. AB16-052: Setting a date for Consideration of the Hearing Examiner's Recommendation regarding Skyview Ridge Preliminary Plat and Preliminary Planned Residential Development (PRD)

Mr. Dave Osaki, Community Development Director, provided background information on AB16-052 and the Skyview Ridge Preliminary Plat and Preliminary Planned Residential Development (PRD).

> Councilmember Kamp moved to set the date of May 3, 2016, for the City Council's closed record consideration of the Hearing Examiner's Recommendation on Skyview Ridge, a Preliminary Plat and Preliminary Planned Residential Development (PRD) #15-PLPR-002; the motion was seconded by Councilmember Gamble. On vote,
>
> Motion carried (7-0).

2. AB16-053: Discussion: Downtown Fee Waiver Report

Mr. Osaki provided background information on AB16-053 and a report on the Downtown Fee Waiver program.

> Councilmember Hanford moved to direct the Mayor and City Staff to prepare an ordinance for the City Council's consideration that would extend the downtown fee waiver program for an additional one year period beyond the current June 14, 2016, expiration date; the motion was seconded by Councilmember Cudaback.

General discussion ensued regarding continued marketing of the program and surveying those who have utilized the waiver program.

> On vote,
>
> Motion carried (7-0).

3. AB16-054: Authorize the Mayor Pro Tem to Sign the Snohomish County CDBG Grant Agreement for the Railroad Crossing Sidewalk Extension Project

Mayor Thomas noted a conflict of interest and exited the Council Chambers for discussion and the vote on AB16-054.

Mr. Feilberg provided background information on AB16-054 and the grant agreement for the Railroad Crossing Sidewalk Extension Project; and noted additional motion language for Council's consideration.

> Councilmember Hanford moved to authorize the Mayor Pro Tem to sign the Snohomish County CDBG Grant Agreement for the Railroad Crossing Sidewalk Extension Project and expressly authorize further minor revisions as deemed necessary or appropriate; and to authorize the preparation of plans and specifications, and solicitation of bids, for construction; the motion was seconded by Councilmember Rasmussen. On vote,
>
> Motion carried (7-0).

COUNCILMEMBER REPORTS

1. City Council Transportation/Planning, Public Works, Parks & Recreation, and Public Safety (P4) Committee

Councilmember Davis reported on the items discussed at the April 26, 2016, City Council "P4" Committee Meeting, including: the 2016 Committee Work Plan and downtown decorative lighting.

2. Individual Reports

Councilmember Gamble commented on the April Snohomish County Cities (SCC) Dinner Meeting and Monroe Little League Baseball.

Councilmember Kamp commented on the April SCC Meeting.

Councilmember Rasmussen commented on the April SCC Meeting, Lake Type Skate Park Project, playground drainage at Lake Tye Park, and Sky Valley Education.

Councilmember Cudaback commented on recent absences due to sickness, Councilmember Hanford's birthday the previous week, the Annual Everett Community College Foundation Benefit Breakfast, and upcoming Monroe Chamber of Commerce Community Awards.

Councilmember Hanford commented on attendance at a United Way Executive Director Meeting and the April SCC Meeting.

STAFF/DEPARTMENT REPORTS

1. Tract 999[3]

Mr. Osaki provided information on Tract 999 and stated the item would be referred to the May City Council P4 Committee for further discussion and reporting.

2. Staff Report on Land Sales[4]

Mr. Brazel provided an update on Parcel 7 North Kelsey Village Monroe.

3. Department Reports

Mr. Mike Farrell, Parks and Recreation Director, reported on the following items: forthcoming Ultimate Frisbee Tournament, YMCA Healthy Kids Day, drainage at Lake Tye playground, the Skate Park project, clean-up project by the Monroe Gospel Mission, and call for sculptors/selection committee. General discussion ensued regarding appointment of one Council member to the selection committee. After discussion, Mayor Thomas appointed Councilmember Rasmussen as the City Council representative to the selection committee, and Councilmember Hanford as the first alternate.

Ms. Dianne Nelson, Finance Director, reported on the water metering update project and educational materials sent out to residents thereto.

Mr. Osaki reported on the Downtown Main Street Consultant Kick-Off Meeting, Tuesday, May 3, 2016, 3-4:30 p.m., Council Chambers, to be followed by a walking tour of Downtown Monroe.

Police Chief Tim Quenzer reported on the forthcoming Police Officer Body-Camera Pilot Program and resolution thereto, to be presented for Council's consideration on Tuesday, May 10, 2016; and noted the City is seeking public input on this matter at the Tuesday, May 3rd and May 10th Meetings during the Comments from Citizens portion of the agenda. General discussion ensued regarding the pilot program and HB2362.

Mr. Brazel noted that discussion on the garbage contract will be discussed further at the June City Council Finance and Human Resources Committee.

MAYOR/ADMINISTRATIVE REPORTS

1. Monroe This Week *(April 22, 2016, Edition No. 16)*

Mayor Thomas reported on meetings held and events attended the previous week and forthcoming items; including: the April SCC Dinner and the Monroe Downtown Association Hoe Down event.

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[3] CLERK'S NOTE: Item addressed out of order on the agenda at the time of the meeting.
[4] CLERK'S NOTE: Item addressed out of order on the agenda at the time of the meeting.

2. Draft Agenda for May 3, 2016, Regular Business Meeting

Mr. Brazel reviewed the draft agenda for the May 3, 2016, Monroe City Council Regular Business Meeting, the extended agenda, and additions/edits thereto. Councilmember Gamble noted he will be late for the Tuesday, May 3, 2016, Council Meeting.

ADJOURNMENT

There being no further business, the motion was made by Councilmember Gamble and seconded by Councilmember Kamp to adjourn the meeting. On vote,

Motion carried (7-0).

MEETING ADJOURNED: 8:30 p.m.

Geoffrey Thomas, Mayor

Elizabeth M. Smoot, MMC, City Clerk

Minutes approved at the Regular Business Meeting of May 3, 2016.

COUNCIL AP CHECKS AND ACH PAYMENTS 4/5/16 - 5/3/16

Abell Bill		
W Abell supplemental insurance	$229.06	
Total Paid to **Abell Bill**		$229.06
Accela Inc #774375		
Utility Billing Application Level 1 Maintenance & Support	$1,017.50	
Total Paid to **Accela Inc #774375**		$1,017.50
AFTS		
Lockbox Charges	$496.23	
Postage - Utilities	$2,132.26	
Printing Services - Delinquency Notices	$1,284.29	
Sky Hawk Youth Sport inserts	$177.03	
Total Paid to **AFTS**		$4,089.81
AMI-Monroe LLC		
Refund Check	$923.04	
Total Paid to **AMI-Monroe LLC**		$923.04
Associated Petroleum Products I		
Police vehicle fuel - Bldg H	$3,033.48	
PW vehicle fuel	$4,820.33	
Total Paid to **Associated Petroleum Products Inc**		$7,853.81
Baker-Lewis-Schwison & Laws PL		
public defender legal fees	$12,000.00	
Total Paid to **Baker-Lewis-Schwison & Laws PLLC**		$12,000.00
Beta-Monroe Plaza LLC		
Tjerne Place Extension Project Utility Easement Agreement	$10.00	
Total Paid to **Beta-Monroe Plaza LLC**		$10.00
BHC Consultants LLC		
WWTP AA Pipe replacement professional services 2/20-3/25/16	$389.25	
Total Paid to **BHC Consultants LLC**		$389.25
Bileau Brian & Joyce		
Refund Check	$720.64	
Total Paid to **Bileau Brian & Joyce**		$720.64
Bois Jacque		
Refund Check	$206.81	
Total Paid to **Bois Jacque**		$206.81
Brown Real Estate Group		
Refund Check	$13.48	
Total Paid to **Brown Real Estate Group**		$13.48
Burn The Breeze Ranch		
refund business license - out of city limits	$50.00	

Total Paid to **Burn The Breeze Ranch**		$50.00
Chi Peter		
Refund Check	$53.36	
Total Paid to **Chi Peter**		$53.36
Christian John Tyler		
T Christian-Western WA Cross Connection Prevention Professional	$10.00	
Total Paid to **Christian John Tyler**		$10.00
City of Monroe		
Oceanside Construction - Columbia/Elizabeth Watermain retainage	$4,385.36	
RL Alia Construction - WWTP AA Pipe replacement retainage	$1,513.80	
Total Paid to **City of Monroe**		$5,899.16
City of Sunnyside		
inmate billing	$840.00	
inmate prescriptions	$120.82	
jail biling	$1,302.00	
Total Paid to **City of Sunnyside**		$2,262.82
Code Publishing Company		
Municipal Code Books - Electro	$200.49	
Total Paid to **Code Publishing Company**		$200.49
Columbia Ford Inc		
2016 Ford Escpae SU08 FA#5228	$24,332.84	
2016 Ford Escpae SU08 FA#5228 discount	($200.00)	
Total Paid to **Columbia Ford Inc**		$24,132.84
Comcate Software Inc		
monthly maint-Monroe connection	$409.77	
Total Paid to **Comcate Software Inc**		$409.77
Corea Tina		
Refund Check	$17.98	
Total Paid to **Corea Tina**		$17.98
Costco-HSBC Business Solutions		
kitchen supplies	$53.04	
kitchens supplies	$116.00	
Sky to Sound water trail coalition meeting supplies	$35.36	
Total Paid to **Costco-HSBC Business Solutions**		$204.40
Crosby Larry		
L Crosby supplemental insurance	$104.90	
Total Paid to **Crosby Larry**		$104.90
Crowder Kenneth L		
1st qtr Wilson medical review	$75.00	
Total Paid to **Crowder Kenneth L**		$75.00

David Evans and Associates Inc	
Tjerne Place ext	$35,797.68
Total Paid to **David Evans and Associates Inc**	$35,797.68
Department of Ecology	
3/1/16 - 2/28/17 lab certifications	$1,000.00
Total Paid to **Department of Ecology**	$1,000.00
Department of Labor & Industrie	
Qtr 1 2016 Volunteer L&I	$11.79
Total Paid to **Department of Labor & Industries**	$11.79
Department of License State of	
dyed diesel fuel user tax return	$672.00
Total Paid to **Department of License State of Washingtoi**	$672.00
Department of Revenue	
1st qtr Leasehold Tax	$2,897.49
Total Paid to **Department of Revenue**	$2,897.49
Department of Revenue Washing	
Combined Excise Tax Return	$47,531.95
Total Paid to **Department of Revenue Washington State**	$47,531.95
Department of Transportation	
signal maintenance	$1,897.12
Total Paid to **Department of Transportation**	$1,897.12
District and Municipal Court Man	
P Haley 2016 DMCMA Annual Conference 5/15-5/18/16	$130.00
Total Paid to **District and Municipal Court Management**	$130.00
Domestic Violence Services of Sn	
DV Advocate	$3,750.00
Total Paid to **Domestic Violence Services of Snohomish C**	$3,750.00
East County Senior Center	
Senior Transportation plan	$1,250.00
Total Paid to **East County Senior Center**	$1,250.00
Employment Security Dept.	
1st qtr 2016 unemployment	$8,352.88
Total Paid to **Employment Security Dept.**	$8,352.88
Erdmann Nathan	
N Erdmann WSNIA Conference per diem	$224.00
Total Paid to **Erdmann Nathan**	$224.00
Everett Utilities City of Everett-	
water purchased for resale	$88,982.05
Total Paid to **Everett Utilities City of Everett-**	$88,982.05
Fiserv Inc	
convert UB online payments to a CSV format file for importation	$500.00

Total Paid to **Fiserv Inc**	$500.00
Franks Doug & Jutta	
Refund Check	$83.43
Total Paid to **Franks Doug & Jutta**	$83.43
Garcia Cesar Garcia -	
interpreting services	$108.80
Total Paid to **Garcia Cesar Garcia -**	$108.80
Getchell Homes	
Refund Check	$76.42
Total Paid to **Getchell Homes**	$76.42
Greacen Construction	
Refund Check	$56.29
Total Paid to **Greacen Construction**	$56.29
GreenLight Strategies Inc	
Green Light - Lobbying fees	$3,800.00
Total Paid to **GreenLight Strategies Inc**	$3,800.00
Guadagno Virant PLLC	
public defender legal fees	$750.00
Total Paid to **Guadagno Virant PLLC**	$750.00
H.B. Jaeger Company LLC	
additional salestax portion	$1.08
drain pipe	$392.86
meter prep repairs	$4,984.04
pvc pipe	$392.04
Total Paid to **H.B. Jaeger Company LLC**	$5,770.02
H.W. Lochner Inc	
Fairfield Park driveway consulting services	$2,904.96
Park Place Middle School consulting services	$2,828.77
Total Paid to **H.W. Lochner Inc**	$5,733.73
Hanson Homes at Columbia Cros	
Refund Check	$50.00
Total Paid to **Hanson Homes at Columbia Crossing LLC**	$50.00
Hatch William	
B Hatch fuel reimbursement	$32.89
Total Paid to **Hatch William**	$32.89
HD Supply Waterworks LTD	
brass	$573.77
brass bushings	$3,174.73
check valves	$464.68
meter prep repairs	$451.08
meter setters	$3,453.98

Total Paid to **HD Supply Waterworks LTD**	$8,118.24
Hopkins David	
assignment of cash	$2,929.00
Total Paid to **Hopkins David**	$2,929.00
Howell Rory G	
public defender legal fees	$290.00
Total Paid to **Howell Rory G**	$290.00
Ichihashi Michelle	
Refund Check	$460.98
Total Paid to **Ichihashi Michelle**	$460.98
Imprest Fund City of Monroe -	
SU08 license	$47.75
Total Paid to **Imprest Fund City of Monroe -**	$47.75
Inland Environmental Resources	
mag oh	$9,861.33
Total Paid to **Inland Environmental Resources Inc**	$9,861.33
INTEGRA	
INTEGRA - Long distance charge	$1,804.94
Total Paid to **INTEGRA**	$1,804.94
Iron Mountain	
IRON MOUNTAIN-Off Site Storage	$297.74
Total Paid to **Iron Mountain**	$297.74
Irving Ryan	
R Irving WSNIA Conference per diem	$224.00
Total Paid to **Irving Ryan**	$224.00
Judicial Conference Registrar	
P Haley 2016 DMCMA Annual Conference 5/15-5/18/16	$130.00
Total Paid to **Judicial Conference Registrar**	$130.00
KBA Inc	
Woods Creek Road Phase 1	$1,985.86
Total Paid to **KBA Inc**	$1,985.86
Kornish Scott	
S Kornish WSNIA Conference per diem	$224.00
Total Paid to **Kornish Scott**	$224.00
Lowe's Home Centers Inc	
Maintenance/Repairs/Supplies	$2,873.03
Total Paid to **Lowe's Home Centers Inc**	$2,873.03
Mayes Testing Engrs Inc.	
Tjerne Please SE Ext	$4,005.50
Total Paid to **Mayes Testing Engrs Inc.**	$4,005.50

Melitor Travis		
Refund Check	$7.32	
Total Paid to **Melitor Travis**		$7.32
Michel Maximilian		
Refund Check	$135.10	
Total Paid to **Michel Maximilian**		$135.10
Monroe Chamber of Commerce		
destination marketing management development	$4,583.00	
Total Paid to **Monroe Chamber of Commerce**		$4,583.00
Mountain View Rehabilitation an		
M Wakefield 2/22-4/2/16 room & board	$12,000.00	
Total Paid to **Mountain View Rehabilitation and Care Ce**		$12,000.00
National Testing Network Inc		
NTN annual renewal	$500.00	
Total Paid to **National Testing Network Inc**		$500.00
Nemecek Joan		
Refund Check	$77.58	
Total Paid to **Nemecek Joan**		$77.58
NI Government Services Inc		
satellite phone	$73.73	
Total Paid to **NI Government Services Inc**		$73.73
Oceanside Construction Inc		
Columbia and Elizabeth Street Watermain Project	$86,603.09	
Total Paid to **Oceanside Construction Inc**		$86,603.09
Ogden Murphy Wallace PLLC		
professional services through 3/31/16	$11,938.85	
Total Paid to **Ogden Murphy Wallace PLLC**		$11,938.85
Paxman Darrell		
payment of reimbursement agreement fees - 5% Administrative fee	$3,127.37	
Total Paid to **Paxman Darrell**		$3,127.37
PetroCard Systems Inc.		
fuel for patrol vehicle	$41.89	
Total Paid to **PetroCard Systems Inc.**		$41.89
Pharm-A-Save Monroe		
M Wakefield RX	$215.43	
Total Paid to **Pharm-A-Save Monroe**		$215.43
PUD		
PUD - 16410 177th Ave SE	$148.11	
PUD - 512 S Sams St	$17,709.85	
PUD - 806 W Main St A	$1,325.53	
PUD - Street Lighting	$7,347.18	

Reservoir #5 - 13125 191st Ave SE	$195.79
Total Paid to **PUD**	$26,726.46
Puget Sound Energy Inc	
Park Place PS - 17866 W Main	$61.23
PSE - 769 Village Way - PW Bui	$169.63
PSE - 806 Main St Bldg C - Veh	$190.17
PSE - 806 W Main St Bldg I - P	$624.96
PSE - Police Department	$501.34
PSE- 806 W Main St Bldg A -Mai	$646.73
Total Paid to **Puget Sound Energy Inc**	$2,194.06
Quality Controls Corporation	
SCADA maintenance	$712.50
Total Paid to **Quality Controls Corporation**	$712.50
R.L. Alia Company	
WWTP AA Pipe replacement project	$31,456.76
Total Paid to **R.L. Alia Company**	$31,456.76
Railroad Management Co IIILLC	
crossing fee	$176.86
Total Paid to **Railroad Management Co IIILLC**	$176.86
Regency Care Center at Monroe	
M Wakefiedl 14 days stay	$4,214.00
M Wakefield 4/8-5/7/16	$4,869.98
Total Paid to **Regency Care Center at Monroe**	$9,083.98
Republic Services Inc	
ALLIED -Garbage/Recycle/Yardwa	$244,071.18
ALLIED/REPUBLIC - Recycle - WW	$60.92
ALLIED/REPUBLIC -Recycle - PW	$1,077.41
ALLIED/REPUBLIC -Recycle CH	$126.24
ALLIED/REPUBLIC -Recycle -PW/P	$38.52
Total Paid to **Republic Services Inc**	$245,374.27
Ricoh USA Inc	
Bldg 6001 Ricoh copier lease	$569.60
CH 5180 Ricoh color/fax copier	$1,124.42
CH 906 Ricoh copier lease	$399.67
CH PRO8100s copier lease	$494.55
Engr Ricoh copier lease	$121.10
PD Ricoh 906EX copier lease	$428.87
PD Ricoh Pro8100s copier lease	$438.81
PW Ricoh copier lease	$298.96
WWTP Ricoh copier lease	$171.25
Total Paid to **Ricoh USA Inc**	$4,047.23

Rozzano Mara J.		
Judges salary	$4,400.00	
Total Paid to **Rozzano Mara J.**		$4,400.00
Salvation Army		
Community Utility Program City of Monroe Utilities Fund	$131.40	
Total Paid to **Salvation Army**		$131.40
Sanders John		
Refund Check	$271.98	
Total Paid to **Sanders John**		$271.98
Sentinel Offender Services LLC		
electronic home monitoring	$227.15	
Total Paid to **Sentinel Offender Services LLC**		$227.15
Smarsh Inc		
Archive services	$2,128.50	
Total Paid to **Smarsh Inc**		$2,128.50
Snohomish County Clerks & Fina		
C Hurst SCCFOA meeting	$18.00	
D Nelson/R Howard & L Smoot SCCFOA meeting	$54.00	
Total Paid to **Snohomish County Clerks & Finance Office**		$72.00
Snohomish County Fire District #		
Plan reveiw permits	$13,219.00	
Plan reveiw permits overpayment credit	($400.00)	
Quarterly Fiber Optics	$804.65	
vehicle maintenance	$2,014.99	
Total Paid to **Snohomish County Fire District #3**		$15,638.64
Snohomish County Sheriff Correc		
jail billing	$27,346.22	
Total Paid to **Snohomish County Sheriff Corrections Bure**		$27,346.22
Snohomish County Treasurer		
Crime victims compensation	$763.37	
Total Paid to **Snohomish County Treasurer**		$763.37
SNOPAC911		
access assessment	$488.98	
dispatch services	$21,849.62	
managed laptop program	$1,924.12	
Total Paid to **SNOPAC911**		$24,262.72
Southard Jason		
J Southard WSNIA Conference per diem	$144.64	
Total Paid to **Southard Jason**		$144.64
Speed Twin Inc		
P75 tire installation	$75.53	

Total Paid to **Speed Twin Inc**		$75.53
Staples Business Advantage		
Planning supplies	$49.68	
Total Paid to **Staples Business Advantage**		$49.68
State Treasurer's Office		
Jurisdiction Billing	$56,904.72	
Total Paid to **State Treasurer's Office**		$56,904.72
Sukhninder Thiara		
refund license	$25.00	
Total Paid to **Sukhninder Thiara**		$25.00
Tenelco Inc.		
biosolids	$19,771.49	
Total Paid to **Tenelco Inc.**		$19,771.49
Trimaxx Construction Inc		
Tjerne Place Ext - water consumption	$378.13	
Tjerne Place SE Extension	$269,822.53	
Total Paid to **Trimaxx Construction Inc**		$270,200.66
Tucker Devin		
D Tucker WSNIA Conference per diem	$224.00	
Total Paid to **Tucker Devin**		$224.00
US Bank National Associatio ND		
123SIGNUP / NAMOA CONFERENCE	$150.00	
AAA MONROE ROCK - spoils disposal	$280.09	
ACTION CLEANING - custodial services	$2,866.38	
ALL BATTERY SALES & SERVICE - vehicle maintenance	$247.22	
Amazon - Flashlight (Carswell)	$135.03	
Amazon - Gloves (Southard)	$27.00	
AMAZON - heater	$80.46	
Amazon - Toner	$101.93	
AMAZON / CELL PHONE COVERS	$29.97	
AMAZON / HANDCUFFS	$207.21	
AMAZON / MEMORY CARD READER	$33.99	
AMAZON- carbon brushes	$14.90	
AMAZON- emergency traffic warning signs	$241.99	
AMAZON-pick up tools	$65.28	
AMAZON-plumbing parts	$65.04	
AMAZON-valve box covers	$60.90	
AUTOZONE / P-37 WINDSHIELD WIPERS	$16.64	
AUTOZONE / VEHICLE MAINTENANCE	$36.72	
AUTOZONE / WIPER BLADES FOR P-39	$29.93	
AUTOZONE / WIPER BLADES FOR P-61	$31.56	
AWARDS SERVICE INC / EMPLOYEE RECOGNITION	$138.70	

AWWA- Ottow membership dues	$209.00
BERNTSEN- locate flags	$250.67
BICKFORD / WEATHERSTRIPPING FOR VEHICLES	$183.96
BICKFORD- FB01	$175.78
BICKFORD- pt30	$149.08
BILLS BLUEPRINT - 936 Village Way Bldg records req	$60.92
BILLS BLUEPRINT - WWTP line replacement	$21.38
BIOBUDDY-dog waste bags and credit	$0.00
BLACKBURN MFG-locate flags	$200.33
BRANT TRACTOR-riding mower repair	$1,706.70
BRATWEAR / HOOD FOR JACKET	$57.34
BRATWEAR / UNIFORM JUMPSUIT	$527.74
CADMAN - helium	$13.73
CADMAN - rock	$289.63
CDWG 19 monitor for Jordon Ottow	$169.81
CDWG Battery backups for server room	$1,609.83
CDWG Fiber Converters	$101.12
CENTRAL WELDING-	$1,799.51
CHAPARRAL MOTORSPORTS / TIRE FOR P-75	$206.79
CHEVRON / FUEL FOR PD MOTORCYCLE	$92.70
CITY OF EVERETT / ANIMAL CONTROL SERVICES	$215.00
CITY OF MONROE - Gbg/Wtr/Swr/Stm	$11,804.93
City of Monroe WWTP AA SFHA	$57.75
COASTWIDE- custodial supplies 82.69 + 155.68	$238.37
COASTWIDE- lysol disinfectant	$41.84
COASTWIDE-cleaners	$108.50
COASTWIDE-trashbags	$236.97
COLLECTORS CHOICE - PD Chief/G Brazel-MAG Meeting	$29.17
COMCAST - Cable & IP	$236.18
COMCAST - Police #2 New World in IT Dept	$141.18
COMCAST - PW Internet	$135.74
COMCAST - WWTP Internet	$111.18
COMPLETE OFFICE - Anderson/Tuomisto/Ottow bus card	$108.95
COMPLETE OFFICE - boxes	$36.55
COMPLETE OFFICE - calendar	$17.32
COMPLETE OFFICE - credit tabs	($77.43)
COMPLETE OFFICE - K Stickles business cards	$36.32
COMPLETE OFFICE - M Place business cards	$40.84
COMPLETE OFFICE - S Barr business cards	$36.32
COMPLETE OFFICE - supplies	$124.94
COMPLETE OFFICE - T Christian business cards	$36.32
CORNWELL	$92.51
CORRECTIONAL INDUSTRIES / BUSINESS CARDS	$73.28

CROWNFILMS-dog waste bags	$218.41
D SQUARE ENERGY - transfer switch repair	$1,649.51
DAILY JOURNAL OF COMMERCE - skate park ad	$460.20
DANNER-LACROSSE / RESOLING BOOTS	$200.00
DATEC INC / SECTOR PRINTER	$300.89
DC TAXI / TRAVEL FOR DV CONFERENCE	$83.56
DICKS TIRE HAUS- FB04	$1,276.01
DR SMITH- CO-01	$1,166.56
DULLES AIRPORT TAXI / TRAVEL FOR DV CONFERENCE	$77.03
DUNLAP - small tools	$122.71
DYNACOO - towels	$283.58
EDGE ANALYTICAL - HAA5 testing	$1,110.00
EDGE ANALYTICAL - sweepings test	$89.00
Elite K-9 - 2 fire hose tug	$46.64
ELITE LOCK- keys	$28.86
ELITE LOCK- p61	$65.34
Endangered Species Mtg - Sno. Co. Parking fee	$3.00
ENZIAN INN - D Stout ICC Conference Lodging	$350.91
ERA-lab standards	$197.46
EVERETT STEEL- handrail	$106.18
EVERGREEN HEALTH- Christian CDL balance due	$14.00
FASTENAL	$127.24
FASTENAL-	$36.91
FASTENAL- handrail	$19.02
FASTENAL- PW bldg	$0.50
FASTENAL- railing set tool	$4.85
FASTENAL- signs	$15.68
FEDEX - shipping	$7.30
FEDEX- shipping	$8.09
FEMA WWTP AA LOMR-F	$425.00
FERGUSON- meters & parts	$7,471.95
FIRE PROTECTION - Impound security alarm monitor	$314.70
FIRE PROTECTION - radio installation	$647.96
FIRE PROTECTION - radio monitoring	$164.30
Fisher-Glass Filters	$563.53
Fisher-Glassware cleaner	$76.72
Fisher-Gram stain set	$63.18
Fisher-TSB caps	$157.44
FRED MEYER / FUEL FOR PD MOTORCYCLE	$21.61
FRED MEYER / SHOE POLISH BASKET	$4.35
FRED MEYER / SUPPLIES FOR REGIONAL TRAINER MTG	$9.55
FREDMEYER-Egg Hunt supplies	$248.93
FRONTIER - Admin & Sewer phone lines	$534.62

GALLS / CLASS A HAT/PANTS/CHAPLAIN HAT	$517.80
GALLS / RADIO HOLDER	$42.46
GLOBALSTAR - Emergency Management Sat	$62.79
GMS INDUSTRIAL-	$194.50
GRAINGER - Tools	$64.59
GRAND CAB / TRAVEL FOR DV CONFERENCE	$15.98
GRANICH - GR repair parts	$283.09
GRCC- Christian Backflow class 5/16/16	$680.00
GRCC- Christian CCC class 6/9/16	$450.00
GREENSHIELDS	$60.47
GREENSHIELDS-	$172.28
GRIFFEN LAW OFFICE - public defender legal fees	$2,875.00
H&E EQUIPMENT SERVICES - motor repair	$1,546.55
Hach-Basin 3 LDO probe	$2,086.95
Hach-Salt bridges for scrubber system	$438.25
HEALTHFORCE - respiratory test	$428.00
HILLSTREET CLEANERS / DRYCLEANING SERVICES	$348.01
HITCH TAXI / TRAVEL FOR DV CONFERENCE	$9.74
HIWAY AUTO- pt30	$288.59
HIWAY AUTO- pt30 and RLR02	$27.29
HOISTS DIRECT - trolley	$194.00
HOME AGAIN / MEMBERSHIP FOR NUKE	$17.99
IBS-	$428.25
IMPERIAL INDUSTRIAL SUPPLY- batteries/drills	$943.00
ISOUTSOURCE - IT Services	$6,159.21
JOHN DEERE-key	$11.05
JOHN WOOD COMPANY - 3W bladder	$6,298.00
KELLER SUPPLU- handrail	$32.33
KELLER SUPPLY- handrail	$32.33
KELLER SUPPLY- water heaters	$2,958.12
KOOYS dp05	$3.26
KOOYS- dp05	$32.66
KOOYs- dp05-	$125.24
KOOYs- sweeper	$174.22
KROESENS UNIFORM CO / CHAPLAIN JACKET	$365.85
KULLY-drinking fountain parts	$279.25
L&I PERMITS- addl charges on NH permit	$82.80
L&I PERMITS- Permit Fee	$97.40
L&I PERMITS- permit for NH Res	$97.40
LA POLICE GEAR / DUTY BELT & GLOVES	$76.62
LAB/COR- Asbestos sample	$200.00
LAKESIDE - cold mix	$1,633.50
LEATHERMAN- tools	$404.78

LEMAY MOBILE SHREDDING - shredding	$4.56
LES SCHWAB - P61 brake repair	$524.76
LES SCHWAB - P61 tires	$159.32
LES SCHWAB - P67 brake repair	$741.29
LES SCHWAB- sw03	$1,945.78
LIFELINE TRAINING / TNT: TACTICS IN TRAFFIC	$139.00
LIND ELECTRONICS- cable for lap tops	$22.95
LOWES- speedbore	$6.84
LYNNWOOD HONDA-	$114.94
LYNNWOOD HONDA- small gen	$216.62
MANSE TERIYAKI / FOOD FOR WITNESS	$21.25
MATCO TOOLS-	$326.65
MCDANIELS- colored tape	$9.97
MERCURY FITNESS - wellness center repair	$169.88
Micro Precision-Thermometer calibration	$113.00
MONROE PARTS HOSE- sweeper	$31.49
MONROE PARTS HOUSE-	$123.13
MONROE PARTS HOUSE - belts	$40.34
MONROE PARTS HOUSE- ap01	$402.11
MONROE PARTS HOUSE- battery for IHI ex	$158.98
MONROE PARTS HOUSE- CO-02	$25.04
MONROE PARTS HOUSE- dp05	$141.10
MONROE PARTS HOUSE- drain antifreeze	$30.09
MONROE PARTS HOUSE- rlr01	$8.44
MONROE PARTS HOUSE- rlr02	$69.85
MONROE PARTS HOUSE- su04	$25.03
MONROE PARTS HOUSE- zp01	$157.25
MONROE PARTS HOUSE-carb cleaner	$30.26
MONROE PARTS HOUSE-filters	$49.22
MONROE PARTS HOUSE-oil filters	$49.07
MONROE PARTS HOUSE-pump tubing	$30.23
MOTOR TRUCKS- dp05	$1,262.66
MOTOR TRUCKS- VAC02	$493.70
NATIONAL TECHNOLOGY TRF - credit	($1,399.00)
NC MACHINERY- credit	($643.21)
NC MACHINERY- LD04	$1,507.17
NC MACHINERY- plate compactor	$1,949.31
NEBAR- suction hose	$997.14
NEOPOST - postage meter ink	$200.35
NORTHERN DESIGN / GRAPHICS FOR P-55	$411.00
Northstar-Scrubber Chemical	$2,428.90
Nosrthstar-NaOh tank cleaning	$435.60
OFFCE DEPOT - frames	$64.58

Office Depot - Office Supplies	$104.62
OFFICE DEPOT - supplies	$149.17
OFFICE DEPOT- (2) chair mats	$167.68
OFFICE DEPOT- (4) chair mats	$335.37
OFFICE DEPOT- batteries and pens	$18.85
OFFICE DEPOT- Ottow wall file	$13.06
OFFICE DEPOT- R Anderson chair mat	$35.27
OLYMPIC 4x4- pt30	$300.23
PACIFIC DIESEL- FB06	$258.89
PACIFIC DIESEL- PT10B	$272.22
PACIFIC DIESEL- PT14B	$272.22
Pacific Power Batteries	$57.65
PACIFIC PUBLISHING - advertising	$199.82
PACIFIC PUBLISHING - NCR Phase I advertising	$132.90
PAPE MACHINERY-	$98.32
PARTMASTER - tools	$164.69
PLATT	$680.99
PLATT-	$4.13
PLATT- core cutter connectors	$112.58
PLATT- NH electrical	$11.89
PLATT- NH Power	$228.82
PLATT- pw bldg	$293.05
PLATT- return	($11.37)
POSPaper - credit card machine & PIN pad	$472.45
PRECISION TURF-equipment damage repair	$3,988.13
PRESS PLUS / HERALD SUBSCRIPTION	$8.95
PSRC Grant Meeting - Sno. Co. Parking fee	$6.00
PUD - 100 N Lewis St	$38.08
PUD - 106 S Kelsey St-Kelsey/Main Signal	$46.82
PUD - 10805 202nd Sno North Hill Res	$17.13
PUD - 12803 150th St SE	$16.43
PUD - 13226 134th Dr SE	$103.63
PUD - 13803 Ingraham rd	$77.47
PUD - 14220 134th Dr SE	$41.12
PUD - 14701 144th St SE	$120.75
PUD - 14810 fryelands-Lake Tye Lift St	$467.76
PUD - 14890 Fryelands Blvd- wales signal	$74.27
PUD - 14964 Fryelands Blvd -Lk Tye Rest	$261.15
PUD - 15403 Fryelands Blvd	$16.85
PUD - 15403 Fryelands Blvd- 154th signal	$107.59
PUD - 15411 179th Ave SE	$1,121.20
PUD - 15605 139th Ave SE	$3.44
PUD - 16653 Currie Rd	$292.16

PUD - 16846 W Main St-Tester Roundabout	$74.16
PUD - 16924 W Main St	$945.74
PUD - 17097 W Main St	$30.17
PUD - 17102 Beaton Rd	$284.22
PUD - 17108 Sawyer St SE	$47.03
PUD - 17502 160th St SE- lift station	$148.26
PUD - 17526 136th Pl SE	$43.57
PUD - 17769 149th St SE- Stanton Meadows	$16.85
PUD - 17888 W Main St Signal	$29.13
PUD - 19206 Tjerne Pl-St light meter	$167.16
PUD - 19413 SR 2 - Street Lighting	$61.71
PUD - 19470 Chain Lake-Tjerne Pl Signal	$78.46
PUD - 19470 Chain Lk-N Kelsey St Lights	$217.88
PUD - 19920 Rainier View Rd SE	$17.42
PUD - 19927 Old Owen Rd	$90.83
PUD - 20218 Pipeline -North Hill Booster	$601.90
PUD - 224 N Kelsey St- Flasher	$38.62
PUD - 303 W Main St - Flag Pole	$31.48
PUD - 372 Sky River Pkwy - Rotary Field	$136.90
PUD - 516 S Lewis Street - Restrooms	$111.42
PUD - 820 Village Way - Sky River	$387.82
PUD - Lake Tye - Fountain/Pump House	$135.04
PUD - Park Place Pump St 17866 W Main St	$371.43
PUD - PW Bldg - 769 Village Way A	$625.61
PUD 14826 N Kelsey St - Tjerne Pl	$76.88
PUGET SAFETY EQUIPMENT- safety supplies	$542.33
RAINIER ENVIRONMENTAL LAB - acute toxity test	$1,200.00
RAIRDON- PT24	$62.95
RANAWAY DIESEL- FB06	$121.43
RED LION - Lodging WMCA Annual Conference/Academy	$451.52
RED LION INN - Water Certification CEUs	$201.94
RESORTNET - Internet Service Charge - Working Remotely	$4.95
RMT-seal kit	$106.48
RODLAND AUTO- PT06	$185.99
RODLAND AUTO SERVICE / VEHICLE MAINTENANCE	$984.71
RODLAND- PT12	$185.99
ROMAINE ELECTRIC-	$172.48
Shawn Ritchey safety training	$350.00
SHERWIN-WILLIAMS- paint	$29.65
SIVAL- downtown lights	$107.93
SMILEYS PRO LUBE / VEHICLE MAINTENANCE FOR P-37	$78.40
SMILEYS PRO LUBE / VEHICLE MAINTENANCE FOR P-39	$78.40
SMILEYS PRO LUBE / VEHICLE MAINTENANCE FOR P-42	$88.19

SMILEYS PRO LUBE / VEHICLE MAINTENANCE FOR P-51	$88.19
SMILEYS PRO LUBE / VEHICLE MAINTENANCE FOR P-63	$78.40
Sno. Co. Parking Fee - ICC Meeting	$6.00
SNOHOMISH CO-OP- fuel for small engines	$89.93
SPARKS K9 / KENNEL SERVICES	$440.00
SPRINKLSTOR-valve box lids	$43.08
STAPLES - book case	$275.51
STAPLES - misc	$3.27
STAPLES - office supplies	$571.59
STAPLES - supplies	$25.04
STAPLES / POSTER BOARD FOR INVESTIGATIONS	$36.47
STAPLES- markers	$5.98
Staples Office Supplies	$14.91
STAPLES- Ottow -supplies for new office	$54.43
STAPLES- T Christain chair and desk supplies	$123.92
STARBUCKS / SUPPLIES FOR REGIONAL TRAINER MTG	$16.28
STARBUCKS-coffeemeetingsupplies	$32.56
STIA PUBLIC PARKING / AIRPORT PARKING	$112.00
SUMMIT LAW GROUP / LEGAL SERVICES	$3,266.50
TACTICAL TAILOR / MAG POUCH	$66.81
TOPSOILS NW - mulch	$36.35
TOWN & COUNTRY-	$72.12
TOWN & COUNTRY -	$95.79
TOWN & COUNTRY TRACTOR- chainsaw filter	$86.14
TOWN AND COUNTRY-hst fluid	$16.34
TOWN AND COUNTRY-ignition module	$43.18
TOWN AND COUNTRY-mower blades	$71.00
TRACTOR SUPPLY - bucket	$6.51
TRACTOR SUPPLY CO / COLLAR FOR LEXI	$9.79
TRANE CO- Air hanger in PW bldg	$123.10
TRANSUNION - searches	$25.00
TRUHUMIC SOLUTIONS - vehicle maintenance	$263.70
UPS - shipping	$157.89
US PATRIOT / SHOE LEATHER DYR	$8.48
USA BLUEBOOK - combo valve	$1,709.68
USA BLUEBOOK - fittings	$148.03
USA BLUEBOOK - pump	$1,403.78
USA BLUEBOOK - tank	$1,514.83
USPS - Postage	$109.65
VERIZON / CELL PHONES	$1,357.41
VIRGIN AMERICA / BAGGAGE FEE	$50.00
VIRGIN AMERICA / LUGGAGE FEE	$25.00
WABO - Code Books	$2,407.42

WABO- Code Books refund	($302.05)	
WAECO TOPSOIL- service repair	$68.61	
WALMART - Kitchen supplies	$159.26	
WAPRO - Spring Conference	$350.00	
WAPRO Spring Conference/Records Training	$175.00	
WESTERN EQUIP - o rings	$27.36	
WESTERN EQUIP - radiator	$1,366.44	
WESTERN FLUID-	$196.39	
WESTERN FLUID- AP01	$268.51	
WESTERN FLUID- FB09	$67.51	
WHIA / CREDIT FOR CANCELLED TRAINING	($300.00)	
WHISTLE WORKWEAR- Hi-vis rain gear- Bollinger	$289.89	
WHISTLE WORKWEAR- woolworth boots	$186.14	
WIDE FORMAT - plotter paper/ink	$209.76	
WMCA Athenian Dialogue Training Supplies (Book)	$15.42	
WSNIA / WSNIA CONFERENCE	$245.00	
WSP Background check	$72.00	
YELLOW CAB CO / TRAVEL FOR DV CONFERENCE	$9.22	
ZUMAR - street signs	$256.96	
ZUMAR- signs	$2,693.46	
Total Paid to **US Bank National Associatio ND**		$132,231.61
Utilities Underground Location C		
locates	$122.55	
Total Paid to **Utilities Underground Location Center**		$122.55
Vonderhorst Lori		
graphic design services - 2015 water quality report	$750.00	
Total Paid to **Vonderhorst Lori**		$750.00
WA St Criminal Justice Training C		
LE records training	$85.00	
Total Paid to **WA St Criminal Justice Training Commision**		$85.00
Wakefield Mark		
M Wakefield supplemental insurance	$382.65	
Total Paid to **Wakefield Mark**		$382.65
Washington Association of Code		
annual WACE membership dues 2016-2017	$40.00	
Total Paid to **Washington Association of Code Enforcem**		$40.00
Washington State Patrol		
fingerprinting	$295.00	
Total Paid to **Washington State Patrol**		$295.00
Westside Fire & Safety Supply		
fire ext maintenance	$1,498.88	
Total Paid to **Westside Fire & Safety Supply**		$1,498.88

Zachor & Thomas Inc. P.S.

Prosecuting attorney services		$10,000.00
Total Paid to **Zachor & Thomas Inc. P.S.**		$10,000.00
	Grand Total	$1,310,703.90

MONROE CITY COUNCIL

Agenda Bill No. 16-055

SUBJECT:	***Award Bid and Authorize the Mayor to Sign Contract with Oceanside Construction, Inc. for Rivmont Watermain Replacement Project***

DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
05/03/2016	Public Works Design & Construction	Jim Gardner	Brad Feilberg	**Consent Agenda #3**

Discussion: 01/19/2016, 05/03/2016

Attachments: 1. None

REQUESTED ACTION: Move to award the Rivmont Watermain Replacement Project to Oceanside Construction, Inc. in an amount of $726,878.22, along with funds per Section 4.2.1.3 of the Procurement Policies and Procedures for possible change orders; authorize the Mayor to sign the construction contract thereto; and expressly authorize further minor revisions to the extent deemed necessary or appropriate.

DESCRIPTION/BACKGROUND

Bids were opened on Thursday, April 14, 2016, at 9:00 a.m. for the Rivmont Watermain Replacement Project. Seven bids were received, ranging from $726,878.22 to $1,128,756.93. The Engineer's Estimate for this project was $1,060,000.00.

Apparent Low: Oceanside Construction, Inc. $726,878.22

Second Apparent Low: R.R.J. Company LLC $788,446.92

After an initial review, state licensing verification, and reference calls, the apparent low bidder is Oceanside Construction, Inc. The bid is responsive.

IMPACT – BUDGET

This project is listed in the 2016 approved budget. There will be no impacts to the budget.

TIME CONSTRAINTS

The watermain replacement must occur this spring/summer to insure it is completed prior to the beginning of the summer grind and overlay project.

MONROE CITY COUNCIL

Agenda Bill No. 16-056

SUBJECT:	***Authorize Mayor Pro Tem to Sign Grant Agreement with Snohomish County for Tourism Branded Event Fencing and Barricades***

DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
05/03/2016	Parks & Rec.	Mike Farrell	Mike Farrell	**New Business #1**

Discussion: 05/03/2016

Attachments: 1. Snohomish County TPA Agreement

REQUESTED ACTION: Move to authorize the Mayor Pro Tem to sign the grant agreement with Snohomish County for a Tourism Promotion Area reimbursable grant award in the amount of $15,200 for Tourism Branded Event Fencing and Barricades; and expressly authorize further minor revisions to the extent deemed necessary or appropriate.

DESCRIPTION/BACKGROUND

The City of Monroe has just received notice of a Snohomish County Hotel/Motel Tax Fund grant award of $15,200 to purchase tourism-branded event mesh fencing and barricades to be utilized for Monroe events. Monroe. Staff from the Parks and Recreation Department and the Snohomish County Sports Commission applied for the grant this spring. The grant award will be used to purchase event mesh fence, steel barricades, and barricade storage holders to use for the Tri-Monroe Triathlon in 2016 and beyond. The opportunity to purchase and store the event mesh fence and steel barricades for the Tri-Monroe Triathlon will allow the City of Monroe to use the fencing for other sporting events or festivals needing a special area fenced such as beer gardens or VIP experiences.

As part of the grant conditions, the fencing shall also be made available upon request to other cities in Snohomish County as needed. All event fencing purchased for the project is required to be predominantly branded with the logos of the Snohomish County Tourism Promotion Area and the City of Monroe. Additional logos will include the Tri-Monroe Triathlon, Snohomish County Sports Commission and Snohomish County Tourism Bureau.

IMPACT – BUDGET

Budget is intended to be restricted to the awarded grant funds, outside of City staff time spent on implementation of this grant.

TIME CONSTRAINTS

Execution of grant agreement will allow implementation to commence. Staff would like to purchase and receive the fencing in time to utilize for the June 18, 2016, Tri-Monroe triathlon event.

CONSULTANT:	City of Monroe
CONTACT PERSON:	Mike Farrell
ADDRESS:	806 W. Main Street Monroe, WA 98272
TELEPHONE:	(360) 863-4557
COUNTY DEPT:	Executive
DEPT. CONTACT PERSON:	Jessica Voelker
TELEPHONE/FAX NUMBER:	(425) 388-3139
PROJECT:	USA Triathlon Youth and Junior Elite Race Series
AMOUNT:	$15,200.00
FUND SOURCE:	100.515014105204
CONTRACT DURATION:	Contract execution through December 15, 2016

TOURISM PROMOTION AREA FUNDING AGREEMENT

THIS AGREEMENT (the "Agreement") is made by and between SNOHOMISH COUNTY, a political subdivision of the State of Washington (the "County") and City of Monroe, a Washington municipality (the "Contractor").

RECITALS

WHEREAS, in 2003 the Washington Legislature enacted Chapter 35.101 RCW authorizing counties and cities to establish Tourism Promotion Areas ("TPAs") and to levy lodging charges within TPAs to fund tourism promotion; and

WHEREAS, pursuant to RCW 35.101.010(4), the tourism promotion purposes for which lodging charges collected within a TPA may be used are activities and expenditures designed to increase tourism and convention business; and

WHEREAS, the operators of lodging businesses located within the County presented an initial petition (the "Initiation Petition") to the County Council seeking establishment of a county-wide TPA pursuant to RCW 35.101.020; and

WHEREAS, by Motions No. 10-112 and 10-557, the County Council adopted resolutions of intention which gave notice of the time and place of public hearings to consider establishment of a TPA and provided the other information required by RCW 35.101.030; and

WHEREAS, on March 31 and December 15, 2010, the County Council held public hearings to consider establishment of a TPA; and

WHEREAS, pursuant to RCW 35.101.040, the city councils of the cities of Arlington, Bothell, Everett, Edmonds, Lynwood, Marysville, Monroe, Mountlake Terrace, and Mukilteo approved an interlocal agreement with the County to authorize establishment of a TPA within those cities; and

WHEREAS, pursuant to the Initiation Petition and the subsequent proceedings had in connection therewith, the County Council found that the best interests of the County, lodging industry, and public would be served by establishing a TPA and, by Ordinance No. 10-112, subsequently amended by Ordinance No. 11-016 (collectively codified as Chapter 4.118 SCC), established the TPA and provided for its administration; and

WHEREAS, SCC 4.118.070(2) provides that the resources of the Tourism Promotion Area Fund established by SCC 4.118.070 shall be subject to appropriation by the County Council after considering the recommendations of the Tourism Promotion Area Advisory Board established by SCC 4.118.080(1); and

WHEREAS, pursuant to SCC 4.118.070(2) and SCC 4.118.090, the Tourism Promotion Area Advisory Board recommended to the County Council certain 2016 applicants for funding from the Tourism Promotion Area Fund after undertaking an evaluation of applications; and

WHEREAS, by Motion No. 15-446, passed on January 20, 2016, the County Council authorized 2016 TPA funding of the projects as set forth therein and authorized the County Executive to execute the necessary contracts;

NOW, THEREFORE, in consideration of the mutual benefits and covenants contained herein, the parties agree as follows:

1. Purpose of Agreement. The purpose of this Agreement is to set forth the requirements governing the receipt of TPA funds to reimburse costs to Contractor that increase lodging and promote general tourism in Snohomish County. Contractor may be reimbursed in the amount up to $15,200 for eligible expenses. The Contractor shall not sub-contract for the performance of its obligations under this Agreement, unless otherwise stated in Schedule A attached hereto and by this reference incorporated herein (the "Project"). This Agreement is made in response to the Contractor's application to the Tourism Promotion Area Advisory Board dated spring 2016 (the "Application"), which is attached hereto as Schedule C.

The Contractor will prepare and present status reports and other information regarding performance of the Agreement as the County may request.

2. Term of Agreement; Time of Performance. This Agreement shall be effective upon mutual execution (the "Effective Date") and shall terminate on December 15, 2016. The Contractor shall complete its obligations required by this Agreement no later than December 15, 2016. The County's obligations after December 31, 2016 are contingent upon local legislative appropriation of necessary funds for this specific purpose in accordance with the County Charter and applicable law.

3. Funding of Project and Eligible Expenses. Subject to Section 8 of this Agreement and upon the completion of the Project to the satisfaction of the County, the County will reimburse the Agency for Project expenses as set forth in the Project budget in Schedule A, PROVIDED, HOWEVER, that no reimbursement shall be made for Project expenses for which the Agency has not demonstrated eligibility. The Agency shall submit a request for reimbursement for Project expenses supported by detailed statements, including invoices from third parties incident to those Project expenses, if any, indicating Project work performed as appropriate and consistent with the schedule of Project work outlined in Appendix A. Total requests for reimbursement for this Project shall not exceed $15,200 (the "Contract Maximum").

4. Independent Contractor. The Contractor agrees that Contractor will perform its obligations under this Agreement as an independent contractor and not as an agent, employee, or servant of the County. This Agreement neither constitutes nor creates an employer-employee relationship. The parties agree that the Contractor is not entitled to any benefits or rights enjoyed by employees of the County. The Contractor specifically has the right to direct and control Contractor's own activities in providing the agreed services in accordance with the specifications set out in this Agreement.

5. Changes. No changes or additions shall be made in this Agreement except as agreed to by both parties, reduced to writing and executed with the same formalities as are required for the execution of this Agreement.

6. County Contact Person. The assigned contact person (or Project manager) for the County for this Agreement shall be:

Name:	Jessica Voelker
Title:	Tourism Coordinator
Department:	Executive Office
Telephone:	(425) 388-3139
Email:	Jessica.Voelker@snoco.org

7. County Review and Approval. If Contractor's Project includes the production of promotional materials, Contractor shall provide the County an advance copy of said promotional materials. If the content of the promotional material is objectionable to the County, the County, in its sole discretion, may determine whether to reimburse Contractor for the associated expenses.

8. Subcontracting and Assignment. The Contractor shall not subcontract, assign, or delegate any of the rights, duties or obligations covered by this Agreement without prior express written consent of the County.

9. Insurance. During the term of this Agreement the Contractor shall maintain Commercial General Liability and Commercial Automobile Liability insurance with limits of not less than $1 million combined single limit per occurrence. The above policies shall cover or be endorsed to cover the County its officers, officials, employees and agents as an additional insureds.

10. Indemnification and Hold Harmless. Except for the sole negligence of the County, Contractor agrees to protect, defend and indemnify the County from any and all costs, claims, judgments and/or awards of damages, arising out of or in any way resulting from Contractor's activities and/or services associated with this Agreement.

The indemnification, protection, defense and save harmless obligations contained herein shall survive the expiration, abandonment or termination of this Agreement.

Nothing contained within this provision shall affect or alter the application of any other provision contained within this Agreement.

11. County Non-discrimination. It is the policy of the County to reject discrimination, which denies equal treatment to any individual because of his or her race, creed, color, national origin, families with children, sex, marital status, sexual orientation, age, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability as provided in Washington's Law against Discrimination, Chapter 49.60 RCW, and the Snohomish County Human Rights Ordinance, Chapter 2.460 SCC. These laws protect against specific forms of discrimination in employment, credit transactions, public accommodation, housing, county facilities and services, and county contracts.

The Contractor shall comply with the substantive requirements of Chapter 2.460 SCC, which are incorporated herein by this reference. Execution of this Agreement constitutes a certification by the Contractor of the Contractor's compliance with the requirements of Chapter 2.460 SCC. If the Contractor is found to have violated this provision, or to have furnished false or misleading information in an investigation or proceeding conducted pursuant to this Agreement or Chapter 2.460 SCC, this Agreement may be subject to a declaration of default and termination at the County's discretion. This provision shall not affect the Contractor's obligations under other federal, state, or local laws against discrimination.

12. Federal Non-discrimination. Snohomish County assures that no persons shall on the grounds of race, color, national origin, or sex as provided by Title VI of the Civil Rights Act of 1964 (Pub. L. No. 88-352), as amended, and the Civil Rights Restoration Act of 1987 (Pub. L.

No. 100-259) be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any County sponsored program or activity. Snohomish County further assures that every effort will be made to ensure nondiscrimination in all of its programs and activities, whether those programs and activities are federally funded or not.

13. Employment of County Employees. SCC 2.50.075, "Restrictions on future employment of County employees," imposes certain restrictions on the subsequent employment and compensation of County employees. The Contractor represents and warrants to the County that it does not at the time of execution of this Agreement, and that it shall not during the term of this Agreement, employ a former or current County employee in violation of SCC 2.50.075. For breach or violation of these representations and warranties, the County shall have the right to terminate this Agreement without liability.

14. Compliance with Other Laws. The Contractor shall comply with all other applicable federal, state and local laws, rules, and regulations in performing this Agreement.

15. Compliance with Grant Terms and Conditions. The Contractor shall comply with any and all conditions, terms and requirements of any federal, state or other grant, if any, that wholly or partially funds the Contractor's work hereunder.

16. Prohibition of Contingency Fee Arrangements. The Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, brokerage fee, gifts or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the County shall have the right to terminate this Agreement without liability or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

17. Force Majeure. If either party is unable to perform any of its obligations under this Agreement as a direct result of an unforeseeable event beyond that party's reasonable control, including but not limited to an act of war, act of nature (including but not limited to earthquake and flood), embargo, riot, sabotage, labor shortage or dispute (despite due diligence in obtaining the same), or governmental restriction imposed subsequent to execution of the Agreement (collectively, a "force majeure event"), the time for performance shall be extended by the number of days directly attributable to the force majeure event. Both parties agree to use their best efforts to minimize the effects of such failures or delays.

18. Suspension of Work. The County may, at any time, instruct the Contractor in writing to stop work on the Project effective immediately, or as directed, pending either further instructions from the County to resume the work or a notice from the County of breach or termination under Section 21 of this Agreement.

19. Non-Waiver of Breach; Termination.

a. The failure of the County to insist upon strict performance of any of the covenants or agreements contained in this Agreement, or to exercise any option conferred by this Agreement, in one or more instances shall not be construed to be a waiver or relinquishment of those covenants, agreements or options, and the same shall be and remain in full force and effect.

b. If the Contractor breaches any of its obligations hereunder, and fails to cure the same within five (5) business days of written notice to do so by the County, the County may terminate this Agreement, in which case the County shall pay the Contractor only for the reimbursable expenses, if any, accepted by the County in accordance with Sections 3 and 8 hereof.

c. The County may terminate this Agreement upon five (5) business days' written notice to the Contractor for any reason other than stated in subparagraph b above, in which case payment shall be made in accordance with Sections 3 and 8 hereof for the reimbursable expenses, if any, reasonably and directly incurred by the Contractor in performing this Agreement prior to receipt of the termination notice.

d. Termination by the County hereunder shall not affect the rights of the County as against the Contractor provided under any other section or paragraph herein. The County does not, by exercising its rights under this Section 19, waive, release or forego any legal remedy for any violation, breach or non-performance of any of the provisions of this Agreement. At its sole option, the County may deduct from the final payment due the Contractor (i) any damages, expenses or costs arising out of any such violations, breaches or non-performance and (ii) any other set-offs or credits including, but not limited to, the costs to the County of selecting and compensating another contactor to complete the work of the Agreement.

20. Notices. All notices and other communications shall be in writing and shall be sufficient if given, and shall be deemed given, on the date on which the same has been mailed by certified mail, return receipt requested, postage prepaid, addressed as follows:

If to the County:
Snohomish County Office of Economic Development
3000 Rockefeller Avenue, M/S 411
Everett, Washington 98201
Attention: Jessica Voelker
Tourism Coordinator

If to the Contractor:
City of Monroe
806 W. Main Street
Monroe, WA 98272
Attention: Mike Farrell
City of Monroe Parks Director

The County or the Contractor may, by notice to the other given hereunder, designate any further or different addresses to which subsequent notices or other communications shall be sent.

21. Confidentiality. The Contractor shall not disclose, transfer, sell or otherwise release to any third party any confidential information gained by reason of or otherwise in connection with the Contractor's performance under this Agreement. The Contractor may use such information solely for the purposes necessary to perform its obligations under this Agreement. The Contractor shall promptly give written notice to the County of any judicial proceeding seeking disclosure of such information.

22. Public Records Act. This Agreement and all public records associated with this Agreement shall be available from the County for inspection and copying by the public where required by the Public Records Act, Chapter 42.56 RCW (the "Act"). To the extent that public records then in the custody of the Contractor are needed for the County to respond to a request under the Act, as determined by the County, the Contractor agrees to make them promptly available to the County. If the Contractor considers any portion of any record provided to the County under this Agreement, whether in electronic or hard copy form, to be protected from disclosure under law, the Contractor shall clearly identify any specific information that it claims to be confidential or proprietary. If the County receives a request under the Act to inspect or copy the information so identified by the Contractor and the County determines that release of the information is required by the Act or otherwise appropriate, the County's sole obligations shall be to notify the Contractor (a) of the request and (b) of the date that such information will be released to the requester unless the Contractor obtains a court order to enjoin that disclosure pursuant to RCW 42.56.540. If the Contractor fails to timely obtain a court order enjoining disclosure, the County will release the requested information on the date specified.

The County has, and by this section assumes, no obligation on behalf of the Contractor to claim any exemption from disclosure under the Act. The County shall not be liable to the Contractor for releasing records not clearly identified by the Contractor as confidential or proprietary. The County shall not be liable to the Contractor for any records that the County releases in compliance with this section or in compliance with an order of a court of competent jurisdiction.

23. Interpretation. This Agreement and each of the terms and provisions of it are deemed to have been explicitly negotiated by the parties. The language in all parts of this Agreement shall, in all cases, be construed according to its fair meaning and not strictly for or against either of the parties hereto. The captions and headings of this Agreement are used only for convenience and are not intended to affect the interpretation of the provisions of this Agreement. This Agreement shall be construed so that wherever applicable the use of the singular number shall include the plural number, and vice versa, and the use of any gender shall be applicable to all genders.

24. Complete Agreement. This Agreement has been entered into following an application and recommendation process in accordance with Chapter 4.118 SCC. The Contractor's Application, attached hereto as Schedule C, is incorporated herein by this reference. To the extent of any inconsistency between this Agreement and the Application, this Agreement shall govern.

25. Conflicts between Attachments and Text. Should any conflicts exist between any attached exhibit or schedule and the text or main body of this Agreement, the text or main body of this Agreement shall prevail.

26. No Third Party Beneficiaries. The provisions of this Agreement are for the exclusive benefit of the County and the Contractor. This Agreement shall not be deemed to have conferred any rights, express or implied, upon any third parties.

27. Governing Law; Venue. This Agreement shall be governed by the laws of the State of Washington. The venue of any action arising out of this Agreement shall be in the Superior Court of the State of Washington, in and for Snohomish County.

28. Severability. Should any clause, phrase, sentence or paragraph of this Agreement be declared invalid or void, the remaining provisions of this Agreement shall remain in full force and effect.

29. Authority. Each signatory to this Agreement represents that he or she has full and sufficient authority to execute this Agreement on behalf of the County or the Contractor, as the case may be, and that upon execution of this Agreement it shall constitute a binding obligation of the County or the Contractor, as the case may be.

30. Survival. Those provisions of this Agreement that by their sense and purpose should survive expiration or termination of the Agreement shall so survive.

31. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall constitute an original and all of which shall constitute one and the same Agreement.

SNOHOMISH COUNTY:		CITY OF MONROE:	
_____		_____	
County Executive	Date	Geoffrey Thomas Mayor of Monroe	Date

Schedule A
Scope

CONTRACTOR: CITY OF MONROE
PROJECT: USA TRIATHLON YOUTH AND JUNIOR ELITE RACE SERIES

1. The Contractor shall: prominently feature the following credit in any publication produced as a result of this Project: EVENT FENCING AND BARRICADES PURCHASED IN PART WITH SUPPORT OF THE TPA FUND OF SNOHOMISH COUNTY.
2. The Contractor shall ensure that any publications produced as a result of this Project prominently feature the TPA logo. The logo shall only appear in conjunction with the above credit.

3. The Contractor shall create a final report and submit it to the County by December 15, 2016. The final report, along with the Contractor's invoices required by Schedule B, will summarize the completed Project and will include the following information: substantiated overnight stays, estimated total overnight stays, economic benefit of Project to the County and general Project outcomes. The form of final report may be found on the TPA website, www.snocotpa.com.

4. The Contractor shall submit invoices for allowable reimbursable items, the total of which is not to exceed the contract maximum. The following items are reimbursable, the total of which is not to exceed the contract maximum.

5. All event fencing purchased for the Project will be predominantly branded with the logos of the Snohomish County Tourism Promotion Area and the City of Monroe. Additional logos may include TriMonroe Triathlon and Snohomish County Sports Commission and Snohomish County Tourism Bureau.

6. The chosen branding purchased for the Project will be submitted to the County for prior review and approval of logo size and placement.

7. The Contractor will make fences and barricades purchased to support the Project available upon request, and within reason, to other cities in Snohomish County as needed.

8. The Contractor may: (a) make a one-time purchase of fourteen (14) rolls of event mesh fencing, forty (40) steel barricades and two (2) barricade storage carts to be used for events such as races, waterski, wakeboard, baseball, softball, and baseball, benefiting the Project.

Schedule B
Compensation and Expenses

1. The Contractor will be reimbursed by the County for services provided and/or eligible expenses incurred in executing the Project pursuant to the Agreement in an amount not to exceed the Contract Maximum.

2. Expenses eligible for reimbursement under the Agreement are defined as those listed in the "COUNTY" column of the Project budget below. The Contractor shall submit up-to one (1) invoice once per-month to the County for all eligible expenditures for which the Contractor seeks reimbursement. If requested by the County, the Contractor will provide all third party invoices for which the Contractor seeks reimbursement. In-kind matching volunteer services shall be valued at a rate of $22.00 per hour or as invoiced to the Contractor by independent third parties at a commercially reasonable rate that is customary for such work. In addition, if County funds are to be used to pay in whole or in part any printed materials, print advertising or broadcast medium advertising, the Contractor will submit with the Contractor's reimbursement request for associated costs incurred: three (3) copies of printed materials; one copy of each print advertisement as printed; and one copy of the text of each broadcast medium advertisement. In order to ensure timely closeout of the Project, the Contractor shall submit its invoice to the County no later than thirty (30) calendar days after completion of the services authorized by this Agreement and, in any event, no later than December 15, 2016. The Contractor's invoice shall be accompanied by a report summarizing the Project and how funds provided for the Project under this Agreement have enhanced tourism in Snohomish County. In no event shall the Contractor's invoice be paid by the County if it is submitted after December 31, 2016, or if it is not accompanied by the required report.

ITEM	COUNTY	MATCH	MATCH
		CASH	IN-KIND
1. Event Fences and Accessories	$9,200	$0	$0
2. Steel Barricades and Storage Carts	$6,000	$0	$0
3. Event Set-up Labor	$0	$5,000	$0
Total	**$15,200**	**$5,000**	**$0**

Upon request of the Contractor and approval by the County Executive the Contractor may be authorized to shift funds within the items defined in the budget shown above subject to the following conditions:

1. Authorization to shift funds must be sought and approved **prior** to anticipated need.

2. Funds shifted shall aggregate no more than twenty percent (20%) of the total allocation amount.

3. Funds shifted shall be within the original allocation. Authorization to shift funds IS

NOT authorization to exceed the original amount of the allocation. In no event shall payments by the County under the Agreement exceed the Contract Maximum.

4. Funds may only be shifted among items listed in the original budget. No new budget items or expenditure categories may be funded without an amendment to this Agreement.

Schedule C
Contractor's Project Application

MONROE CITY COUNCIL

Agenda Bill No. 16-057

SUBJECT:	***Resolution No. 005/2016, Approving Skyview Ridge Preliminary Plat and Preliminary Planned Residential Development (PRD)***

DATE:	**DEPT:**	**CONTACT:**	**PRESENTER:**	**ITEM:**
05/03/2016	Community Development Planning	Kristi Kyle	Kristi Kyle	**Final Action #1**

Discussion: 04/26/2016; 05/03/2016
Public Hearing: 03/31/2016 (Hearing Examiner)

Attachments:
1. Resolution No. 005/2016
   - Exhibit A: Hearing Examiner's Recommendation (including Public Hearing Exhibits List and Attachments)
   - Exhibit B: Skyview Ridge Preliminary Plat and Preliminary PRD Site Plan

REQUESTED ACTION: Move to approve Resolution No. 005/2016 adopting the Hearing Examiner's Findings of Fact, Conclusions of Law, Recommendations, and Conditions of Approval for Preliminary Plat/Preliminary Planned Residential Development (PRD) (15-PLPR-0002) – Skyview Ridge.

DESCRIPTION/BACKGROUND

On March 31, 2016, the Hearing Examiner held an open record public hearing on the proposed Skyview Ridge Preliminary Plat and Preliminary Planned Residential Development (PRD).

The Skyview Ridge proposal is generally located at 13207 and 13221 191st Avenue SE on approximately 11.45 acres (498,703 square feet) of property. The property is zoned R4 (Residential 4 Units per Acre). The proposal is to be developed in two phases totaling 42 single family residential lots. Phase One will consist of 36 single family homes on approximately 8.96 acres and Phase Two will consist of six single family homes on approximately 2.49 acres.

The Hearing Examiner recommendation, submitted April 14, 2016, is that the Monroe City Council approve the Skyview Ridge Preliminary Plat and Preliminary PRD with conditions.

In accordance with Monroe Municipal Code (MMC) Section 21.50.030(D), the Hearing Examiner's recommendation was forwarded to the City Council within fourteen days of issuance (April 28, 2016), and presented to Council on Tuesday, April 26, 2016.

Pursuant to MMC 21.50.050(A)(1), on April 26, 2016, City Council set the date for consideration of the hearing examiner's recommendation at the Council's next available public meeting following receipt of the recommendation. The date set was May 3, 2016.

IMPACT – BUDGET
N/A

TIME CONSTRAINTS
N/A

CITY OF MONROE
RESOLUTION NO. 005/2016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, ADOPTING THE HEARING EXAMINER'S FINDINGS OF FACT, CONCLUSIONS OF LAW, RECOMMENDATIONS, AND CONDITIONS OF APPROVAL FOR PRELIMINARY PLAT/PRELIMINARY PLANNED RESIDENTIAL DEVELOPMENT (PRD) (15-PLPR-0002) – SKYVIEW RIDGE

WHEREAS, Ry McDuffy, applicant, submitted an application on behalf of Hansen Homes at Skyview Ridge for a Preliminary Plat/PRD (15-PLPR-0002), commonly known as Skyview Ridge, for the subdivision of approximately 11.45 acres located in the vicinity of 13207 and 13221 191st Avenue SE in Monroe into 42 single-family lots; and

WHEREAS, the Hearing Examiner for the City of Monroe did hold a public hearing on March 31, 2016, regarding said proposed Preliminary Plat/PRD (15-PLPR-0002); and

WHEREAS, the Hearing Examiner for the City of Monroe, upon due consideration and through the development of Findings of Fact, Conclusions of Law, and Conditions of Approval, recommended to the City Council on April 14, 2016, that said Preliminary Plat/PRD (15-PLPR-0002) be approved with conditions; and

WHEREAS, the City Council has considered the recommendations of the Hearing Examiner and has determined to approve said Findings of Fact, Conclusions of Law, and Conditions of Approval for said Preliminary Plat/PRD (15-PLPR-0005).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE DOES RESOLVE AS FOLLOWS:

Section 1. The Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation of Approval for the Preliminary Plat/PRD (15-PLPR-0002) of Skyview Ridge attached hereto as Exhibit A are hereby adopted. The City Council further adopts as findings the above recitals, and hereby enters the following additional findings and conclusions:

A. The Preliminary Plat/PRD has been processed in material compliance with all applicable state and local procedures.

B. As conditioned, the Preliminary Plat/PRD satisfies all applicable state and local criteria for approval, including without limitation: (i) RCW 58.17.110 and all other relevant provisions of Chapter 58.17 RCW; (ii) Chapter 21.50 MMC; Chapter 18.84 MMC; and Title 17 MMC.

C. As conditioned, the Preliminary Plat/PRD is in conformity with all applicable zoning ordinances and other land use controls.

D. As conditioned, the Preliminary Plat/PRD will adequately mitigate the impacts of the project as required and allowed by applicable state and local regulations.

E. The area, location and features property interests dedicated under the Preliminary Plat/PRD are a direct result of the development proposal, are reasonably necessary to mitigate the effects of development, and are proportional to the impacts created by the development.

F. The public interest will be served by approval of the Preliminary Plat/PRD.

Section 2. The Preliminary Plat/PRD of Skyview Ridge set forth in Exhibit B is hereby approved subject to the following conditions:

1. The applicant shall submit housing elevation drawings (similar to those provided at the preliminary stage) concurrent with building permit submittal demonstrating compliance with the housing standards per MMC section 18.84.080(G).

2. The applicant shall provide a copy of the Covenants, Conditions, and Restrictions (CC&R's) to the City for review at the time of submittal of final PRD per MMC section 18.84.080(E).

3. All street frontage landscaping/irrigation improvements shall be bonded until such time that housing construction is completed.

4. Irrigation is required for all street trees and newly planted vegetation within the right-of-way and within Tracts (where applicable and required by the City). The applicant shall submit an irrigation plan prior to construction for review and approval by the City.

5. The NGPE split-rail fencing shall be identified on the landscape and civil plans consistent with the Critical Area Study.

6. The applicant shall post a performance/maintenance bond prior to issuance of a clearing and/or grading permit for the work outlined in the Wetlands Buffer Mitigation Plan per MMC 20.05.130.

7. The applicant shall obtain a General Construction Stormwater NPDES Permit from the WA Department of Ecology (DOE) prior to beginning construction per MMC section 15.01.045.

8. The project shall implement all mitigation measures included in the environmental checklist based on the latest versions of any referenced

reports, plans, or supporting documents made record as exhibits accompanying this Staff Report and Recommendation for the project or subsequent versions approved by the City.

9. The applicant shall obtain all the necessary permits associated with the project from the City.

Section 3. Effective Date. This resolution shall take effect immediately upon passage.

ADOPTED by the City Council of the City of Monroe, at its regular meeting thereof, and APPROVED by the Mayor this _____ day of _____, 2016.

Approved: May 3, 2016
Effective: May 3, 2016

CITY OF MONROE, WASHINGTON

(SEAL)

_____
Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

_____
Elizabeth M. Smoot, MMC, City Clerk

_____
J. Zachary Lell, City Attorney

EXHIBIT A

BEFORE THE HEARING EXAMINER FOR THE CITY OF MONROE

Phil Olbrechts, Hearing Examiner

RE: Skyview Ridge Preliminary Plat & PRD 15-PLPR-0002	**FINDINGS OF FACT, CONCLUSIONS OF LAW AND FINAL DECISION.**

SUMMARY

The applicant is requesting preliminary plat and planned residential development approval for the division of an 11.45 acre (498,703sf) property into a two phased development totaling 42 single-family residential lots. Phase 1 will consist of 36 single-family homes on approximately 8.96 acres. Phase 2 will consist of six (6) single-family homes on approximately 2.49 acres. The examiner recommends Council approval of the preliminary plat and planned residential development subject to conditions.

The PRD provides a design superior to that which would be required by the subdivision criteria. As testified by staff at the hearing, the benefits derived from the PRD application are additional park and recreational spaces, trail system and benches and perimeter landscaping. No park improvements or perimeter landscaping would be required if it were just a subdivision application. The proposal also includes a significant amount of open space that is centrally located in the subdivision. Although the open space is already required by the City's critical areas ordinance, the applicant has done a good job in integrating this open space as a central focus of PRD design. The benefit to the developer is a bonus density, which allows 42 lots instead of 36 in this instance.

An adjacent property owner, Susan Davis, argued on behalf of herself and family members who own property adjoining her (Johnsons) that a stub road should connect to her property to facilitate future access and development. The adjacent properties are in the unincorporated Snohomish County and outside of the City of Monroe UGA. As outlined in the conclusions of law of this decision, the City cannot require the stub road because there is no indication that the stub road will be connected to a road system providing secondary access anytime in the foreseeable future. Case law requires that in order to justify an exaction of a road stub from a property developer, the administrative record must establish that the road stub will lead to secondary access to the developer's project and thereby mitigate against the developer's traffic impacts. No such evidence is in this administrative record.

ORAL TESTIMONY

Kristi Kyle, Monroe Senior Planner, summarized the staff report. In response to examiner questions, Ms. Kyle noted that a second access point will be constructed as part of adjoining Eaglemont subdivision development. If Eaglemont doesn't go through, then lots 1-6 won't be developed. Phase 1 could be developed without a second access point if Eaglemont isn't completed, but the conditions of approval require that the homes be sprinklered if that doesn't occur. The code allows up to 30 homes with one access point. The fire department has reviewed and approved the proposed access. The benefits derived from the PRD application are additional park and recreational spaces, trail system and benches and perimeter landscaping. No park improvements or perimeter landscaping would be required if it were just a subdivision application.

Ry McDuffy, applicant, addressed Ex. 11H and 11G. As to 11G, he noted that preliminary site work will start within the next month so any squatters on the property will have to leave at that time. As to 11H, both properties are in the county and have access to County roads. Under current zoning the property owners are entitled to cluster zoning which would give them two lots on one parcel and four on the other. The properties have access to 191st St. and Chain Link Road. The developer has done another high quality development in the city, Chain Link Estates.

Susan Davis, neighboring property owner, testified that her family owns 21.5 acres adjoining the subject property to the north. She noted that according to her father a 30-foot easement along the northern border of the subdivision was intended to be joined with an adjoining 30-foot easement immediately to the north to provide access to her property and the Davis property. The thirty-foot easement serving her property had been reserved for access when her family had transferred the intervening property to the City for its water tower. The two adjoining easements were intended to provide a through connection between 191st and 197th streets. The City decided not to pursue this access route because of pushback from the owners of utility easements located to the east of her family's property – Williams Gas and Bonneville Power. To her understanding that is why the applicant pushed his primary access further south to 132nd Place. She noted that the City is not requiring the extension of roads and utilities to her property because her property, located in the unincorporated county, is not in the City's urban growth area. However, her property is located in the County Rural Urban Transition Area (RUTA) and County policies require that these areas be developed to accommodate future urban growth. The hearing examiner for the Eaglemont development required the developer to provide off-site improvements to 197th Street for its subdivision. Ms. Davis retained the services of a professional planner, Reed Shockey, to address the access problem. He suggested the extension of proposed 194th street through Lot 16 to connect to her property in order to provide for a more coordinated street system.

Sydney Fee, neighboring property owner, testified that property along the access route to the proposal has been taken over by squatters.

Roxanne Batter asked questions of staff and the applicant.

Kristi Kyle, in rebuttal, stated that she had discussed the 194th Street extension proposed by Ms. Davis with the City Engineer. The City Engineer had stated that the City has no road circulation plan extending beyond city limits. In response to questions from the examiner, Ms. Kyle noted that she is not aware of any adopted city circulation plan, but that the circulation plan for the proposed subdivision and adjoining Eaglemont was developed during project review.

Mr. McDuffy stated that he has reviewed the title reports regarding the 30-foot easement along the north edge of the proposed subdivision and the easement doesn't provide any access to the Johnson properties. The adjoining 30-foot easements were not intended to be combined. In response to examiner questions, Mr. McDuffy noted that if 194th were punched through to Lot 16, there would be no benefit to his project, it would not create any secondary access to his proposed subdivision. He noted that the Johnson property has access to 191st through its 30-foot easement and can get to 197th through an adjoining property to the east. He acknowledged that if connections were made to 191st or 197th that the proposed 194th street extension would then give him secondary access.

Ms. Davis noted that the County's cluster and RUTA regulations should be entered into the record. The examiner said he could take judicial notice of these development standards. Ms. Davis noted that she has an ownership interest in the adjoining Johnson property to the east and that this property is 14 acres in size. Ms. Davis noted that the Davis and Johnson properties don't have access to 191st, 197th or Chain Link Road due to gas and power easements and proximity to the existing intersection of 136th and 197th Street.

EXHIBITS

Exhibits 1-17 in the "List of Exhibits" attached as Exhibit A to this decision and the following were admitted into the record during the hearing:

Exhibit 11G:	Letter from Reid Shockey dated March 22, 2016
Exhibit 11H:	Email from Tamara Krache dated March 28, 2016
Exhibit 11I:	Aerial photograph along with written comments from Susan Davis dated March 31, 2016
Exhibit 11J:	Eaglemont Plat decision
Exhibit 11K:	Assessor map of the site

FINDINGS OF FACT

Procedural:

1. Applicant. The applicant is Hansen Homes at Skyview Ridge. Ry McDuffy of Orca Land Surveying is the applicant's agent.

2. Hearing. The examiner held a hearing on March 31, 2016 at 10:00 am at the Monroe City Hall in the Council Chambers.

Substantive:

3. Site Proposal/Description. The applicant is requesting preliminary plat and planned residential development approval of an 11.45 acre (498,703sf) property into a two phased development totaling 42 single-family residential lots. Phase 1 will consist of 36 single-family homes on approximately 8.96 acres. Phase 2 will consist of six (6) single-family homes on approximately 2.49 acres. The property is located at 13207 and 13221 191st Avenue SE in Monroe. The subject property has an existing single-family residence and a vacant parcel.

The site is located east of 191st Avenue SE, north of the Eaglemont Plat. The entire property consists of three parcels totaling 11.45 acres or 498,703. The existing site is irregular in shape and is approximately 1,320-feet long running east-west and 330 to 660 feet running north-south. The grades on the site are moderate.

The property has street frontage on 191st Avenue SE. Frontage improvements will be required along 191st Avenue SE including pavement, widening, curb, gutter, planter and sidewalk. In addition, a road extension for 194th Drive SE will be required to connect these projects improvements to the future road improvements within the Eaglemont Plat at the intersection of 194th Drive SE and 133rd Street SE.

A Puget Sound Energy (PSE) transmission line easement crosses a portion of the properties and a Williams Gas pipeline easement runs through the tip of the northwest corner of the site.

Puget Sound Energy provides gas service. Electricity is provided by Snohomish County PUD No. 1. Comcast and Verizon provide cable/internet and telephone service, respectively. Republic Services provides garbage service. It is also within the Monroe Public Schools district.

Under strict application of MMC 18.10.050 and 18.10.140, the maximum number of dwelling units permissible on the site would be 36 single-family lots. Under the PRD provisions, the developer can achieve up to 47 units by dedicating additional open space (MMC 18.84.150 and MMC 18.84.080(D). However, due to the presence of critical areas on site, the applicant is proposing a Planned Residential Development totaling 42 single-family lots. Monroe's code does not set a minimum density. The project is consistent with the zoning code in that the proposal is below the maximum density for the zone. As proposed, the project meets all other bulk and dimensional requirements.

4. Characteristics of the Area. Property to the north is in unincorporated Snohomish County and is zoned Rural Residential 5. Properties to the south and east of the site are zoned R4 and share the subject property's adopted Comprehensive Plan land use designation. The property to the west of the subject property is zoned Urban Residential (UR-9600). All of the surrounding properties are developed with single-family residences, though the parcels to the south and east of the site are part of the proposed Eaglemont Plat and together will be developed with eight single-family residences.

5. Adverse Impacts. There are no significant adverse impacts associated with the development. The primary focus in subdivision is adequacy of infrastructure and as determined in Finding of Fact No. 6 the proposed subdivision will be served by adequate infrastructure. The SEPA review staff concluded that the proposal will not create any significant adverse environmental impacts.

Beyond infrastructure impacts, the only other potentially significant impacts evident from the record are wetland impacts. As conditioned, no adverse impacts to wetlands are anticipated. Critical areas on the site are limited to one Category 3 wetland located near the center of the development in Tract 994. The subject site is not within a floodplain or the shoreline jurisdiction as defined in the City's Shoreline Master Plan. Per MMC 20.05.080(D), the wetland requires a 75-foot buffer and a buffer fence (MMC 20.05.070(D)). The applicant submitted a Critical Area Study (Ex. 14) which addressed the buffer averaging and mitigation plan requirements of the City's codes. As determined in the critical area study, there will be no direct wetland impacts. Buffer impacts are proposed but as conditioned will be mitigated. No significant functional loss is anticipated.

6. Adequacy of Infrastructure/Public Services. The project will be served by adequate and appropriate infrastructure and public services. All applicable level of service standards for services and facilities are met as identified at pages 10-12 of the staff report. Adequacy is more specifically addressed as outlined below:

A. Water and Sewer Service. The City of Monroe will provide water, sewer and stormwater service. As noted in the staff report, there is sufficient capacity available in the City's public water and sanitary sewer system to serve the proposed subdivision. All lots will connect to the City's water and sewer system. Sanitary sewer and water lines will be constructed in the proposed public rights-of-way in accordance with the City's Public Works Design and Construction Standards (Ex 15).

B. Fire and Police Protection. Fire protection would be provided by Monroe Fire District No. 3. Police protection will be provided by the City of Monroe Police Department. Neither the Fire District nor the police chief cited any concerns when they reviewed the proposal.

C. Drainage. Stormwater runoff from the new public road and future lots will be collected (catch basins) and conveyed to the detention/water quality system for

the project. Roof runoff from each future single-family will directed to an individual perforated stub out connection before discharging into the conveyance system within the future road right-of-way (Ex. 16).

As part of the civil plan review process, the applicant will install improvements to the stormwater system. Stormwater management will be designed to meet the requirements of the Department of Ecology Storm Water Management Manual for Western Washington (2005) as administered by the City Engineer.

D. Parks/Open Space. The project proposes three neighborhood parks and one pedestrian access tract within the development. Tract 997 combined with Tract 988 (9,377 combined sq. ft.) will contain a tot lot and recreational open space that includes an access trail. Tract 996 (19,009 sq. ft.) is proposed to be passive recreation with no amenities. Tract 998 (17,552 sq. ft.) will contain a trail and benches as well as recreational open space (Ex. 13).

Impacts to the City park and recreation system from the anticipated additional public park users are mitigated through mitigation programs. In accordance with the City's park impact mitigation fees established under MMC Chapter 20.12, impact fees require a standard fee amount per dwelling unit as a condition of residential development within the city. Park impact fees shall be paid in accordance with MMC 20.10. Park impact fees shall be based on the fee amount in effect at the time of payment.

E. Schools. Impacts to the Monroe Public Schools and the Snohomish School District in the form of additional students are mitigated through mitigation programs. The City of Monroe has adopted the Monroe School District 2012 - 2017 Capital Facilities Plan, and imposes impact fees for schools in accordance with the plan and MMC 20.07. School mitigation fees require a standard fee amount per dwelling unit as a condition of residential development within the city. School impact fees are be based on the amount in effect at the time of payment.

RCW 58.17.110(2) requires the City to make a finding that the proposed subdivision assures "safe walking conditions for students who only walk to and from school". Students will be bussed from the development to the school by the Monroe School District. The public streets created within the subdivision include sidewalks on all sides of the street where residential lots front public roadways as well as sidewalk along the property frontage along the west side of 191st Avenue SE.

F. Streets and Traffic. Access to the development is proposed via 191st Avenue SE. Internal access to individual lots will be provided through public roads with a narrow right-of-way. The roads will accommodate two 15-foot wide drive aisles and five foot wide landscape strips and five foot wide sidewalks on each side. This public road section is not a City standard road section, but has been

administratively approved by the City Engineer as allowed by the City's Public Works and Design Construction Standards.

Frontage improvements along 191st Avenue SE include curb and gutter, a landscape strip with street trees, and a five-foot wide sidewalk along the entire length of the site frontage.

Based on the Traffic Impact Study dated May 1, 2015 and the revised traffic summary dated March 14, 2016 (Ex. 17), the development is anticipated to generate approximately 42 PM peak-hour trips. The level of service analysis shows that all of the study intersections in the TIA are anticipated to operate within acceptable thresholds.

Impacts to the City's transportation system are mitigated through the collection of traffic mitigation fees. In accordance with the City's traffic impact mitigation fee program as established under MMC Chapter 20.12, impact fees require a standard fee amount per dwelling unit as a condition of residential development within the City. Traffic impact fees shall be paid in accordance with MMC Chapter 20.12 and shall be based on the amount in effect at the time of payment. Frontage improvements and paving, including curb, gutter, sidewalk, and street trees shall be installed along all public streets within the subdivision in accordance with the City's Public Works Design and Construction Standards.

G. Davis/Johnson Requested Road Stub. The record does not establish that the Lot 16 road stub requested by Ms. Davis will materially improve upon any traffic impacts created by the proposal. This is because there is no compelling evidence that such a stub road would serve as a secondary access to the Skyview Ridge development in the foreseeable future.

Overview. As an overview of this issue, and as outlined in Conclusion of Law No. 17, the City can only take property away from the applicant in order to create a stub road if such a road would help alleviate a problem caused by the development. Secondary access to the Skyview Ridge development in Phase I is dependent upon the completion of the Eaglemont project. Consequently, a stub road would arguably improve upon traffic flow and safety by serving as a backup access point should Eaglemont not be completed. However, there is no evidence to suggest that the stub road will ever provide secondary access anytime in the near future as there was no evidence presented on the timeframe for anticipated development of the Davis properties. Without indication as to when development will occur, it cannot be determined that the proposed stub road would provide any material mitigation to the traffic impacts of the proposal.

Background. As background, during the hearing, the examiner was presented for the first time with a request that the applicant extend proposed 194th St. through proposed Lot 16 to end in a stub road to provide access to parcels owned by Susan Davis and related family members, the Johnsons. This request was submitted via

the admission of Ex. 11G and 11I (the Davis properties are identified as Johnson and Davis in the aerial). The Davis parcels adjoin the subject property to the north and are best depicted in the aerial photograph of Ex. 11I. The parcels apparently total 21.54 acres. The parcels are located outside the City's urban growth area, but are located within the County's Rural Urban Transition Area ("RUTA") designation, which anticipates future inclusion of the designated properties in an urban growth area. Ms. Davis also notes that her family's properties could currently be divided into a cluster subdivision pursuant to Chapter 30.41C Snohomish County Code and that land must be set aside under these cluster regulations for potential urban development should the property be re-designated as within an urban growth area.

As further background, as depicted in the aerial of Ex. 11I, the Johnson property fronts 191st Ave SE with a narrow 30-foot wide panhandle. This panhandle is a 30-foot easement that provides access to the Davis and Johnson properties. The subject property has an adjoining 30-foot wide easement immediately to the south. According to Ms. Davis, the intent behind this easement was to merge them into a 60-foot wide access road that connects 191st Ave to 197th Ave. The applicant testified there is nothing recorded to support this position. According to Ms. Davis, the City determined that the access easement along the north of the property could not serve as access to the project because of utility easements that cross the easement to the east of the Davis properties. According to Ms. Davis, this is why the applicant proposed its primary access road as 132nd Pl. SE, to the south.

Access to 191st Avenue from the Davis/Johnson Properties. Mr. Shockey raises a compelling point in Ex. 11G that Skyview Ridge is at least partially responsible for access limitations to the Davis properties. As shown in the plat map included in Exhibit 11I, 132nd St. will connect to 191st Ave less than 75 feet south of the Davis 30-foot access easement. Mr. Shockey asserts in Ex. 11G that this distance between intersections would be too small to be authorized by the City. Mr. Shockey does not identify any code citation to support his claim. However, the City does not dispute this claim and Mr. Shockey is a professional planner. If the Davis properties are fully subdivided through clustering (or subdivision if the properties later become designated urban growth areas), it is plausible that City engineering staff would consider the Davis easement connection with 191st as unsafe. Arguably, therefore, the applicant's 191st connection could be considered as a contributing factor to the access problems of the Davis properties. However, a greater contributing factor appears to be the utility easements and the lack of street frontage along 191st.

Johnson/Davis Properties Not Landlocked. Ultimately, the primary "problem" created by a proposed subdivision that would justify a secondary access would be the need for multiple access points for emergency access, multiple egress/evacuation routes, and multiple access points to distribute traffic volume. As noted elsewhere in this recommendation, Phase I of the subdivision is

dependent upon the development of Eaglemont for its second access point. It is therefore possible, although unlikely, that Eaglemont may not be completed and Phase I would be left with one access point. Consequently, a second access point through Lot 16 as proposed by Ms. Davis would arguably mitigate Skyview Ridge traffic impacts if there was some compelling evidence that the stub road would be developed into a second connection into the surrounding road system, ultimately leading to 191st, 197th or Chain Link Road. Ms. Davis argued against her interest on this point[1], appearing to testify during the hearing that her property would be completely landlocked without a connection to Skyview Ridge, asserting that utility easements and the proximity of other intersections do not make any other connections possible. However, Ms. Davis' planner, Reid Shockey, acknowledged in his written submission, Ex. 11G, that a single connection could be made to 197th without Skyview Ridge. Given the large size of the Davis parcels, their extensive street frontage along 197th and Chain Link Road and the expertise of Mr. Shockey, it is determined that the Davis properties will not in fact be landlocked absent a connection to Skyview Ridge.

Development Timeline is Uncertain Outside of Designated UGA. Although it certainly appears to be within the realm of possibility that the Lot 16 stub road could someday be extended to 191st, 197th or Chain Link Road, there is nothing in the record to support a finding that this will be done any time in the foreseeable future. Although development has certainly been occurring at a steady pace within the adjoining UGA, there was no evidence presented to show that RUTA properties in the area are being developed at any significant rate. In point of fact, one may expect an owner of RUTA property to wait until its property is designated a UGA in order to take advantage of the greater densities allowed for UGA properties. No evidence was presented that such a re-designation would occur any time soon. To exacerbate matters, the Davis properties aren't in the City of Monroe. This split in jurisdictional review increases the possibility that if the Davis properties are developed, Snohomish County may decide to not even use the stub road as a connection point with Skyview Ridge due to its different development standards and different engineering staff.

7. Superior Design. The PRD provides a design superior to that which would be required by the subdivision criteria. As testified by staff at the hearing, the benefits derived from the PRD application are additional park and recreational spaces, trail system and benches and perimeter landscaping. No park improvements or perimeter landscaping would be required if it were just a subdivision application. The proposal also includes a significant amount of open space that is centrally located in the subdivision. Although the open space is already required by the City's critical areas

[1] It violates the takings clause to make a developer give up property to provide to landlocked properties. See *Luxembourg Group v. Snohomish County*, 76 Wn. App. 502, review denied, 127 Wn.2d 1005 (1995).

ordinance, the applicant has done a good job in integrating this open space as a central focus of PRD design.

CONCLUSIONS OF LAW

Procedural:

1. Authority of Hearing Examiner. MMC 21.20.050(F) provides that the Examiner shall hold hearings and make recommendations to the City Council on applications for preliminary plat and PRD approval.

Substantive:

2. Zoning and Comprehensive Plan Designation. The project site is zoned Residential four dwelling units per acre (R4) with a vested Comprehensive Plan land use designation of Residential 2-5 dwelling units per acre. Under the recently adopted Comprehensive Plan (December 8, 2015), the site's land use designation is Low Density SFR.

3. Review Criteria and Application. Subdivision criteria are specifically governed by MMC 17.12.030(H). PRD standards are governed by MMC 18.84.080. In addition, MMC 21.50.030(C) imposes standards that apply to all development reviewed by the hearings examiner. Applicable code provisions are quoted below in italics and applied through corresponding Conclusions of Law.

Subdivision Criteria

MMC 17.12.030(H): *... The hearing authority shall inquire into how the public interest of future residents of the preliminary plat are to be served by the subdivision and its dedications. It shall determine if provisions are made to protect the public health, safety and general welfare by the provision of open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds, sites for schools and school grounds and shall consider all other relevant facts and determine whether the public interest of the future residents of the subdivision will be served by the dedications therein:*

> *1. The hearing authority shall consider if the proposed subdivision conforms to the comprehensive plan and the Shoreline Master Program;*

2. The hearing authority shall consider the physical characteristics of a proposed subdivision site and may recommend disapproval of a proposed plat because of improper protection from floods, inundation or wetland conditions;
3. All identified direct impacts must be mitigated or meet concurrency as set forth in MMC Title 20.

4. Adequate provisions are made for infrastructure and there are adequate public services available as determined in Finding of Fact No. 6. Beyond infrastructure and public service needs, the project adequately provides for the public health, safety and general welfare because there are no significant adverse impacts associated with the proposal as determined in Finding of Fact No. 5 and the proposed infill serves to satisfy the City's obligations to accommodate its growth population targets assigned by Snohomish County under the GMA. The project is consistent with the comprehensive plan as outlined in the staff report and also for the reason that the proposal provides for residential development with design features that assure its compatibility with surrounding residential uses. The project is more than 200 feet from any shoreline of the state or associated wetland and is, therefore, not subject to the jurisdiction of the Shoreline Management Act. The site is not in a floodplain. Wetlands are adequately protected as determined in Finding of Fact No. 5. The proposal meets all applicable level of service standards as determined in Finding of Fact No. 6.

MMC 21.50.030(C): *Required Findings. In drafting a recommendation, the hearing examiner shall address the following, as required in the findings of fact:*

1. The development is consistent with the comprehensive plan and meets the requirements and intent of this code.
2. The development makes adequate provisions, if appropriate, for open space, drainage ways, streets and other public ways, transit stops, water supply, sanitary wastes, parks and recreation facilities, playgrounds, sites for schools and school grounds.
3. The development adequately mitigates impacts identified under Chapters 17.12, 18.84, and 20.04 MMC, and the sensitive area guidelines adopted by resolution.
4. The development is beneficial to the public health, safety and welfare and is in the public interest.
5. The development does not lower the level of service on the following public facilities and services below the minimum standards established within the comprehensive plan:
a. Potable water;
b. Wastewater;

c. Storm water drainage;
d. Police and fire protection;
e. Parks and recreation;
f. Arterial roadways; and
g. Public schools.

If the development results in a level of service lower than those set forth in the comprehensive plan, the development may be approved if improvements or strategies to raise the level of service above the minimum standard are made concurrent with the development, subject to the requirements of Chapter 20.06 MMC.

6. The area, location, and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of development, and are proportional to the impacts created by the development.

5. As noted in Finding of Fact No. 6, the proposal does not lower level of service standards for public services below adopted levels. The proposal is consistent with the densities required by the applicable comprehensive plan land use designation as outlined at pages 3-4 of the staff report. As demonstrated in the staff report and this decision, the proposal is consistent with all applicable code requirements. As conditioned, there are no significant adverse impacts associated with the proposal as determined in Finding of Fact No. 5. Since there are no significant adverse impacts associated with the proposal and proposed infill help to accommodate GMA required growth targets, the proposal is beneficial to public health, safety and welfare and is in the public interest. The streets required for dedication are necessary to provide safe access to the lots proposed by the subdivision and are, therefore, needed to mitigate the effects of the proposal. As the dedicated right of way is only necessary because of the proposed development and will be largely used by vehicles accessing or departing the proposed subdivision, the required right of way is proportional to the impacts created by the development.

PRD Criteria

MMC 18.84.120(A): *The city shall*[2] *approve a preliminary development plan if the plan meets the following criteria:*

[2] Curiously, MMC 18.84.120(A) mandates approval of a PRD without reference to compliance with MMC 18.84.080, which sets additional requirements for PRDs. The staff report contains a detailed analysis of compliance with MMC 18.84.080. Although compliance with MMC 18.84.080 is arguably

A. The PRD is in accordance with the comprehensive plan; and

6. As previously concluded, the PRD is consistent with the comprehensive plan.

MMC 18.84.120(B): *The PRD accomplishes a development that is better than that resulting from traditional development and provides a net benefit to the city. A net benefit to the city may be demonstrated by the following:*

1. Conservation of natural features and sensitive area,
2. Placement, style or design of structures,
3. Recreational facilities,
4. Interconnected usable open space,
5. Provision of other public facilities,
6. Aesthetic features and harmonious design, and
7. Energy-efficient site design and/or building features.

7. As determined in Finding of Fact No. 7, the PRD provides for superior design. The benefits derived from the PRD application are additional park and recreational spaces, trail system and benches and perimeter landscaping that would not otherwise be required by the City's subdivision standards. The central location of the open space, its interconnectedness and the integration of trails into the open space should also be considered a superior design feature to some extent, although the location of these centrally located tracts is largely dictated by the City's critical area ordinance, which would also apply to subdivisions. The PRD also provides for superior design because it satisfies the PRD standards set by MMC 18.84.080, for the reasons identified in the staff report.

MMC 18.84.120(C): *The PRD will be served by adequate public facilities including streets, fire protection, water, storm water drainage, and sanitary sewer for acceptable waste controls, as demonstrated by the submittal and review of plans for such facilities as described under MMC 18.84.060; and*

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not required for approval of the PRD given the "shall" language of MMC 18.84.120(A), it is concluded as a matter of law that the PRD complies with MMC 18.84.080 for the reasons identified in the staff report. Further, satisfying the requirements of MMC 18.84.080 is construed as a pre-requisite for a determination that the PRD provides for superior design, as mandated by MMC 18.84.120(B).

8. As determined in Finding of Fact No. 6, the proposal is served by adequate public facilities as required by the criterion above.

MMC 18.84.120(D): *The proposed landscaping within the PRD's perimeter is superior to that normally required by the city; and*

9. The PRD project proposes perimeter landscaping, which according to staff would otherwise not be required for the proposal.

MMC 18.84.120(E): *At least one major circulation point is functionally connected to a public right-of-way; and*

10. All the interior roads ultimately connect to exterior public roads.

MMC 18.84.120(F): *The open space within the PRD is integrated into the design of the project rather than an isolated element; and*

11. The open space of the PRD is well integrated into the PRD design. The open space serves as a central focal point and view enhancement for a majority of the homes in the PRD.

MMC 18.84.120(G): *The PRD is compatible with the adjacent development; and*

12. The PRD is compatible with adjacent development. Surrounding development is predominantly single-family residential. The subject property has an existing single-family residence and a vacant parcel. All of the surrounding properties are developed with single-family residences, though the parcels to the south and east of the site are part of the proposed Eaglemont Plat and together will be developed with eight single-family residences. Eaglemont provides for the same or similar densities to that proposed for the PRD.

MMC 18.84.120(H): *Undeveloped land adjoining the PRD may be developed in coordination with the PRD; and*

13. Access with the pending Eaglement development has been coordinated to the extent that a road from Eaglemont will serve as secondary access to the proposal.

MMC 18.84.120(I): *The PRD is harmonious and appropriate in design, character and appearance to the existing or intended character of development in the immediate vicinity; and*

14. For the reasons identified in Conclusion of Law No. 12, the proposal is harmonious and appropriate in design etc. with surrounding development. The extensive amount of open space and superior landscaping amenities further enhances he compatibility of the proposal.

MMC 18.84.120(J): *Roads, streets and sidewalks, existing and proposed, comply with the standards and requirements of this chapter and the Monroe Municipal Code; and*

15. City public works staff have reviewed the plat drawings and found the proposed design for streets and sidewalks to be consistent with applicable City standards.

MMC 18.84.120(K): *Each phase of the PRD, as it is completed, shall contain the required parking spaces, open space, recreation facilities, landscaping, and utility area planned for that phase.*

16. Compliance with the amenities proposed in the PRD shall be required for final PRD approval as required by MMC 18.84.070(C).

Requested Stub Road

17. Davis/Johnson Requested Road Stub. The City cannot legally require the application to provide a stub road at Lot 16 because there is insufficient evidence to establish that the stub road can be used for secondary access to the Skyview Ridge development within the foreseeable future.

The pertinent case on this issue is one of the infamous "road to nowhere" cases, *Unlimited v. Kitsap County*, 50 Wn. App. 723 (1988). As in this application, Kitsap County required the dedication of right of way in *Unlimited* for a proposed subdivision to connect to adjoining undeveloped property. The *Unlimited* court found the dedication to be an unconstitutional taking without compensation, since "*there is no expectation that the Berg/Carlson [adjoining vacant land] is to be developed at the same time as the Unlimited's development, or for that matter, any time soon*." As explained in another "road to nowhere case", in order to justify the taking of road right of way, the government has the burden of proving that the right of way is necessary to solve a problem created by the development and that the solution (taking the right of way) is proportional to the problem. *See Burton v. Clark County*, 91 Wn. App. 505 (1998). *Burton* also found a taking, because the government was unable to establish that the future connection for a required road stub in a planned unit

development would be built anytime in the foreseeable future. 91 Wn. App. at 528-29.

As determined in Finding of Fact No. 6G, the preponderance of evidence does not establish that a connection to the requested Lot 16 stub road would be built anytime within the foreseeable future. This situation is somewhat distinguishable to *Burton* and *Unlimited* in that the applicant of this case might be partially responsible for one of the access limitations of the Davis properties as identified in Finding of Fact No. 6G, but any such contributing factor is relatively modest. The majority of access problems suffered by the Davis properties are not attributable to the Skyview Ridge development and requiring the loss of Lot 16 (as well as probably one other lot) would not be proportional to the scope of the Davis access issues.

DECISION

The proposed preliminary plat and PRD are found to be consistent with all applicable development regulations for the reasons identified in the Conclusions of Law. It is recommended that the City Council approve the Skyview Ridge preliminary plat and PRD applications (15-PLPR-0002) subject to the following conditions:

1. The applicant shall submit housing elevation drawings (similar to those provided at the preliminary stage) concurrent with building permit submittal demonstrating compliance with the housing standards per MMC section 18.84.080(G).

2. The applicant shall provide a copy of the Covenants, Conditions, and Restrictions (CC&R's) to the City for review at the time of submittal of final PRD per MMC section 18.84.080(E).

3. All street frontage landscaping/irrigation improvements shall be bonded until such time that housing construction is completed.

4. Irrigation is required for all street trees and newly planted vegetation within the right-of-way and within Tracts (where applicable and required by the City). The applicant shall submit an irrigation plan prior to construction for review and approval by the City.

5. The NGPE split-rail fencing shall be identified on the landscape and civil plans consistent with the Critical Area Study.

6. The applicant shall post a performance/maintenance bond prior to issuance of a clearing and/or grading permit for the work outlined in the Wetlands Buffer Mitigation Plan per MMC 20.05.130.

7. The applicant shall obtain a General Construction Stormwater NPDES Permit from the WA Department of Ecology (DOE) prior to beginning construction per MMC section 15.01.045.

8. The project shall implement all mitigation measures included in the environmental checklist based on the latest versions of any referenced reports, plans, or supporting documents made record as exhibits accompanying this Staff Report and Recommendation for the project or subsequent versions approved by the City.

9. The applicant shall obtain all the necessary permits associated with the project from the City.

Dated this 14th Day of April 2016.

Phil A. Olbrechts

City of Monroe Hearing Examiner

COMMUNITY DEVELOPMENT DEPARTMENT
806 West Main Street, Monroe, WA 98272

LIST OF EXHIBITS – REVISED

PROJECT:	**Preliminary Plat / Planned Residential Development Application under file # 15-PLPR-0002**
ADDRESS:	**13207 & 13221 191st Ave. SE, Monroe, WA**
APPLICANT:	**Hanson Homes at SkyView Ridge, LLC**
HEARING DATE:	**Thursday, March 31, 2016 at 10:00 a.m.**

EXHIBIT

1. Staff Analysis
2. Vicinity Map
3. Preliminary Plat/PRD Map
4. Preliminary plat application & project narrative
5. Notice of complete application
6. Zoning Map
7. Prior Comprehensive Plan Map
8. Current Comprehensive Plan Map
9. Notice of Application
   - 9- A Affidavit of Publication
   - 9- B Affidavit of Mailing
   - 9- C Affidavit of Posting (On Site)
   - 9- D Affidavit of Emailing
   - 9- E Affidavit of Posting (City Hall, Library)
10. Notice of Public Hearing
    - 10- A Affidavit of Publication
    - 10- B Affidavit of Mailing
    - 10- C Affidavit of Posting (On Site)
    - 10- D Affidavit of Emailing
    - 10- E Affidavit of Posting (City Hall, Library)
11. Public Comments
    - 11- A Department of Ecology
    - 11- B Snohomish County P.U.D. No.1
    - 11- C Puget Sound Energy-Applicant Consent form for use
    - 11- D Willams Gas Pipeline
    - 11- E Robert Jackson, Neighbor
    - 11- F Betty Cavner, Neighbor
    - 11- G Letter of testimony from Reid Shockey
    - 11- H Email from Tamara Krache

11- I Aerial map and testimony from Susan Davis
11- J Eaglemont Development Decision
11- K Assessors map from applicant
11- L Snohonmish County Cluster Code requested by Susan Davis

12. SEPA Determination of Non Significance (DNS)
    - 12- A Affidavit of Publication
    - 12- B Affidavit of Mailing
    - 12- C Affidavit of Posting (On Site)
    - 12- D Affidavit of Emailing
    - 12- E Affidavit of Posting (City Hall, Library)
13. Preliminary Landscape & Park Plan
14. Critical Area Study
15. Conceptual Utilities Plans
16. Drainage Report
17. Traffic Impact Study & Revised Summary

STAFF REPORT & RECOMMENDATION
PRELIMINARY PLAT & PLANNED RESIDENTIAL DEVELOPMENT
File # 15-PLPR-0002
SKYVIEW RIDGE

PUBLIC HEARING DATE:
March 31, 2016 at 10:00am
Monroe City Hall Council Chambers
806 West Main Street

TO:	Mr. Phil Olbrechts, City of Monroe Hearing Examiner
FROM:	Kristi Kyle, Senior Planner, City of Monroe
DATE:	March 21, 2016
SUBJECT:	Preliminary Plat & Planned Residential Development File 15-PLPR-0002

A. PROJECT DESCRIPTION AND REQUEST

The applicant is requesting to develop approximately 11.45 acres or 498,703 square feet into a two phased development totaling 42 single family residential lots. Phase 1 will consist of 36 single family homes on approximately 8.96 acres and Phase 2 will consist of 6 single family homes on approximately 2.49 acres. The preliminary plat is proposed as a Planned Residential Development (PRD).

There is one existing single family residence located on the property which will be removed with development of the Skyview Ridge subdivision. All development standards, including required street improvements and associated clearing and grading and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications, etc.) have been reviewed against the applicable sections of the Monroe Municipal Code. The site is zoned R-4 (Residential 4 Dwellings per Acre).

B. GENERAL INFORMATION

1. Applicant: Hansen Homes at Skyview Ridge, LLC. PO Box 2289, Snohomish, WA 98291

2. Contact Person: Ry McDuffy, Orca Land Surveying, 3605 Colby Avenue, Everett WA 98201

3. Owner(s): Carl & Pamela Malone, 13221 191st Avenue SE Monroe, WA, 98272
   Shooting Star Farm LLC, 18811 134th Street SE, Monroe, WA 98272
   Muriel Anderson, 40502 Porcupine Road, Davenport, WA 98122

4. General Location: The project is located within the northeast quarter of Section 36, Township 28 north, Range 6 east W.M. on Snohomish County tax parcel numbers 28063600100500, 28063600101000 and 28063600100200. The site address(s) are 13207 & 13221 191st Avenue SE, Monroe WA (Exhibit 2).

5. Address of Property: 13207 and 13221 191st Ave SE, Monroe WA 98272.

6. Description of Proposal: Preliminary Plat/PRD a 42 lot single family subdivision (Exhibit 3).

7. General Description: The site is located east of 191st Avenue SE, north of the Eaglemont Plat, and in Section 36, Township 28N, and Range 6E Willamette Meridian. The entire property consists of three parcels totaling 11.45 acres or 498,703 square feet. The existing site is irregular in shape approximately 1,320-feet long running east-west and 330 to 660 feet running north-south. The grades on the site are moderate. The property has street frontage on 191st Avenue SE and frontage improvements will be required along 191st Avenue SE which will include pavement, widening, curb, gutter, planter and sidewalk. In addition, a road extension for 194th Drive SE will be required to connect these projects improvements to the future road improvements within Eaglemont Plat at the intersection of 194th Drive SE and 133rd Street SE. Critical areas on the site include one Category 3 wetland located near the center of the development in Tract 994. A Puget Sound Energy (PSE) transmission line easement crosses a portion of the properties and a Williams Gas pipeline easement runs through the tip of the northwest corner of the site.

8. Comprehensive Plan Land Use Designations, Zoning Designation and Existing Land Uses of the Site and Surrounding Area:

AREA	***PRIOR / EXISTING* LAND USE DESIGNATION(S)**	**ZONING**	**EXISTING USE**
Project Site	Residential 2-5 Dwelling Units Per Acre & Low Density SFR*	Residential 4 Dwelling Units Per Acre (R4)	Single family residence and an undeveloped parcel
North of Site (Unincorporated, outside of Monroe City Limits)	Rural Residential 5 (Snohomish County)	R-5 Snohomish County)	Single Family
South of Site	Residential 2-5 Dwelling Units Per Acre & Low Density SFR*	Residential 4 Dwelling Units Per Acre (R4)	Single Family Residence and proposed plat of Eaglemont 4-8
East of Site	Residential 2-5 Dwelling Units Per Acre & Low Density SFR*	Residential 4 Dwelling Units Per Acre (R4)	Single Family & plat of Eaglemont 1-3
West of Site	Residential 2-5 Dwelling Units Per Acre & Low Density SFR*	Urban Residential (UR9600)	Single Family

* Note: The City of Monroe adopted a new Comprehensive Plan on December 8, 2015

9. Public Utilities and Services Provided by:

Water:	City of Monroe	Gas:	Puget Sound Energy
Sewer:	City of Monroe	Cable TV:	Comcast
Garbage:	Republic Services	Police:	City of Monroe
Storm Water:	City of Monroe	Fire:	Monroe Fire District No. 3
Telephone:	Verizon	School:	Monroe Public Schools
Electricity:	Snohomish County PUD No. 1	Hospital:	Evergreen Health

C. FINDINGS OF FACT

1. Application Process and Review Criteria: A Preliminary Plat/Planned Residential Development (PRD) is a public hearing review process per City of Monroe Municipal Code (MMC) Section 21.20.050(F). It requires a public hearing before the Hearing Examiner and a recommendation to the City Council.

2. Application: The Skyview Ridge Plat/PRD application was received by the City of Monroe on May 20, 2015 (Exhibit 4). The application was deemed complete on July 8, 2015 Exhibit 5. A Notice of Application was issued on July 21, 2015 and a notice of Public Hearing was issued on March 15, 2016.

3. Comprehensive Plan and Zoning: The City of Monroe adopted a new Comprehensive Plan 2015-2035 on December 8, 2015. Per the newly adopted Comprehensive Plan 2015-2035 this site is designated Low Density SFR which has a gross density of three to five Units per Acre. The prior City of Monroe Comprehensive Plan 2005-2025 designates the site as Residential 2 to 5 Dwelling Units per Acre (R 2-5). The site is zoned Residential 4 Dwelling Units Per Acre (R-4) (Exhibit 6).

   The prior Comprehensive Plan Section LUP 1.1 (2) (pg. LU-28) provides the following description of the respective designation (Exhibit 7):

   > *Residential, Two to Five Dwelling Units Per Acre (R 2-5). This designation shall provide for the range of potential residential densities anticipated within the northern portions of the City's unincorporated Urban Growth Area. This designation is intended to cover the gamut of potential densities for this area until such time as more specific future land use designations may be adopted. It is intended to indicate that a range of densities may be appropriate for this area to allow for a mix of housing types, to conserve environmentally sensitive areas, and to recognize both existing low density development lacking the full range of public facilities and services and future urban land use patterns with the public facilities and services necessary to support urban development. Land designated R 2-5 shall be subject to periodic review to determine whether extension of public facilities and services and designation of more site-specific land uses is appropriate to accommodate projected growth.*

   The newly adopted Comprehensive Plan Table 3.07 provides the following description of the respective designation (Exhibit 7):

   > *Low Density SFR. The Low Density Single-Family Residential Designation will develop at an approximate gross density of three to five units per acre. This is a gross density, applying this density to every acre with the designation regardless of physical constraint. By using the gross density- and not one tied specifically to a particular lot size – developers can explore clustering or other creative design approaches when their site include constraints imposed by Critical Areas, easements, or rights of way. In cases where land is relatively free of constraint, single family*

subdivisions in this designation may have individual lots ranging from about 9,000 square feet to 14,500 square feet. In highly constrained areas individual lots may be smaller. The Low Density SFR designation allows for parks. The Low Density SFR designation allows for neighborhood scale retail and commercial developments along arterials.

4. Public Notification and Comments: Public notice for the application was provided in accordance with the requirements of MMC section 21.40.010. A Notice of Application was published, posted, and mailed on July 21, 2015(Exhibit 9) and a Public Hearing notice was published, posted, and mailed on March 15, 2016 (Exhibit 10). Comments were received from Department of Ecology, Snohomish County PUD #1, Puget Sound Energy (applicant consent form for use), Robert Jackson and Betty Cavner (Exhibit 11).

5. Environmental Review: A Determination of Nonsignificance (DNS) was issued, published, posted and mailed on February 16, 2016. The DNS provided a comment period ending on March 1, 2016 and an appeal period ending on March 8, 2016. No comments or appeals were received (Exhibit 12).

6. Density and Dimensional Standards: Per MMC section 18.10.050 Zoning Land Use Matrix, and MMC section 18.10.140 Bulk Requirements and Table A, the development shall comply with the following standards for the Residential 4 Dwelling Units Per Acre (R4) zone for single family residential development:

- Minimum lot size (4,500 square feet)
- Minimum lot width (40 feet),
- Minimum front yard setback (10 feet to the living area/20 feet for garage),
- Minimum side yard setback (5 w/total 10 feet),
- Minimum rear yard setback (10 feet)
- Maximum building height (35 feet) and
- Maximum lot coverage (60 percent).

Density calculations for the gross 11.45 acre (498,703 sq. ft.) site would permit up to 47.627 dwelling units as allowed by MMC section 18.10.010 as follows,

498,703 x .80 = 398,962 sq. ft. / 10,890 sq. ft. = 36.636 dwelling units.

36.636 x .30 = 10.991 density bonus lots.

36.636 lots + 10.991 bonus lots = 47.627 lots

However, the applicant is proposing a Planned Residential Development (PRD) to preserve existing critical areas on site and is only proposing 42 dwelling units. This falls under the maximum allowed by the zoning district. Thus, the density is consistent with that allowed by the zoning code.

Table A

– Residential Zoning District Bulk Development Requirements

	Residential[1,2]					
	Single-Family					
	Multifamily		Urban Residential			
	Mid-density Multifamily Small Lot Single-Family					
	MR 6,000/PO[3]		UR 6,000		R-4	
	Standard	PRD	Standard	PRD	Standard	PRD
Minimum Lot Size, in sq. ft.[4,5,6]	4,000	2,500	6,000	3,700	7,500	4,500
Minimum Lot Width[8,9,10]	45	40	60	40	65	40
Maximum Lot Coverage	75%	75%	50%	60%	50%	60%
Maximum Building Height	35	35	35	35	35	35
Front Yard Setback[11]	10	10	10/20	10/20	10/20	10/20
Side Yard Setback[12]	5 w/ total 10	5 w/ total 10	5 w/ total 15	5 w/ total 10	5 w/ total 15	5 w/ total 10
Rear Yard Setback[13]	20	20	15	10	15	10

Landscape Buffer[14,15]	5	10		10		10

Notes:

1. MMC 18.12.200 defines residential lot requirements for the DC zone and MMC 18.10.140(B) defines residential lot requirements for mixed use zones.
2. The city will provide development incentives, by zoning district, as defined under the PRD columns for single-family and multifamily infill projects, south of US 2 and less than three acres in size, when the proponent designs projects that meet the Infill, Multifamily, and Mixed Use Design Standards, unless otherwise restricted. The density bonus and development modifications will not require an additional open space dedication as required in MMC 18.84.080 for planned residential developments.
3. The mid-density multifamily category includes the MR 6,000 and PO zones; however, the PRD standards only apply to MR 6,000 zone per Chapter 18.84 MMC unless otherwise restricted in this title.
4. Lot size is per dwelling unit unless otherwise specified.
5. Lot sizes for residential zoning districts may be reduced up to thirty percent to accommodate limited density transfers attributable to critical areas as authorized by MMC 20.05.070(I).
6. Duplexes are allowed at one and one-half times the underlying minimum lot size.
7. Refer to the open space and public use matrix for nonresidential standards (Table D).
8. To maintain proportionate lots, the minimum lot width-to-depth ratio for single-family lots will be approximately 1:2; that is, the lot depth should be approximately two times greater than the lot width. When townhomes or other attached housing units are built on separate lots, the lot width-to-depth ratio will be approximately 1:4 and the lot width can be reduced to twenty-five feet. There will be no minimum lot width or width-to-depth ratio for low-rise multifamily apartments/condominiums to maintain flexibility for lot configuration.
9. All lots shall have access to a public street and meet the minimum lot width requirement along the frontage. Lots fronting a cul-de-sac shall meet the minimum lot width at the building setback line.
10. Lots with access to a public street via private access easement or panhandle shall have a minimum frontage of not less than twenty feet in width at the public street and shall meet the minimum lot width at the setback line measured from the end of the panhandle or easement where it joins the wide portion of the lot. An access easement or panhandle shall be a minimum of twenty feet wide along its entire length; the remainder of the lot shall provide adequate area to comply with the bulk development requirements.
11. The standard front setback for zones that allow single-family uses is ten feet to the living area and twenty feet to the garage, unless otherwise specified. Front setbacks in zones that allow single-family uses along arterials will be twenty feet for both living area and garage.
12. When townhomes or other attached housing units are built on separate lots, a zero setback between units is permitted in allowed zones. The outside setback for attached housing units abutting a ROW, separate detached unit(s), or different zone will be ten feet.
13. The rear setback can be reduced to ten feet if parking is underground or in a structure underneath the unit for multifamily developments or parking is accessed off an alley/private drive to the rear and provides a maximum backup area of twenty feet including the alley or private lane.
14. The landscape buffer is along the perimeter of the lot.
15. The PRD landscape buffer is required along the outside of the development where it abuts a standard subdivision or different zoning district. This landscaped buffer may coincide with required open space.

7. MMC Title 17 Subdivision(s): Pursuant to MMC 17.12.030(E), the City Planner, City Engineer, Fire Marshal, Building Official, and Police Chief have all reviewed and commented on the proposed project. Their comments are included in the body of this report and in the project permit conditions of approval.

8. MMC Title 17 Preliminary Plat Decision Criteria: Pursuant to MMC 17.12.030(H)(1-3) the applicant shall comply with the following:

The hearing authority shall consider if the proposed subdivision conforms to the comprehensive plan and the Shoreline Master Program;

The site is not located within the shoreline jurisdiction for the City. The proposed preliminary plat/PRD conforms to the City of Monroe's 2005-2025 Comprehensive Plan, which was in effect at the time the application was submitted (On December 8, 2015, the Monroe City Council adopted a new 2015-2035 Comprehensive Plan). Development of single-family dwellings served by public utilities is consistent with the "R2-5"

Comprehensive Plan Land Use designation and the proposed density ranges specified by the designation.

The hearing authority shall consider the physical characteristics of a proposed subdivision site and may recommend disapproval of a proposed plat because of improper protection from floods, inundation or wetland conditions;

The site is not located within a floodplain, but does contain a Category 3 wetland and its buffer. As described in the critical areas section of this report, impacts to the wetland buffer are being adequately mitigated through the project's Critical Area Study and Buffer Mitigation Plan, and as conditioned herein.

All identified direct impacts must be mitigated or meet concurrency as set forth in MMC Title 20.

All direct impacts of the proposal have been or will be mitigated through a combination of municipal code requirements and the conditions of preliminary plat/PRD approval.

Per MMC section 20.06.030(D), strategies and financial commitments are in place to complete necessary improvements or strategies within six years of time of development as set forth in the Comprehensive Plan. This includes the payment of mitigation and/or impact fees for water, wastewater, parks, transportation and schools. Stormwater is mitigated on site by the applicant during subdivision improvement construction. The City of Monroe Police Department and Fire District #3 did not raise any concerns regarding level of service standards when provided the opportunity to comment on the proposed preliminary plat/PRD

According to the information presented in the development application as well as the analysis completed by City staff, the development does not lower the level of service on the following public facilities and services below the minimum standards established within the City of Monroe Comprehensive Plan:

a. Potable water;
b. Wastewater;
c. Storm water drainage;
d. Police and fire protection;
e. Parks and recreation;
f. Arterial roadways; and
g. Public schools.

Whether provisions are made to protect the public health, safety and general welfare by the provision of open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds, sites for schools and school grounds and shall consider all other relevant facts and determine whether the public interest of the future residents of the subdivision will be served by the dedications therein.

9. <u>MMC Title 18 Planned Residential Development Decision Criteria</u>:

The applicant has applied for a PRD as part of the preliminary plat application. PRD's are intended to promote creativity in site layout and design, allowing flexibility in the application of the standards for residential development to protect and enhance

environmental features, and provide other public benefits. As part of the proposed preliminary plat the applicant is proposing superior landscaping and additional park improvements.

Per MMC section 18.84.080, the applicant must meet the general requirements for a PRD. These criteria, followed by a staff response, are provided below:

a) The inclusion of housing site standards as described in subsection (G) of this section.

Staff response: *The applicant has provided housing elevations typical of what will be constructed. The elevations meet the housing site standards. As house models/products can frequently change between the time of preliminary plat/PRD approval (if the preliminary plat/PRD is approved) and the time of building permit submittal, the approval of the preliminary plat/PRD does not lock the applicant into the typical elevations; rather the applicant shall provide housing elevations/facades (similar to those provided at the preliminary stage) for review in accordance with the above subsection at the time of building permit application.*

b) The inclusion of street and site design standards as described in subsection (H) of this section.

Staff response: *The applicant is providing public streets with narrow rights-of-way encompassing two 15 foot travel lanes, and five foot landscape strips and five foot sidewalks on both sides. The streets will be fully paved with curb and gutter. The frontage improvements along 191st Avenue SE include a five foot landscape strip and a five foot sidewalk with street trees.*

c) The inclusion of park recreational usable open space and landscaping as described in subsection (I) of this section.

Staff response: *The applicant is providing 45,938 square feet of useable open space, thus exceeding the minimum dedication of 900 square feet per unit, or a minimum of 37,800 square feet* (Exhibit 13). T*ract 997 will include a tot lot, tract 996 will include passive recreation and tract 998 will include a trail and benches as well as passive recreation. Tract 997 will be conveniently accessed by residents as it is a central feature of the subdivision and adjacent to a public street.*

Details of the equipment and recreational amenities within Tract 997 and 998 have not yet been provided by the applicant but are intended to be provided during construction review. Tract 998 shall be accessible via trails in order to satisfy criterion 18.84.080(I)(10) and 18.84.120(B)(3) of the Monroe Municipal Code (related to PRD's). These improvements shall be coordinated with the Monroe Parks Department; the details of which shall be shown on a revised landscape plan provided to the City as part of the civil plan review process prior to construction.

d) The inclusion of landscape design standards as described in subsection (J) of this section.

Staff response: *The project proposes the retention of existing trees in all critical area tracts. The project also proposes street trees located within five foot landscape strips along the new interior public streets.*

MMC section 18.84.120 states that a Preliminary Development Plan shall be approved if the plan meets the following criteria:

a) The PRD is in accordance with the comprehensive plan.

b) The PRD accomplishes a development that is better than that resulting from traditional development and provides a net benefit to the city. A net benefit to the city may be demonstrated by the following:

   a. Conservation of natural features and sensitive area
   b. Placement, style or design of structures
   c. Recreational facilities
   d. Interconnected usable open space
   e. Provision of other public facilities
   f. Aesthetic features and harmonious design
   g. Energy-efficient site design and/or building features

c) The PRD will be served by adequate public facilities including streets, fire protection, water, storm water drainage, and sanitary sewer for acceptable waste controls as demonstrated by the submittal and review of plans for such facilities as described under MMC 18.84.060.

d) The proposed landscaping within the PRD's perimeter is superior to that normally required by the city.

e) At least one major circulation point is functionally connected to a public right-of-way.

f) The open space within the PRD is integrated into the design of the project rather than an isolated element.

g) The PRD is compatible with the adjacent development.

h) Undeveloped land adjoining the PRD may be developed in coordination with the PRD.

i) The PRD is harmonious and appropriate in design, character and appearance to the existing or intended character of development in the immediate vicinity.

j) Roads, streets and sidewalks, existing and proposed, comply with the standards and requirements of this chapter and the Monroe Municipal Code.

k) Each phase of the PRD, as it is completed, shall contain the required parking spaces, open space, recreation facilities, landscaping, and utility area planned for that phase.

<u>Staff Response</u>. Review of the development plans for the site against the above PRD criteria finds that the development, as conditioned, will meet the above criteria. The development meets the City's goals of higher density, conservation of natural areas and provision of recreational facilities. The site will be served by adequate public facilities and

streets and is compatible with adjacent development. The open space and playground in Tract 996, 997 and 998 is integrated into the design of the project and not isolated.

10. Critical Areas: The property contains one Category 3 wetland located on the subject site near the center of the development in Tract 994. Category 3 wetlands require a 75-foot buffer per MMC 20.05.080(D) and per MMC 20.05.070(D) a permanent metal or wood signage will demarcate the outer perimeter of the critical area buffer. A Critical Area Study was prepared by Wetland Resources in April 2015 (Exhibit 14).

    The Critical Area Study identified, delineated and rated the wetland and addressed the buffer averaging and mitigation plan requirements of the City's critical areas code [Monroe Municipal Code (MMC) Chapter 20.05]. No direct wetland impacts are proposed; however wetland buffer impacts are proposed and will be mitigated by measures recommended in the Critical Area Study. Given the buffer will be increased with areas of similar quality, and that no impacts are proposed within the critical area, there is expected to be no significant functional loss of the wetland.

    The project proposes permanent buffer reductions on the Wetland and buffer averaging on the wetland (Exhibit 14 – Sheet 1). A total of 4,963 sq. ft. of the buffer associated with the wetland would be impacted in two separate locations along the southern and eastern edges of the standard buffer. The applicant is proposing to mitigate these potential impacts through buffer averaging. The ratio of replacement is 2:1, providing 9,945 sq. ft. of buffer along the northern edge of the standard buffer in exchange for the 4,963 square feet or reduced (averaged) buffer. Buffer restoration and enhancement will occur around Tract 994.

    In accordance with MMC 20.05.070(D), the project is being conditioned to identify the NGPE fencing on the landscape and civil plans consistent with that shown on Sheet 1 of the Critical Area Study.

11. Utilities: There is sufficient capacity available in the City's public water and sanitary sewer system to serve the proposed subdivision. All lots will connect to the City's water and sewer system. Sanitary sewer and water lines will be constructed in the proposed public rights-of-way in accordance with the City's Public Works Design and Construction Standards. Conceptual utilities plan attached as Exhibit 15.

    Stormwater runoff from the new public road and future lots will be collected (catch basins) and conveyed to the detention/water quality system for the project. Roof runoff from each future single family will directed to an individual perforated stub out connection before discharging into the conveyance system within the future road right-of-way. Drainage Report Exhibit 16.

    As part of the civil plan review process, the applicant will install improvements to the stormwater system. Stormwater management will be designed to meet the requirements of the Department of Ecology Storm Water Management Manual for Western Washington (2005) as administered by the City Engineer.

12. Streets and Traffic: Access to the development is proposed via 191st Avenue SE. Internal access to individual lots will be provided through public roads with a narrow right-of-way. The roads will accommodate two 15 foot wide drive aisles and five foot wide landscape strips and five foot wide sidewalks on each side. This public road

section is not a City standard road section, but has been administratively approved by the City Engineer as allowed by the City's Public Works and Design Construction Standards.

Frontage improvements along 191st Avenue SE include curb and gutter, a landscape strip with street trees, and a five foot wide sidewalk along the entire length of the site frontage.

Based on the Traffic Impact Study dated May 1, 2015 and the revised traffic summary dated March 14, 2016 (Exhibit 17), the development is anticipated to generate approximately 42 PM peak-hour trips. The level of service analysis shows that all of the study intersections in the TIA are anticipated to operate within acceptable thresholds.

Impacts to the City's transportation system are mitigated through the collection of traffic mitigation fees. In accordance with the City's traffic impact mitigation fee program as established under MMC Chapter 20.12, impact fees require a standard fee amount per dwelling unit as a condition of residential development within the City. Traffic impact fees shall be paid in accordance with MMC Chapter 20.12 and shall be based on the amount in effect at the time of payment. Frontage improvements and paving, including curb, gutter, sidewalk, and street trees shall be installed along all public streets within the subdivision in accordance with the City's Public Works Design and Construction Standards.

13. Park and Recreation Usable Open Space: The project proposes three neighborhood parks and one pedestrian access tract within the development. Tract 997 combined with Tract 988 (9,377 combined sq. ft.) will contain a tot lot and recreational open space that includes an access trail. Tract 996 (19,009 sq. ft.) is proposed to be passive recreation with no amenities. Tract 998 (17,552 sq. ft.) will contain a trail and benches as well as recreational open space. Conceptual Landscape Plan Exhibit 13.

    Impacts to the City park and recreation system from the anticipated additional public park users are mitigated through mitigation programs. In accordance with the City's park impact mitigation fees established under MMC Chapter 20.12, impact fees require a standard fee amount per dwelling unit as a condition of residential development within the city. Park impact fees shall be paid in accordance with MMC 20.10. Park impact fees shall be based on the fee amount in effect at the time of payment.

14. Schools: Impacts to the Monroe Public Schools and the Snohomish School District in the form of additional students are mitigated through mitigation programs. The City of Monroe has adopted the Monroe School District 2012 - 2017 Capital Facilities Plan, and imposes impact fees for schools in accordance with the plan and MMC 20.07. School mitigation fees require a standard fee amount per dwelling unit as a condition of residential development within the city. School impact fees are be based on the amount in effect at the time of payment.

    RCW 58.17.110(2) requires the City to make a finding that the proposed subdivision assures "safe walking conditions for students who only walk to and from school". Students will be bussed from the development to the school by the Monroe School District. The public streets created within the subdivision include sidewalks on all sides of the street where residential lots front public roadways as well as sidewalk along the property frontage along the west side of 191st Avenue SE.

15. Preliminary Plat/PRD Expiration: Per MMC sections 17.12.020(A) and 18.84.100. Preliminary approval of a proposed plat and PRD shall be effective for a period not to exceed five years from the date of City Council approval, or concurrently with the expiration of the preliminary plat, whichever occurs earlier.

D. CONCLUSIONS

1. The City of Monroe adopted a new Comprehensive Plan 2015-2035 on December 8, 2015. Per the newly adopted Comprehensive Plan 2015-2035 this site is designated Low Density SFR which has a gross density of three to five Units per Acre. The prior City of Monroe Comprehensive Plan 2005-2025 designates the site as Residential 2 to 5 Dwelling Units per Acre (R 2-5).

2. The application was submitted on May 20, 2015 and determined to be complete on July 8, 2015.

3. A Determination of Non-Significance (DNS) was issued on February 16, 2016. No comments or appeals were received on the DNS.

4. The proposed subdivision, as conditioned herein, will be consistent with the pertinent development goals and policies outlined in the newly adopted 2015-2035 Comprehensive Plan.

5. The proposed subdivision, as conditioned herein, will be consistent with the applicable land division requirements outlined in MMC Title 17, *Subdivisions*.

6. The proposed subdivision, as conditioned herein, will be consistent with the pertinent development standards outlined in MMC Title 18, *Planning and Zoning.*

7. The proposed subdivision, as conditioned herein, will make appropriate provisions for public use and interest, health, safety, and general welfare.

8. The proposed preliminary plat/PRD as conditioned meets all MMC requirements for a subdivision and planned residential development.

9. The preliminary plat/PRD should be approved subject to the conditions noted below.

10. The preliminary plat/PRD approval shall expire five years from the date of City Council approval.

E. STAFF RECOMMENDATION

Based on the application and Facts and Findings of the staff report, Staff recommends that the Hearing Examiner recommend that the Monroe City Council **APPROVE** the Skyview Ridge Preliminary Plat and Planned Residential Development (15-PLPR-0002) subject to the following conditions of approval.

1. The applicant shall submit housing elevation drawings (similar to those provided at the preliminary stage) concurrent with building permit submittal demonstrating compliance with the housing standards per MMC section 18.84.080(G).

2. The applicant shall provide a copy of the Covenants, Conditions, and Restrictions (CC&R's) to the City for review at the time of submittal of final PRD per MMC section 18.84.080(E).

3. All street frontage landscaping/irrigation improvements shall be bonded until such time that housing construction is completed.

4. Irrigation is required for all street trees and newly planted vegetation within the right-of-way and within Tracts (where applicable and required by the City). The applicant shall submit an irrigation plan prior to construction for review and approval by the City.

5. The NGPE split-rail fencing shall be identified on the landscape and civil plans consistent with the Critical Area Study.

6. The applicant shall post a performance/maintenance bond prior to issuance of a clearing and/or grading permit for the work outlined in the Wetlands Buffer Mitigation Plan per MMC 20.05.130.

7. The applicant shall obtain a General Construction Stormwater NPDES Permit from the WA Department of Ecology (DOE) prior to beginning construction per MMC section 15.01.045.

8. The project shall implement all mitigation measures included in the environmental checklist based on the latest versions of any referenced reports, plans, or supporting documents made record as exhibits accompanying this Staff Report and Recommendation for the project or subsequent versions approved by the City.

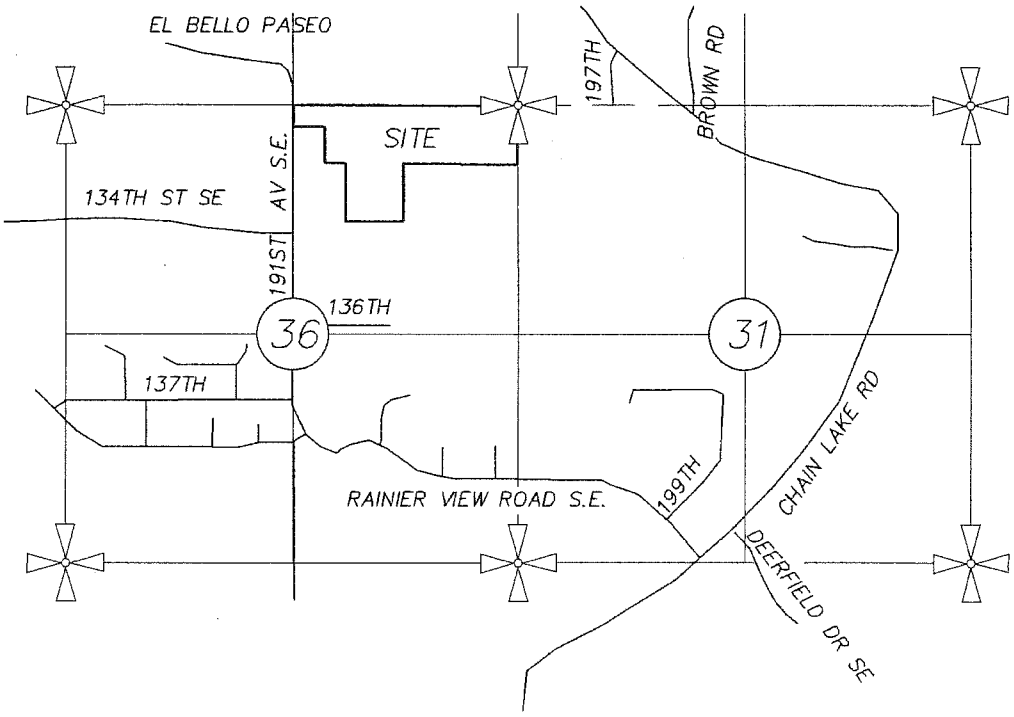
9. The applicant shall obtain all the necessary permits associated with the project from the City.

Distributed to the Following Parties of Record:

- File 15-PLPR-0002 Preliminary Plat and Preliminary Planned Residential Development
- Rick Hansen
- Ry McDuffy
- Mark Neumann

VICINITY MAP

SCALE: 1' = 2000'



SKY VIEW RIDGE

IN THE W. 1/2, NW 1/4 SECTION 31, AND NE 1/4 & SE 1/4 OF SECTION 36, ALL IN T.28 N., R.7 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-258-1616

JOB NO. 2014-109
DATE: 2/19/15
DWG BY: K.G.
SHEET 1 OF 1

EXHIBIT 3

SKY VIEW RIDGE

IN THE N.E. 1/4, N.E. 1/4 OF
SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
15-PLPR-0002

LOTS AND TRACTS AREAS

LOTS 1-36 (PHASE I)	223,080	SF	5.12	ACRES
LOTS 1-6 (PHASE II)	32,002	SF	0.73	ACRES
TRACT 999 (DETENTION TRACT)	32,978	SF	0.76	ACRES
TRACT 998 (P.& R.T. USABLE OPEN SPACE)	17,552	SF	0.40	ACRES
TRACT 997 (P.& R.T. USABLE OPEN SPACE)	7,981	SF	0.23	ACRES
TRACT 996 (P.& R.T. USABLE OPEN SPACE)	19,009	SF	0.44	ACRES
TRACT 995 (N.G.P.A. TRACT)	38,626	SF	0.89	ACRES
TRACT 994 (N.G.P.A. TRACT)	14,619	SF	0.34	ACRES
TRACT 993 (LANDSCAPE BUFFER)	10,363	SF	0.24	ACRES
TRACT 992 (LANDSCAPE BUFFER)	3,280	SF	0.10	ACRES
TRACT 991 (LANDSCAPE BUFFER)	1,291	SF	0.03	ACRES
TRACT 990 (LANDSCAPE BUFFER)	4,676	SF	0.11	ACRES
TRACT 989 (ACCESS AND UTILITIES TRACT)	4,215	SF	0.10	ACRES
TRACT 988 (ACCESS AND UTILITIES TRACT)	1,396	SF	0.03	ACRES

(P. & R.T. - PARK AND RECREATION TRACT)

PUGET SOUND ENERGY NOTE:

THE PUGET SOUND ENERGY EASEMENT CORRIDOR, OF WHICH AFN 496103 IS A PART, IS RESERVED FOR FUTURE TO MEET REGIONAL POWER DEMANDS. IMPROVEMENTS MADE IN THIS CORRIDOR WITH THIS DEVELOPMENT MAY NOT BE COMPATIBLE WITH HIGH VOLTAGE TRANSMISSION WHEN IT IS INSTALLED. WHEN ELECTRIC FACILITIES ARE INSTALLED, CERTAIN USES AND OR IMPROVEMENTS OF THE EASEMENT AREA WILL BE SUBJECT TO THE EXISTING EASEMENTS AND LOCAL, STATE, AND FEDERAL REGULATIONS THAT GOVERN THE SAFE AND RELIABLE OPERATION OF REGIONAL TRANSMISSION FACILITIES OR USES WHICH IN THE OPINION OF PSE INTERFERES WITH OR ENDANGERS THE OPERATION OF SAID FACILITIES. REMEDIES MAY INVOLVE, BUT ARE NOT LIMITED TO, REMOVAL OF TREES AND VEGETATION, METAL OBJECTS/STRUCTURES, AND ANY OTHER STRUCTURES OR OBJECTS THAT MAY INTERFERE WITH OR IMPEDE THE CONSTRUCTION OF SAID TRANSMISSION AND ITS SAFE AND RELIABLE OPERATION. PSE'S CONSENT FOR USE WAS EXECUTED BY THE OWNER/DEVELOPER HANSON HOMES AT SKYVIEW RIDGE, LLC, 2016 AND RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. _____.

LOT RANGE AREAS

4,500 ~ 5,800 SQUARE FEET	21	LOTS	50.00 PERCENTAGE OF LOTS
5,801 ~ 6,800 SQUARE FEET	14	LOTS	33.33 PERCENTAGE OF LOTS
6,801 ~ 8,281 SQUARE FEET	7	LOTS	16.67 PERCENTAGE OF LOTS

PROJECT DESIGN TEAM

APPLICANT\OWNER
HANSON HOMES AT SKYVIEW RIDGE, LLC
P.O. BOX. 2289
SNOHOMISH, WA 98291
(425) 328-5202
EMAIL: 2011HANSONHOMES@GMAIL.COM
CONTACT: RICK HANSON

OWNER (1-002)
MURIEL ANDERSON
40502 PORCUPINE RD N
DAVENPORT, WA 99122

LANDSCAPE
ORIGIN DESIGN GROUP
8011-4TH PLACE N.E.
LAKE STEVENS, WA 98258
(425) 346.1905
EMAIL: ORIGINDG@GMAIL.COM
CONTACT: KRYSTAL LOWE

PLANNER\PROJECT CONTACT
LAND RESOLUTIONS
3605 COLBY AVENUE
EVERETT, WA 98201
(425) 258-4438
CONTACT: RY MCDUFFY
RY@ORCALSI.COM

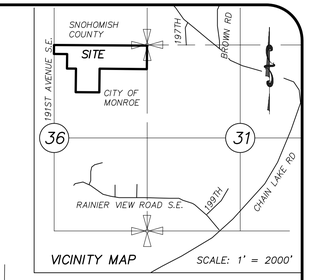
ENGINEER
OMEGA ENGINEERING, INC.
2707 WETMORE AVENUE.
EVERETT, WA 98201
(425) 387-3820
FAX (425) 259-1958
EMAIL: JOE@OMEGA-ENG.COM
CONTACT: JOSEPH SMEBY

TRAFFIC
GIBSON TRAFFIC
2802 WETMORE AVE #220
EVERETT, WA 98201
425-339-8266
EDWARD@GIBSONTRAFFIC.COM
CONTACT: EDWARD GIBSON

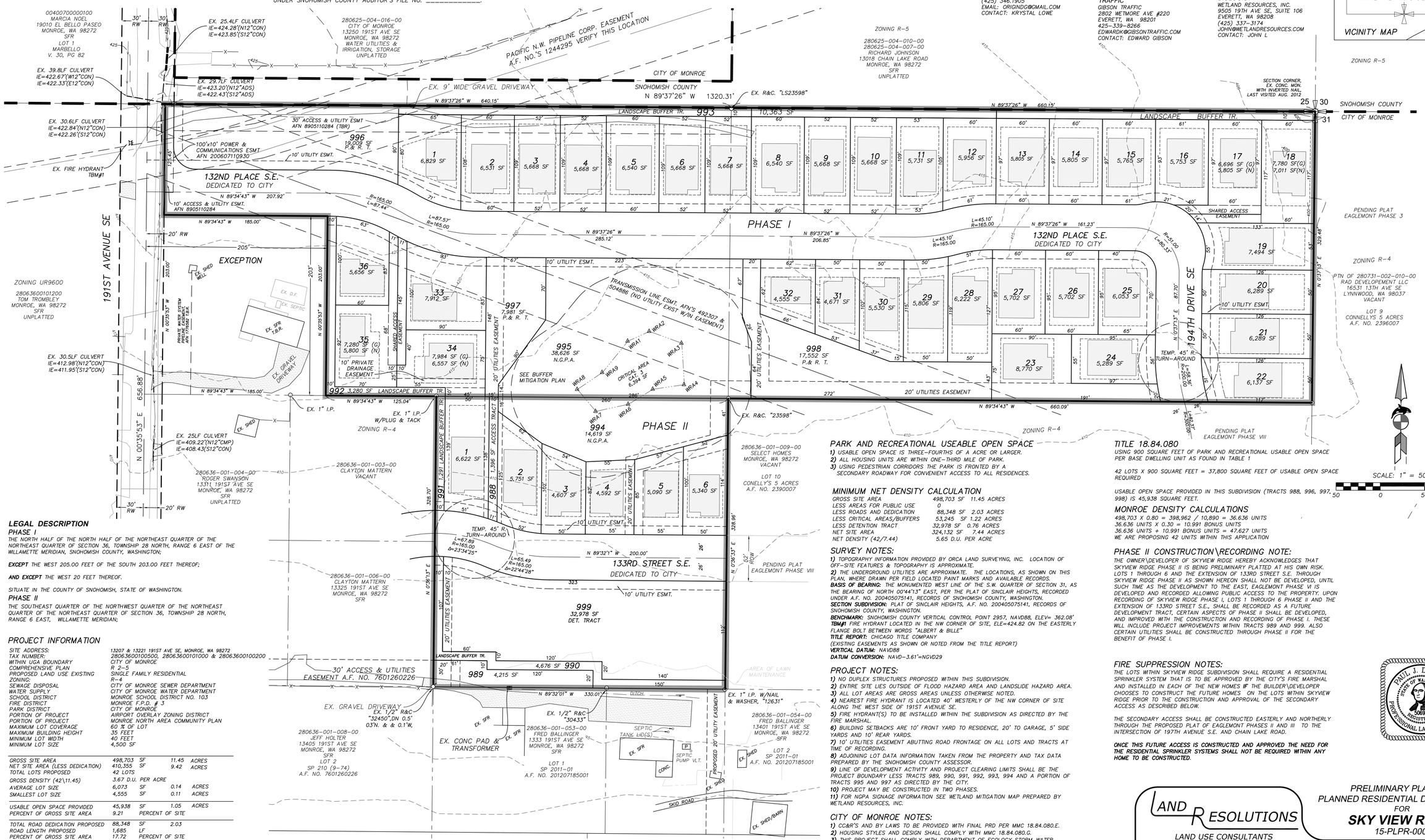
SURVEYOR
ORCA LAND SURVEYING INC.
3605 COLBY AVENUE
EVERETT, WA 98201
(425) 259-3400
CONTACT: PAUL DARROW
PAUL@ORCALSI.COM

GEO-TECH
LIU & ASSOCIATES, INC.
19213 KENLAKE PLACE NE
KENMORE, WA. 98028
(425) 483-9134
EMAIL: JULIANLIU100@YAHOO.COM
CONTACT: JULIAN LIU

BIOLOGIST
WETLAND RESOURCES, INC.
9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
(425) 337-3174
JOHN@WETLANDRESOURCES.COM
CONTACT: JOHN L



VICINITY MAP SCALE: 1' = 2000'



LEGAL DESCRIPTION

PHASE I

THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE WEST 205.00 FEET OF THE SOUTH 203.00 FEET THEREOF;

AND EXCEPT THE WEST 20 FEET THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PHASE II

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN;

PROJECT INFORMATION

SITE ADDRESS:	13207 & 13221 191ST AVE SE, MONROE, WA 98272
TAX NUMBER:	28063600100500, 28063600101000 & 28063600100200
WITHIN UGA BOUNDARY	CITY OF MONROE
COMPREHENSIVE PLAN	R 2-5
PROPOSED LAND USE EXISTING	SINGLE FAMILY RESIDENTIAL
ZONING:	R-4
SEWAGE DISPOSAL	CITY OF MONROE SEWER DEPARTMENT
WATER SUPPLY	CITY OF MONROE WATER DEPARTMENT
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT NO. 103
FIRE DISTRICT	MONROE F.P.D. # 3
PARK DISTRICT	CITY OF MONROE
PORTION OF PROJECT	AIRPORT OVERLAY ZONING DISTRICT
PORTION OF PROJECT	MONROE NORTH AREA COMMUNITY PLAN
MAXIMUM LOT COVERAGE	60 % OF LOT
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM LOT WIDTH	40 FEET
MINIMUM LOT SIZE	4,500 SF

GROSS SITE AREA	498,703	SF	11.45	ACRES
NET SITE AREA (LESS DEDICATION)	410,355	SF	9.42	ACRES
TOTAL LOTS PROPOSED	42 LOTS			
GROSS DENSITY (42\11.45)	3.67 D.U. PER ACRE			
AVERAGE LOT SIZE	6,073	SF	0.14	ACRES
SMALLEST LOT SIZE	4,555	SF	0.11	ACRES
USABLE OPEN SPACE PROVIDED	45,938	SF	1.05	ACRES
PERCENT OF GROSS SITE AREA	9.21	PERCENT OF SITE		
TOTAL ROAD DEDICATION PROPOSED	88,348	SF	2.03	
ROAD LENGTH PROPOSED	1,685	LF		
PERCENT OF GROSS SITE AREA	17.72	PERCENT OF SITE		

PROJECT PHASE AREAS

TOTAL SITE AREA	498,703	SF	11.45	ACRES
PHASE I	390,181	SF	8.96	ACRES
PHASE II	108,522	SF	2.49	ACRES

PARK AND RECREATIONAL USEABLE OPEN SPACE

1) USABLE OPEN SPACE IS THREE-FOURTHS OF A ACRE OR LARGER.
2) ALL HOUSING UNITS ARE WITHIN ONE-THIRD MILE OF PARK.
3) USING PEDESTRIAN CORRIDORS THE PARK IS FRONTED BY A SECONDARY ROADWAY FOR CONVENIENT ACCESS TO ALL RESIDENCES.

MINIMUM NET DENSITY CALCULATION

GROSS SITE AREA	498,703	SF	11.45 ACRES
LESS AREAS FOR PUBLIC USE	0		
LESS ROADS AND DEDICATION	88,348	SF	2.03 ACRES
LESS CRITICAL AREAS/BUFFERS	53,245	SF	1.22 ACRES
LESS DETENTION TRACT	32,978	SF	0.76 ACRES
NET SITE AREA	324,132	SF	7.44 ACRES
NET DENSITY (42/7.44)	5.65 D.U. PER ACRE		

SURVEY NOTES:

1) TOPOGRAPHY INFORMATION PROVIDED BY ORCA LAND SURVEYING, INC. LOCATION OF OFF-SITE FEATURES & TOPOGRAPHY IS APPROXIMATE.
2) THE UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATIONS, AS SHOWN ON THIS PLAN, WHERE DRAWN PER FIELD LOCATED PAINT MARKS AND AVAILABLE RECORDS.

BASIS OF BEARING: THE MONUMENTED WEST LINE OF THE S.W. QUARTER OF SECTION 31, AS THE BEARING OF NORTH 00°44'13" EAST, PER THE PLAT OF SINCLAIR HEIGHTS, RECORDED UNDER A.F. NO. 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SECTION SUBDIVISION: PLAT OF SINCLAIR HEIGHTS, A.F. NO. 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
BENCHMARK: SNOHOMISH COUNTY VERTICAL CONTROL POINT 2957, NAVD88, ELEV= 362.08'
TBM#1 FIRE HYDRANT LOCATED IN THE NW CORNER OF SITE, ELE=424.82 ON THE EASTERLY FLANGE BOLT BETWEEN WORDS "ALBERT & BILLE"
TITLE REPORT: CHICAGO TITLE COMPANY
(EXISTING EASEMENTS AS SHOWN OR NOTED FROM THE TITLE REPORT)
VERTICAL DATUM: NAVD88
DATUM CONVERSION: NAVD-3.61'=NGVD29

PROJECT NOTES:

1) NO DUPLEX STRUCTURES PROPOSED WITHIN THIS SUBDIVISION.
2) ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA AND LANDSLIDE HAZARD AREA.
3) ALL LOT AREAS ARE GROSS AREAS UNLESS OTHERWISE NOTED.
4) NEAREST FIRE HYDRANT IS LOCATED 40' WESTERLY OF THE NW CORNER OF SITE ALONG THE WEST SIDE OF 191ST AVENUE SE.
5) FIRE HYDRANT(S) TO BE INSTALLED WITHIN THE SUBDIVISION AS DIRECTED BY THE FIRE MARSHAL.
6) BUILDING SETBACKS ARE 10' FRONT YARD TO RESIDENCE, 20' TO GARAGE, 5' SIDE YARDS AND 10' REAR YARDS.
7) 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AND TRACTS AT TIME OF RECORDING.
8) ADJOINING LOT DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
9) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY LESS TRACTS 989, 990, 991, 992, 993, 994 AND A PORTION OF TRACTS 995 AND 997 AS DIRECTED BY THE CITY.
10) PROJECT MAY BE CONSTRUCTED IN TWO PHASES.
11) FOR NGPA SIGNAGE INFORMATION SEE WETLAND MITIGATION MAP PREPARED BY WETLAND RESOURCES, INC.

CITY OF MONROE NOTES:

1) CC&R'S AND BY LAWS TO BE PROVIDED WITH FINAL PRD PER MMC 18.84.080.E.
2) HOUSING STYLES AND DESIGN SHALL COMPLY WITH MMC 18.84.080.G.
3) THIS PROJECT SHALL COMPLY WITH DEPARTMENT OF ECOLOGY STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (CURRENT EDITION).
4) THIS PLAT IS LOCATED IN AN AREA OFTEN AFFECTED BY TRAFFIC AND NOISE ASSOCIATED WITH EVENTS AT THE EVERGREEN STATE FAIRGROUNDS.

TITLE 18.84.080

USING 900 SQUARE FEET OF PARK AND RECREATIONAL USABLE OPEN SPACE PER BASE DWELLING UNIT AS FOUND IN TABLE 1

42 LOTS X 900 SQUARE FEET = 37,800 SQUARE FEET OF USABLE OPEN SPACE REQUIRED

USABLE OPEN SPACE PROVIDED IN THIS SUBDIVISION (TRACTS 988, 996, 997, 998) IS 45,938 SQUARE FEET.

MONROE DENSITY CALCULATIONS

498,703 X 0.80 = 398,962 / 10,890 = 36.636 UNITS
36.636 UNITS X 0.30 = 10.991 BONUS UNITS
36.636 UNITS + 10.991 BONUS UNITS = 47.627 UNITS
WE ARE PROPOSING 42 UNITS WITHIN THIS APPLICATION

PHASE II CONSTRUCTION\RECORDING NOTE:

THE OWNER\DEVELOPER OF SKYVIEW RIDGE HEREBY ACKNOWLEDGES THAT SKYVIEW RIDGE PHASE II IS BEING PRELIMINARY PLATTED AT HIS OWN RISK. LOTS 1 THROUGH 6 AND THE EXTENSION OF 133RD STREET S.E. THROUGH SKYVIEW RIDGE PHASE II AS SHOWN HEREON SHALL NOT BE DEVELOPED, UNTIL SUCH TIME AS THE DEVELOPMENT TO THE EAST, EAGLEMONT PHASE VI IS DEVELOPED AND RECORDED ALLOWING PUBLIC ACCESS TO THE PROPERTY. UPON RECORDING OF SKYVIEW RIDGE PHASE I, LOTS 1 THROUGH 6 PHASE II AND THE EXTENSION OF 133RD STREET S.E., SHALL BE RECORDED AS A FUTURE DEVELOPMENT TRACT, CERTAIN ASPECTS OF PHASE II SHALL BE DEVELOPED, AND IMPROVED WITH THE CONSTRUCTION AND RECORDING OF PHASE I. THESE WILL INCLUDE PROJECT IMPROVEMENTS WITHIN TRACTS 989 AND 999. ALSO CERTAIN UTILITIES SHALL BE CONSTRUCTED THROUGH PHASE II FOR THE BENEFIT OF PHASE I.

FIRE SUPPRESSION NOTES:

THE LOTS WITHIN SKYVIEW RIDGE SUBDIVISION SHALL REQUIRE A RESIDENTIAL SPRINKLER SYSTEM THAT IS TO BE APPROVED BY THE CITY'S FIRE MARSHAL AND INSTALLED IN EACH OF THE NEW HOMES **IF** THE BUILDER\DEVELOPER CHOOSES TO CONSTRUCT THE FUTURE HOMES ON THE LOTS WITHIN SKYVIEW RIDGE PRIOR TO THE CONSTRUCTION AND APPROVAL OF THE SECONDARY ACCESS AS DESCRIBED BELOW.

THE SECONDARY ACCESS SHALL BE CONSTRUCTED EASTERLY AND NORTHERLY THROUGH THE PROPOSED PLAT OF EAGLEMONT PHASES II AND III TO THE INTERSECTION OF 197TH AVENUE S.E. AND CHAIN LAKE ROAD.

ONCE THIS FUTURE ACCESS IS CONSTRUCTED AND APPROVED THE NEED FOR THE RESIDENTIAL SPRINKLER SYSTEMS SHALL NOT BE REQUIRED WITHIN ANY HOME TO BE CONSTRUCTED.

PAUL J. DARROW
STATE OF WASHINGTON
50697
REGISTERED
PROFESSIONAL LAND SURVEYOR

LAND RESOLUTIONS
LAND USE CONSULTANTS
Design • Planning • Management
3605 Colby Avenue - Everett, WA 98201
tele (425) 258-4438 - fax (425) 258-1616
landuse@nwlink.com

PRELIMINARY PLAT AND
PLANNED RESIDENTIAL DEVELOPMENT
FOR
SKY VIEW RIDGE
15-PLPR-0002

IN THE NE 1/4 OF THE NE 1/4 OF
SECTION 36, T.28 N., R.6 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

SHEET 1 OF 1

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-258-1616

PROJECT:2014-109 | DWG BY: RLM | DATE: 3/09/16 | REV: -

Final Action #1
AB16-057

EXHIBIT 4

MONROE
WASHINGTON

Planning & Permitting Division
Permit Assistance Center

806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

FOR OFFICE USE ONLY
PERMIT #(s) 15-PLPR-0002
H 2153

CITY OF MONROE
RECEIVED
MAY 20 2015
COMMUNITY DEVELOPMENT

COMBINED PERMIT APPLICATION

PERMIT SUBMITTAL HOURS
MONDAY – FRIDAY / 8:00 - 12:00 & 1:00 – 5:00

Building
- ☐ Commercial T/I
- ☐ Demolition
- ☐ Garage/Carport
- ☐ Mechanical
- ☐ New Construction (Commercial/Residential)
- ☐ Plumbing
- ☐ Racking
- ☐ Residential Remodel
- ☐ Sign
- ☐ Other _____

Operations
- ☒ Engineering Review
- ☐ Fencing
- ☒ Grading
- ☒ Retaining wall
- ☐ Rockery
- ☒ Right-of-Way Disturbance
- ☐ Special Flood Hazard Area
- ☐ Utility Service
- ☐ Other _____

Fire
- ☐ Fire Alarm
- ☐ Fire Sprinkler
- ☐ High Piled Storage
- ☐ Hood Suppression
- ☐ Operational
- ☐ Spray Booth
- ☐ Tents & Canopies
- ☐ Other _____

Land Use
- ☐ Accessory Dwelling Unit
- ☐ Boundary Line Adjustment /Lot Consolidation
- ☐ Conditional/Special Use
- ☐ Land Clearing/Forest Practices
- ☒ Planned Residential Development
- ☐ Shoreline Permit
- ☐ Short Plat
- ☒ Subdivision/Plat
- ☐ Variance
- ☐ Other _____

NOTE: All required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 13207 & 13221 191st ave SE Monroe, Wa

Size of site (acre/square feet): 11.45 acres 498,703 SF

Assessor's Tax Parcel Number (14 digits): 28063600100500, 28063600101000, 28063600100200

Applicant: Hanson Homes at Sky View Ridge LLC Phone # (425) 328-5202

*Signature: _____ MEMBER Printed Name: Rick Hanson

Mailing Address: PO Box 2289 Fax # (____) _____

City Snohomish State WA Zip 98291 E-mail 2011hansonhomes@gmail.com

Property Owner: See attached Phone # (____) _____

**Signature: _____ Printed Name: _____

Mailing Address: _____ Fax # (____) _____

City _____ State _____ Zip _____ E-mail _____

Attach a separate sheet for additional property owners/additional addresses

***Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.**

****Property Owners: by your signature above, you hereby certify that you have authorized the above applicant to make application on your behalf for this application.**

City of Monroe
Land Use Permit Application- Page 2

Give a detailed description below of the proposal / work. Provide details specific to your application e.g., current and proposed lot sizes, number of lots, description of driveway, description of proposed business including hours of operation, number of employees, existing and proposed parking spaces.

Forest Tax Reporting Account Number (if harvesting timber call the Department of Revenue at (800) 548-8829 for tax reporting information or to receive a tax number):

800 078 455

Detailed Description of work:

11.45 acres to be subdivided into 42 single family lots, utilizing the City of Monroe's PRD codes. The project will also include logging, grading, and construction.

FOR OFFICE USE ONLY

Planning Application Fee:_____ Publication Fee:_____

Fire Plan Check Fee:_____ Mailing Fee: _____

SEPA Fee: _____ Technology Fee:_____

TOTAL FEES:_____

Owners:

Carl and Pamela Malone (1-005)

13221 191st Ave SE

Monroe, WA 98272

Signature Pamela Malone Carl J. Malone

Printed Name Pamela J. Malone Carl J. Malone

Shooting Star Farm LLC

Contact: Carroll E Harder

18811 134th St SE

Monroe, WA 98272

Signature Carroll Harder

Printed Name CARROLL HARDER

Muriel Anderson

40502 Porcupine Rd

Davenport, WA 99122

Signature Muriel Anderson

Printed Name Muriel Anderson

CITY OF MONROE
RECEIVED
MAY 20 2015
COMMUNITY DEVELOPMENT

LAND RESOLUTIONS
LAND USE CONSULTANTS
Design • Planning • Management
3605 Colby Avenue - Everett, WA 98201
tele (425) 258-4438 - fax (425) 258-1616
landuse@nwlink.com

CITY OF MONROE
RECEIVED
MAY 20 2015
COMMUNITY DEVELOPMENT

May 19, 2015

City of Monroe
806 West Main Street
Monroe, Washington 98272

Re: **Sky View Ridge** ~ Project Narrative

To whom it may concern

All of the information within this narrative will also be found on the preliminary plat map Sheet 1 of 1 and other reports or maps in the application presented to the city for review and approval.

The current owners of this property are Chain Lake Estates, LLC, the Malone's, the Anderson's and Shooting Star Farm, LLC. On behalf of our client Chain Lake Estates, LLC. who is located at P.O. Box 2289, Snohomish, Washington 98291. The primary contact there is Mr. Rick Hanson who may be reached at (425) 328-5202 we would like to submit the following project narrative.

The project consists of the following tax parcel numbers 28063600100500, 28063600101000 and 28063600100200.

The site addresses for the existing parcels are 13207 & 132211 191st Avenue S.E. Monroe, Washington 98272.

This property within this application contains 498,703 square feet or 11.45 acres

The current zoning of the property is R-4 and the comprehensive plan designation is R 2-5.

A portion of the project is in the Airport overlay zoning district as well as the Monroe north area community plan.

This property is outside of any floodway area, flood hazard area or any landslide hazard area. Other than a small wetland on site we found no other evidence of critical areas within this application's boundary.

Sky View Ridge Divisions 1 through 3 is being proposed as a 42-lot subdivision using the City Of Monroe's PRD codes. The project may be developed in up to three phases. At this time the project phases are Phase I ~ 22 Lots, Phase II ~ 11 Lots and Phase III ~ 9 Lots. For a total of 42 Lots

The proposed project phase lines are shown on the attached maps.

We are proposing to record the entire project boundary while we record phase I, to include all tracts. The other phases will be shown as future development tracts with all the open space tracts previously recorded. Any equipment\play area in the open space tracts that will be required with this subdivision will be bonded and installed as additional phases are recorded.

The internal project roads will be constructed to the City of Monroe's Standards. The project is a continuation of the road network from the proposed plat of Eaglemont. The road network will continue east until its intersection with 191st Avenue S.E. Please see the proposed engineering design by OMEGA Engineering attached with this application.

A timber harvest together with land clearing is proposed with this application.

There is a category 3 wetland located in the Middle portion of the project. This wetland will not be disturbed with this application. We are proposing buffer averaging for this wetland and it is proposed to be in a native growth protection tract to be protected in perpetuity.

Using the City of Monroe's Density calculations for project it is calculated as follows

498,703 X 0.80 = 398,962 / 10,890 = 36.636 units
36.636 units X 0.30 = 10.991 bonus units. 36.636 units + 10.991 bonus units = 47.627 units rounded up to 48 units. We are proposing 42 units in this application.

There is a mixture of lot sizes ranging from 4,543 square feet to 9,036 square feet in this application. A Lot range table is shown on sheet 1 of 1 of the preliminary plat map.

We are also proposing a concurrent boundary line adjustment with this application and it is attached for your review and approval.

Thank you in advance for reviewing this project with us and we look forward to working with you to complete this application and project. If you have any questions or comments concerning this application or project feel free to contact me at (425) 258-4438 office, or (425) 231-5050 cell. My email is ry@orcalsi.com

Sincerely,

Ry L McDuffy
Land Resolutions 2014-109

MONROE
WASHINGTON

Determination of Completeness

Project:	**SkyView Ridge Preliminary Plat**
File Number:	15-PLPR-0002
Site Address or Property Location:	**13207 & 13221 191st Ave. S.E.**
Applicant/Agent:	**Richard Hanson** Hanson Homes P.O. Box 2289 Snohomish, WA 98291
Application submitted on: 5/20/2015 Application returned to applicant for additional information on : 6/9/2015 Application resubmitted on: 6/11/2015 Application returned to applicant for additional information on: 6/24/2015 Application resubmitted on: 7/6/2015 Application determined complete on: **7/8/2015**	

The application for the above referenced project has been determined to be complete as of **July 8, 2015.**

A COMPLETE APPLICATION IS NOT AN APPROVED APPLICATION.

A permit application is complete when it meets the submission requirements outlined in the Monroe Municipal Code. The City's determination of completeness does not preclude the City from requesting revisions, additional information, or studies if new information is required, corrections are needed, or where there are substantial changes in the proposed action.

If you have questions regarding the City's application review process, please feel free to contact Kim Shaw, Permit Supervisor at (360) 863-4532 or kshaw@monroewa.gov.

Thank you,

Christina LaVelle

Planning Technician

360- 863-4533/ cllavelle@monroewa.gov

City of Monroe

MONROE WASHINGTON

ZONING

ZONING DISTRICTS

- (DC) - Downtown Commercial
- (GC) - General Commercial
- (MUNC) - Mixed Use Neighborhood Commercial
- (MUC) - Mixed Use Commercial
- (SC) - Service Commercial
- (PO) - Professional Office
- (GI) - General Industrial
- (LI) - Light Industrial
- (LOSA) - Limited Open Space-Airport
- (LOS) - Limited Open Space
- (PS) - Public Open Space
- (MR6000) - Multi-Family Residential
- (UR6000) - Urban Residential
- (UR9600) - Urban Residential
- (R4) - Residential 4 Dwellings Per Acre
- (SR15000) - Suburban Residential

OVERLAY ZONES

- North Kelsey Planning Area (ORD 009/2010
- North Kelsey Planned Dev Area (ORD 009/2010)
- Downtown Planning Area (ORD 036/2008)
- Airport Overlay Zone (ORD. 026-2006)
- AEO-SOB Boundary (ORD 029/2003)

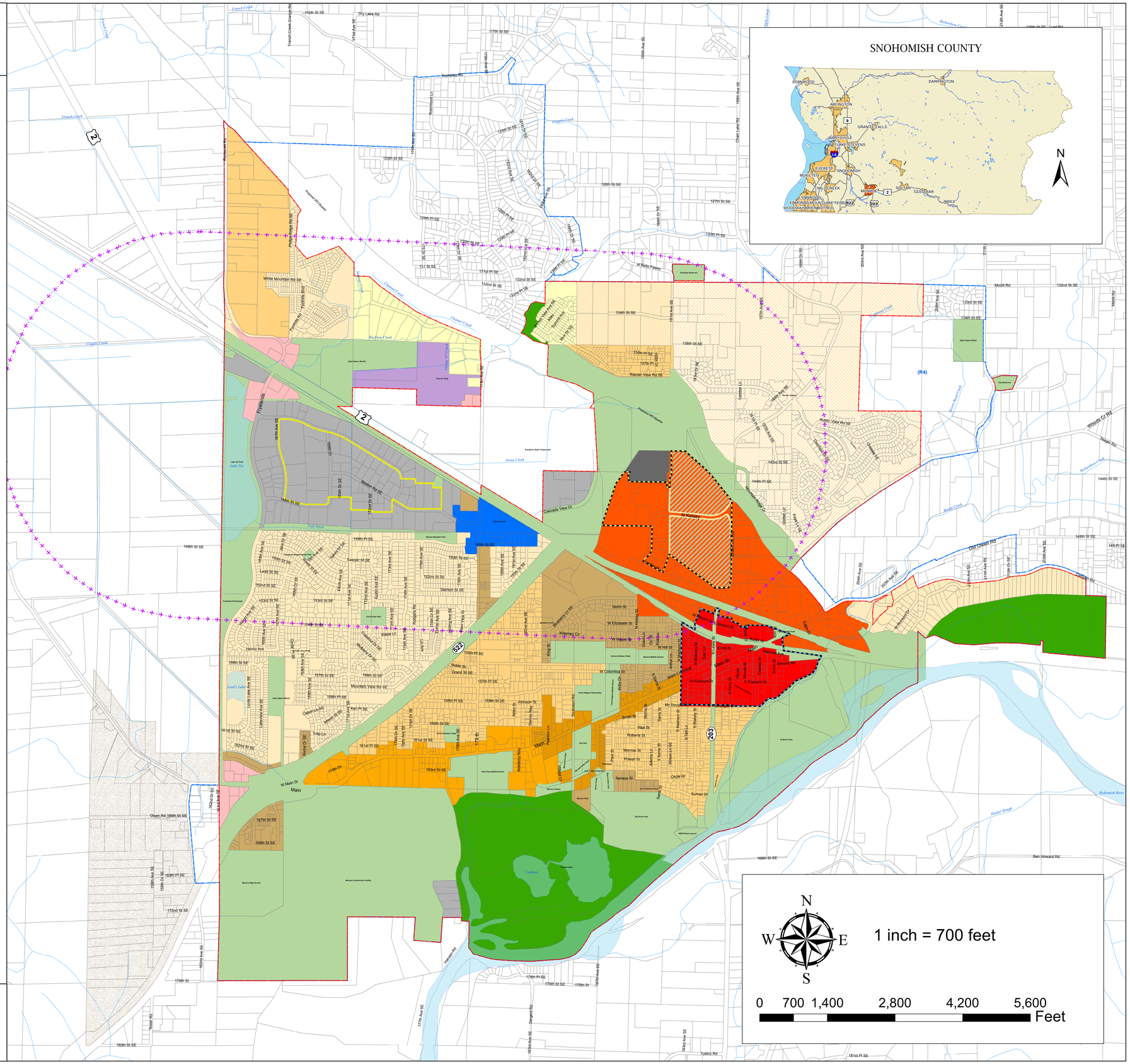
BOUNDARIES

- Southwest Study Area
- Urban Growth Area
- Monroe City Limits

Official City of Monroe 2015 Zoning Map

This is to certify that this is the official zoning map referred to in the zoning ordinance of the city of Monroe, Washington.

Adopted
(Signed Copy in City Records)



Map data shown is the property of the City of Monroe & Snohomish County. Inaccuracies may exist and the City of Monroe & Snohomish County imply no warranties or guaranties regarding any aspect of data depiction. No real estate decisions are to be made using this map. Please contact the City of Monroe Planning and Permitting Department to verify the designation(s).

City of Monroe

MONROE WASHINGTON

COMPREHENSIVE PLAN

COMP. PLAN DESIGNATIONS

- (DC) - Downtown Commercial
- (GC) - General Commercial
- (MU) - Mixed Use
- (LOSA) - Limited Open Space Airport
- (SC) - Service Commercial
- (I) - Industrial
- (PO) - Professional Office
- (LOS) - Limited Open Space
- (P/O) - Parks / Open Space
- (PFC) - Public Facilities City
- (PFS) - Public Facilities School
- (SRU) - Special Regional Use
- (R2-5) - Dwellings Per Acre
- (R3-5) - Dwellings Per Acre
- (R5-7) - Dwellings Per Acre
- (R8-11) - Dwellings Per Acre

OVERLAY ZONES

- North Kelsey Planning Area (ORD 009/2010)
- North Kelsey Planned Dev Area (ORD 009/2010)
- Downtown Planning Area (ORD 036-2008)
- Airport Overlay (ORD 026/2006)
- AEO-SOB Boundary (ORD 029/2003)

BOUNDARIES

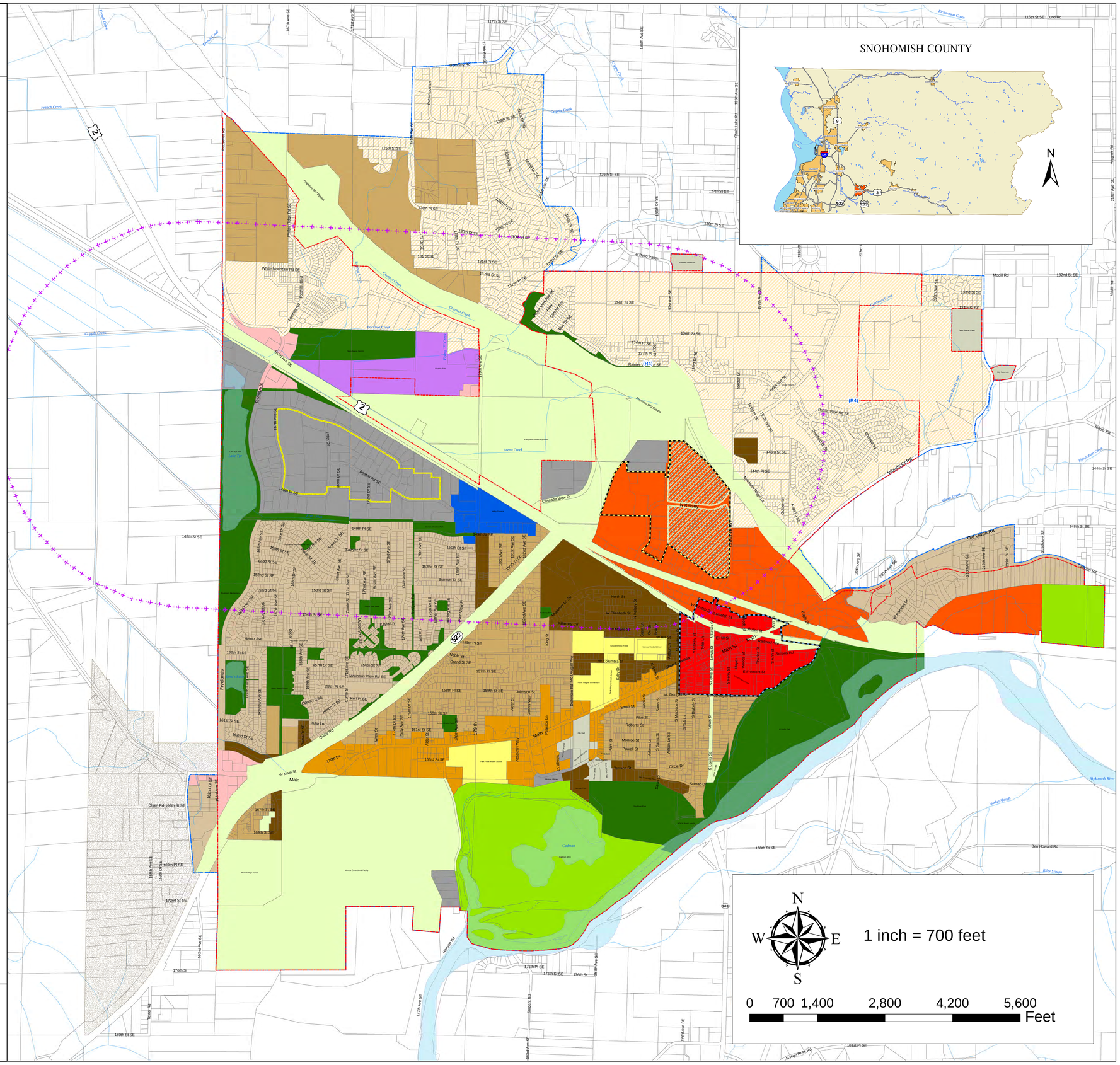
- Southwest Study Area
- Urban Growth Area
- Monroe City Limits

Official City of Monroe 2014 Comprehensive Plan Map

This is to certify that this is the official comprehensive plan map of the City of Monroe, Washington.

Adopted December 26, 2013. (Ord. 022/2013)
(Signed Copy in City Records)

Map data shown is the property of the City of Monroe & Snohomish County. Inaccuracies may exist and the City of Monroe & Snohomish County imply no warranties or guarantees regarding any aspect of data depiction. No real estate decisions are to be made using this map. Please contact the City of Monroe Planning and Permitting Department to verify the designation(s).



City of Monroe

MONROE WASHINGTON

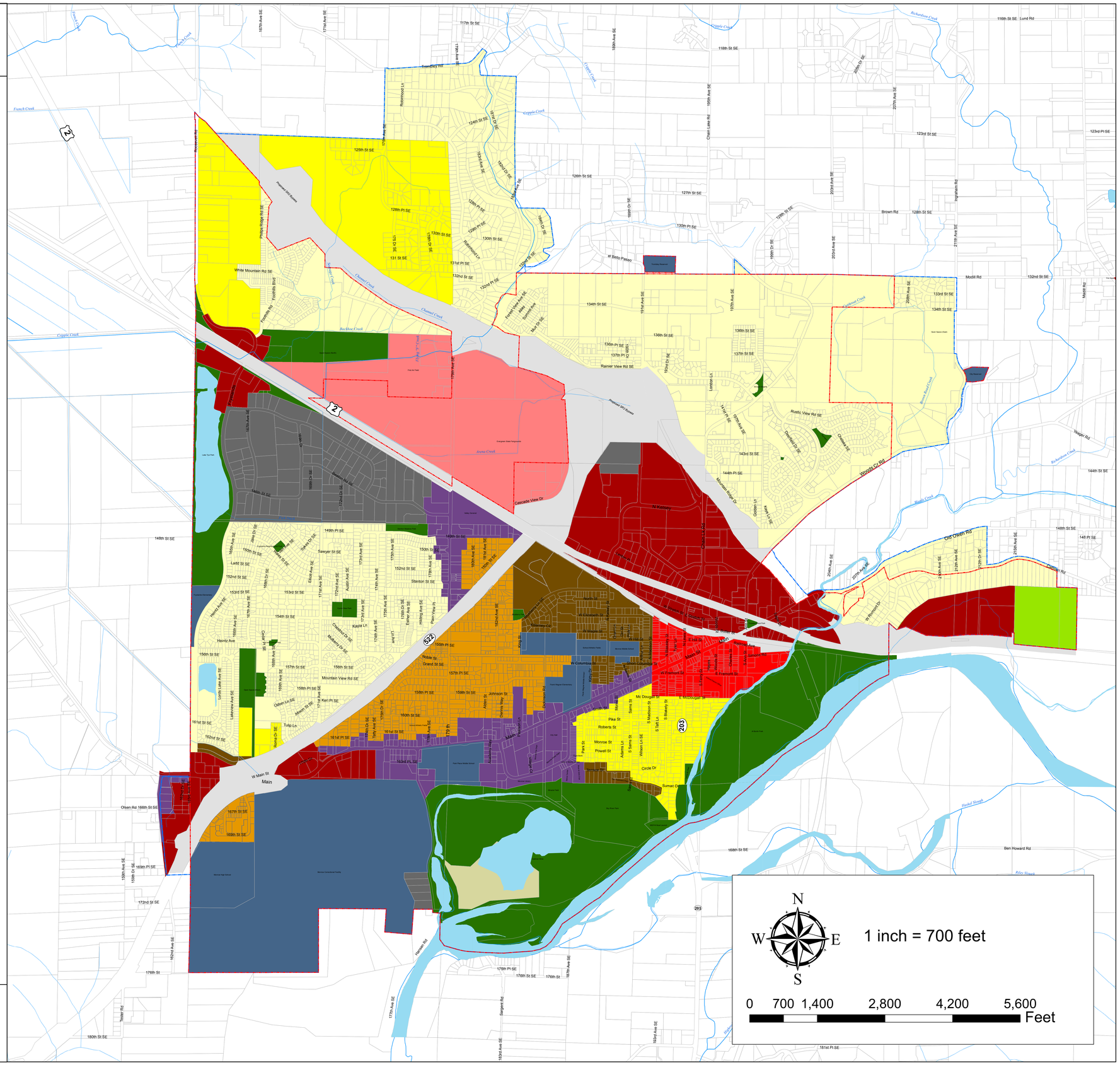
COMPREHENSIVE PLAN MAP

COMP. PLAN DESIGNATIONS

- Downtown Commercial
- Tourist Commercial
- General Commercial
- Mixed Use
- Industrial
- Institutional
- Low Density SFR
- Medium Density SFR
- High Density SFR
- Multifamily
- Parks
- Limited Open Space
- Shoreline Industrial
- Transportation

BOUNDARIES

- Urban Growth Area
- Monroe City Limits



Official City of Monroe 2016 Comprehensive Plan Map

This is to certify that this is the official comprehensive plan map of the City of Monroe, Washington.

Adopted December 8, 2015
(Signed Copy in City Records)

Map data shown is the property of the City of Monroe & Snohomish County. Inaccuracies may exist and the City of Monroe & Snohomish County imply no warranties or guarantees regarding any aspect of data depiction. No real estate decisions are to be made using this map. Please contact the City of Monroe Planning and Permitting Department to verify the designation(s).

EXHIBIT 9

City of Monroe
806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

NOTICE OF LAND USE APPLICATION

NOTICE is hereby given that the City of Monroe has received an application for the following project. You are invited to comment on this proposed project. A public hearing is required for this project and will be noticed separately.

Project Name & File:	Preliminary Plat and Planned Residential Development (PRD) for Skyview Ridge (15-PLPR-0002)
Applicant:	Richard Hanson, Hanson Homes
Date of Application:	May 20, 2015
Date of Completeness:	July 8, 2015
Tax Parcel I.D. #'s:	28063600100500, 28063600101000, and 28063600100200

PROJECT LOCATION:

The project site is located at 13207 & 13221 191st Ave. S.E. and involves the three tax parcels listed. The project is located in the R4 (Residential 4 Dwellings per Acre) zone of the City of Monroe. The Comprehensive Plan designation for the project is Residential 2-5 dwellings per acre. A portion of the project is located in the Airport overlay zoning district and the Monroe North Area Community Plan.

PROJECT DESCRIPTION:

The proposed project is to subdivide 11.45 acres into 42 residential lots in accordance with the City of Monroe Subdivision, Planned Residential Development, and Zoning Code standards found in Titles 17 and 18 of the Monroe Municipal Code.

PERMITS:

Preliminary Subdivision, Planned Residential Development (PRD), Environmental Review, and Forest Practices permits are contained in the current application. Grading permit, utility permits, building permit and other construction related permits.

REQUIRED STUDIES:

Environmental Checklist, Traffic Impact Analysis, Geotechnical investigation and Technical Information (Drainage) Report, and a Critical Area Study. These documents are available for review Monday – Friday, 8:00 – 5:00 p.m. at Monroe City Hall, 806 W Main St., Monroe WA and online at www.monroewa.gov/skyview.

PUBLIC COMMENT PROCEDURE:

Interested persons may comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and/or be informed of appeal rights. Written comments on the proposal must be received no later than **5:00 pm, Tuesday, August 4, 2015** and can be submitted to Kim Shaw at kshaw@monroewa.gov or at 806 W Main St., Monroe WA 98272.

STAFF CONTACT:

David Osaki, Community Development Director, (360) 863- 4544/ dosaki@monroewa.gov

A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 21.50.110.

Posted / Mailed: July 21, 2015 Published: July 21, 2015

MONROE MONITOR & VALLEY NEWS
125 E. Main, Ste. 202 Monroe, WA 98272
(P) 360.794.7116 (F) 360.794.6202

AFFIDAVIT OF PUBLICATION

State of Washington, Snohomish County

I, The undersigned, under penalty of perjury, do hereby declare...

I am a representative of the Monroe Monitor & Valley News (the 'Newspaper') whose regular job duties include the authorization to execute Affidavits of Publication on behalf of the Newspaper;

The Newspaper was adjudicated to be qualified to publish legal notices in the above county by Court Order;

On the below dates, the Newspaper published a legal notice, a copy of which is attached hereto, in relation to the file known as:

City of Monroe
15-PLPR-0002

On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 07/21/15

Signature Judy Kinson Date 7/21/15

Subscribed and sworn to me this day July 21st 2015

Notary Public: Cody S. Strawn

CODY S STRAWN
COMMISSION EXPIRES
NOTARY PUBLIC
04-02-19
STATE OF WASHINGTON

NOTICE OF LAND USE APPLICATION NOTICE is hereby given that the City of Monroe has received an application for the following project. You are invited to comment on this proposed project. A public hearing is required for this project and will be noticed separately. Project Name & File:Preliminary Plat and Planned Residential Development (PRD) for Skyview Ridge (15-PLPR-0002) Applicant: Richard Hanson, Hanson Homes Date of Application: May 20, 2015 Date of Completeness: July 8, 2015 Tax Parcel I.D. #'s:28063600100500, 28063600101000, and 28063600100200 PROJECT LOCATION: The project site is located at 13207 & 13221 191st Ave. S.E. and involves the three tax parcels listed. The project is located in the R4 (Residential 4 Dwellings per Acre) zone of the City of Monroe. The Comprehensive Plan designation for the project is Residential 2-5 dwellings per acre. A portion of the project is located in the Airport overlay zoning district and the Monroe North Area Community Plan. PROJECT DESCRIPTION: The proposed project is to subdivide 11.45 acres into 42 parcels using infill development incentives under MMC 18.10.065. All proposed lots will be for the purpose of providing single family residences.PERMITS: Preliminary Subdivision, Planned Residential Development (PRD), Environmental Review, and Forest Practices permits are contained in the current application. Grading permit, utility permits, building permit and other construction related permits will be required. REQUIRED STUDIES: Environmental Checklist, Traffic Impact Analysis, Geotechnical investigation and Technical Information (Drainage) Report, and a Critical Area Study. These documents are available for review Monday – Friday, 8:00 – 5:00 p.m. at Monroe City Hall, 806 W Main St., Monroe WA and online at www.monroewa.gov/skyview.PUBLIC COMMENT PROCEDURE: Interested persons may comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and/or be informed of appeal rights. Written comments on the proposal must be received no later than 5:00 pm, Tuesday, August 4, 2015 and can be submitted to Kim Shaw at kshaw@monroewa.gov or at 806 W Main St., Monroe WA 98272. STAFF CONTACT: David Osaki, Community Development Director, (360) 863- 4544/ dosaki@monroewa.gov. A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 21.50.110. Posted / Mailed: July 21, 2015 Published: July 21, 2015

AFFIDAVIT OF MAILING
NOTICE OF LAND USE APPLICATION

STATE OF WASHINGTON) 13207 &13221 191st Avenue S.E.
Address

COUNTY OF SNOHOMISH) Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002
Application Name and File

I, Christina LaVelle, being first duly sworn on oath depose and say that on the 16th day of July , 2015, made application with Click 2 Mail to mail on **July 17th , 2015**, a copy with prepaid postage of the **Notice of Application for the** Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002 located **at 13207 & 13221 191st Avenue S.E..** Attached is a list of names and addresses to whom this information was mailed and confirmation of the order.

Signed

Subscribed and sworn to me this 21 ST day July 2015

NOTARY SEAL

VICKI L. THAYER
COMMISSION EXPIRES
NOTARY
PUBLIC
5-09-16
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at:

~~Lake Stevens~~ Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2016

NOTICE OF LAND USE APPLICATION

NOTICE is hereby given that the City of Monroe has received an application for the following project. You are invited to comment on this proposed project. A public hearing is required for this project and will be noticed separately.

Project Name and File #: Preliminary Plat & Planned Residential Development (PRD) for Eaglemont Divisions IV-VIII,15-SDPL-0002, 15-PRPL- 0001
Applicant: Douglas Wrigley for Select Homes and Fred Ballinger **Date of Application:** May 5, 2015 **Date of Completeness:** July 7, 2015
Tax Parcel I.D. #'s:28063600101100, 28063600102200, 28063600100900, 28063600104100, 28063600104400, and 28063600105400

PROJECT LOCATION: The project site is located at 13511 and 13401 191st Ave. S.E. and 19319 136th Street S.E, Monroe and involves the six tax parcels listed. The parcels are located in the Residential Four Dwellings per Acre (R-4) zoning district of the City of Monroe. The Comprehensive Plan designation for the project is Residential 2-5 dwellings per acre. A portion of the project is in the Airport overlay zoning district and the North Area Community Plan.

PROJECT DESCRIPTION: The proposed project is to subdivide 28.32 acres into 118 residential lots in accordance with the City of Monroe Subdivision, Planned Residential Development, and Zoning Code standards found in Titles 17 and 18 of the Monroe Municipal Code.

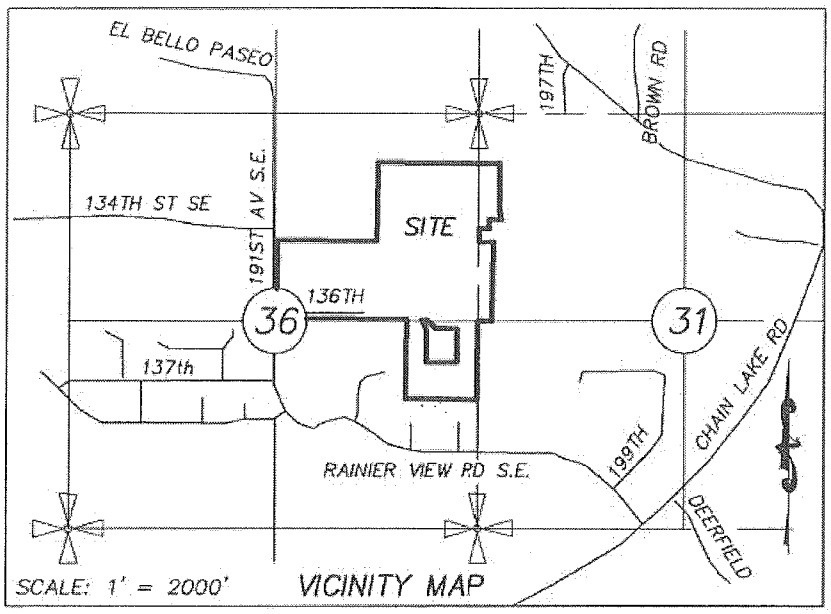
PERMITS: Preliminary Subdivision, Preliminary Planned Residential Development (PRD), and Environmental Review permits are contained in the current application. Grading permit, utility permits, building permit and other construction related permits will be required.

REQUIRED STUDIES: Environmental Checklist, Traffic Impact Analysis, Geotechnical investigation and Technical Information and (Drainage) Report and a Wetland Narrative. These documents are available for review Monday – Friday, 8:00 – 5:00 p.m. at Monroe City Hall, 806 W Main St., Monroe WA and online at www.monroewa.gov/eaglemont.

PUBLIC COMMENT PROCEDURE: Written comments on the proposal must be received no later than **5:00 pm, Tuesday, August 4, 2015** and can be submitted to Kim Shaw at kshaw@monroewa.gov or at 806 W Main St., Monroe WA 98272.

STAFF CONTACT: David Osaki, Community Development Director, (360) 863- 4544/ dosaki@monroewa.gov A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 21.50.110.

Posted / Mailed: July 21, 2015 **Published: July 21, 2015**



Vicinity Map
Eaglemont Divisions IV-VIII Preliminary Plat & PRD
13511 and 13401 191st Ave. S.E.and 19319 136th Street S.E

This area is reserved for additional graphics that can be used for your content.

OWNERNAME	OWNERLINE1	OWNERCITY	OWNERSTATE
ANDERSON MURIEL G	40502 PORCUPINE RD N	DAVENPORT	WA
BALLINGER FRED	PO BOX 1	MONROE	WA
CAVNER BETTY / MCCAIN CATHY	13508 191ST AVE SE	MONROE	WA
CTI TOWERS ASSETS I LLC	38 POND ST STE 305	FRANKLIN	MA
DAVIS LONNIE J & SUSAN	23918 150TH ST SE	MONROE	WA
FEE BRANDEN & SYDNEY	19025 EL BELLO PASEO	MONROE	WA
GILFILEN BARRY & RITA	18918 EL BELLO PASEO	MONROE	WA
HOLTER JEFF A & ANGEL M	13405 191ST AVE SE	MONROE	WA
JACKSON ROBERT & KATHRYN	13328 191ST AVE SE	MONROE	WA
JOHNSON RICHARD A	13018 CHAIN LAKE ROAD	MONROE	WA
KRACHE TAMARA N & BRETTON D	18930 EL BELLO PASEO	MONROE	WA
MALONE CARL JAMES	13221 191ST AVE SE	MONROE	WA
MATTERN CLAYTON	13325 191ST AVE SE	MONROE	WA
MAY RANDY L & HEIDI C	19019 EL BELLO PASEO	MONROE	WA
MONROE CITY OF	806 W MAIN	MONROE	WA
NOEL MARCIA A	19010 EL BELLO PASEO	MONROE	WA
RAD DEVELOPMENT LLC	16531 13TH AVE W	LYNNWOOD	WA
SHOOTING STAR FARMS LLC	18811 134TH ST SE	MONROE	WA
SMITH MEGAN L	19017 EL BELLO PASEO	MONROE	WA
SWANSON ROGER M & DEANNA L	13311 191ST AVE SE	MONROE	WA
TROMBLEY TOM	13224 191ST AVE SE	MONROE	WA
VALENZUELA MANUEL	116 MAPLE AVE	SNOHOMISH	WA
VATTER TRACY & ROXANNE	18925 EL BELLO PASEO	MONROE	WA

OWNERZIP
99122
98272
98272
2038
98272-9606
98272-9170
98272-9401
98272-7729
98272
98272
98272-9401
98272
98272-7729
98272-9170
98272
98272-9170
98037-8500
98272
98272-9170
98272
98272
98290-2937
98272

AFFIDAVIT OF POSTING ON SITE
NOTICE OF LAND USE APPLICATION

STATE OF WASHINGTON) 13207 &13221 191st Avenue S.E.
Address

COUNTY OF SNOHOMISH) Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002
Application File and Name

I, **Michael Tuomisto** (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **21th** day of **July , 2015**, I posted (1) **Notice of and Use Application for the** Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002 located at 13207 &13221 191st Avenue S.E. on site; and on the correct date of posting of said notice, to wit:

13207 &13221 191st Avenue S.E.
Location of Notice

Michael Tuomisto
Signed

Subscribed and sworn to me this 21st day of July , 2015

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
COMMISSION EXPIRES 5-09-16
STATE OF WASHINGTON

Vicki L Thayer
NOTARY PUBLIC in and for the State of Washington, residing at:
Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2016

AFFIDAVIT OF EMAILING NOTICE OF APPLICATION

STATE OF WASHINGTON)

Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002
Application Name & File #

Richard Hanson, Hanson Homes
Applicant

COUNTY OF SNOHOMISH)

I, Christina LaVelle, being first duly sworn on oath depose and say that on the 20th day of July , 2015 , I emailed the **Notice of Application for the** Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002 located **at 13207 & 13221 191st Avenue S.E..** Attached is a list of names of the agencies and email addresses to whom this information was emailed.

Signed

Subscribed and sworn to me this 21st day July 2015

NOTARY SEAL

VICKI L. THAYER
COMMISSION EXPIRES
NOTARY
PUBLIC
5-09-16
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at:

~~Lake Stevens~~ Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/16

Christina LaVelle

From: Christina LaVelle
Sent: Monday, July 20, 2015 4:43 PM
To: 'separegister@ecy.wa.gov'; 'Philip Spirito'; 'lanthony@sno-isle.org'; 'justin.fontes@ftr.com'; 'rfreedma@wm.com'; 'WSmith3@republicservices.com'; 'Ryan, Faye'; 'david.matulich@pse.com'; 'Warrick, John'; 'crenderlein@snopud.com'; 'kate.tourtellot@commtrans.org'; 'Neilwheeler@comcast.net'; 'Eileen.lefebvre@providence.org'; 'nwalker@valleygeneral.org'; Ralph Yingling; 'gretchen.kaehler@dahp.wa.gov'; 'sharon.swan@snoco.org'; 'Diane.Rolph@co.snohomish.wa.us'; 'equestions@shd.snohomish.wa.gov'; 'Clarissa.barrett@snoco.org'; Mike Fitzgerald eMail; 'Maria.Schmidt@snoco.org'; 'K.KERWIN@Snoco.org'; 'stevev@pscleanair.org'; 'SEPA@pscleanair.org'; 'marsha.engle@psp.wa.gov'; 'imiller@psrc.org'; 'eip@parks.wa.gov'; 'sposner@utc.wa.gov'; 'kmclain@agr.wa.gov'; 'ike.nwanko@commerce.wa.gov'; 'anthony.boscolo@commerce.wa.gov'; 'reviewteam@commerce.wa.gov'; 'Robert.Zeigler@dfw.wa.gov'; 'SEPADESK@DFW.WA.GOV'; 'efheinitz@doc1.wa.gov'; 'marksoltman@doh.wa.gov'; 'Kelly.Cooper@doh.wa.gov'; 'Terri.Sinclair-Olson@dshs.wa.gov'; 'timmerc@wsdot.wa.gov'; 'sepacenter@dnr.wa.gov'; 'ramin.pazooki@wsdot.wa.gov'; 'randy.kline@parks.wa.gov'; 'Somers.elaine@Epamail.epa.gov'; 'epa-seattle@epa.gov'; 'erin.l.legge@usace.army.mil'; 'Jennifer.coleson@wa.usda.gov'; 'kate.hawe@noaa.gov'; 'Stan.Allison@faa.gov'; 'mark.eberlein@fema.dhs.gov'; 'jjoseph@sauk-suiattle.com'; 'njoseph@sauk-suiattle.com'; 'kjoseph@sauk-suiattle.com'; 'ryoung@tulaliptribes-nsn.gov'; 'kfinley@tulaliptribes-nsn.gov'; 'pstevenson@stillaguamish.com'; 'sposner@utc.wa.gov'; 'richard.wagner@bnsf.com'; 'newstips@heraldnet.com'; 'mmuscari@esassoc.com'; 'kristin@futurewise.org'; 'info@PPTValley.org'; 'Tom.Laufmann@sno.wednet.edu'; 'lpelly@tu.org'; 'rooseveltwater@frontier.com'; 'STAFF@HIGHLANDWATERDISTRICT.COM'; 'BEWOOD@SNOPUD.COM'
Cc: Kim Shaw
Subject: Notice of Application for Sky View Ridge
Attachments: NOA for Sky View Ridge.pdf; Sky View Ridge Environmental Checklist.pdf; Vicinity map.pdf

Good Afternoon Interested Parties,
Attached please find a Notice of Application, Vicinity Map, and Environmental Checklist for the Sky View Ridge Preliminary Subdivision and Planned Residential Development (PRD) (file #: 15-PRPL-0002). The project site is located 13207 & 13221 191st Ave S.E. Monroe, WA, 98272. The lead contact for this project is David Osaki, Community Development Director, and he may be contacted by phone at (360) 863- 4544 or via email at dosaki@monroewa.gov. This and any additional information on this project may be found at the City of Monroe website at http://www.monroewa.gov/skyview.

Thank You,
Tina

Tina LaVelle
Planning Technician
PH 360.863.4533
Email clavelle@monroewa.gov
www.monroewa.gov

MASTER E-MAIL LIST for NOA AND SEPA

Last updated on: 4/30/2015

NAME	Organization/Agency	ADDRESS 2	CITY	STATE	ZIP	EMAIL ADDRESS	PHONE NUMBER	MOBILE/ALTERNATE
STANDARD (for every project)								
SEPA REGISTER	DEPARTMENT OF ECOLOGY	PO Box 47703	Olympia	wa	98504-7703	separegister@ecy.wa.gov		
PHIL SPIRITO, HEAD LIBRARIAN- Updated 11/25/2014	MONROE PUBLIC LIBRARY					pspirito@sno-isle.org		
LAURA ANTHONY- Updated 10/2/2014	SNO-ISLE LIBRARY DISTRICT, MONROE LIBRARY	1070 VILLAGE WAY	MONROE	WA	98272-2035	lanthony@sno-isle.org.		
JUSTIN FONTES	FRONTIER COMMUNICATIONS					Justin.fontes@ftr.com		
ROBIN FEEDMAN	WASTE MANAGEMENT					rfreedma@wm.com		
DARYL HABICH - **when applicable**	FIRST AIR FIELD	13812 179TH AVE SE	MONROE	WA	98272	MAIL		
US POST OFFICE - **when applicable**	POST MASTER	122 N BLAKELEY	MONROE	WA	98272	MAIL		
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JOHN WARRICK	COMCAST ENGINEERING & CONSTRUCTION	1525 75th ST SW #200	EVERETT	WA	98203	john_warrick@cable.comcast.com		
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GRETCHEN KAEHLER	WASHINGTON STATE DEPARTMENT OF ARCHEOLOGY & HISTORIC PRESERVATION	P.O. BOX 48343	OLYMPIA	WA	98504-8343	gretchen.kaehler@dahp.wa.gov	(360) 586-3065	
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DIANE ROLF, PROPERTY CONTROL DIVISION SUPERVISOR- **Notify for Plats ONLY**	ryoinfo					Diane.Rolph@co.snohomish.wa.us		
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MARIA DOBSON SCHMIDT - She needs a separate pkg. for traffic review of projects.	SNOHOMISH COUNTY TRAFFIC MITIGATION, TRAFFIC OPERATIONS, SNOHOMISH COUNTY DEPARTMENT OF PUBLIC WORKS	3000 ROCKEFELLER, M/S 607	EVERETT	WA	98201	Maria.Schmidt@snoco.org		
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RAMIN PAZOOKI	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, NORTHWEST REGION	PO BOX 330310	SEATTLE	WA	98133	ramin.pazooki@wsdot.wa.gov		
RANDY KLINE	WASHINGTON STATE PARKS & RECREATION COMMISSION	PO BOX 42650	OLYMPIA	WA	98504-2650	randy.kline@parks.wa.gov	360-902-8632	
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JANELLE McDICKEN, MANAGER	ROOSEVELT WATER ASSOCIATION	PO BOX 345	SNOHOMISH	WA	98291	rooseveltwater@frontier.com		
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MASTER E-MAIL LIST for NOA AND SEPA

Last updated on: 4/30/2015

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FAYE RYAN	PUGET SOUND ENERGY					faye.ryan@pse.com		
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ENVIRONMENTAL REVIEWER	PARKS AND RECREATION COMMISSION					eip@parks.wa.gov		
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REVIEWER	WASHINGTON STATE DEPARTMENT OF COMMERCE			WA		ike.nwankwo@commerce.wa.gov		
ANTHONY BOSCOLO	WASHINGTON STATE DEPARTMENT OF COMMERCE					anthony.boscolo@commerce.wa.gov		
REVIEW TEAM	WASHINGTON STATE DEPARTMENT OF COMMERCE, GROWTH MANAGEMENT SERVICES	P.O. BOX 42525	OLYMPIA	WA	98504-8350	reviewteam@commerce.wa.gov	360-725-4000	
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KELLY COOPER	WASHINGTON STATE DEPARTMENT OF HEALTH	PO BOX 47820	OLYMPIA	WA	98504-7820	Kelly.Cooper@doh.wa.gov	360-664-8150	
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FEDERAL								
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ENVIRONMENTAL REVIEWER	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, REGION 10	1200 SIXTH AVENUE, SUITE 900	SEATTLE	WA	98101	epa-seattle@epa.gov	1-800-424-4372	206-553-1200
ERIN LEGGE	UNITED STATES ARMY CORPS OF ENGINEERS, SEATTLE DISTRICT, REGULATORY BRANCH	PO BOX C - 3775	SEATTLE	WA	98271	erin.l.legge@usace.army.mil		
JENNIFER COLESON, ENVIRONMENTAL SPECIALIST	UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE	SUITE 450, WEST 316 BOONE AVENUE	SPOKANE	WA	99201-2348	Jennifer.coleson@wa.usda.gov	509-323-2964	

ENVIRONMENTAL REVIEWER	NATIONAL MARINE FISHERIES SERVICE	7600 SAND POINT WAY MORTHEAST	SEATTLE	WA	98115	kate.hawe@noaa.gov	206-526-6150	
STAN ALLISON, ASSISTANT MANAGER	FEDERAL AVIATION ADMINISTRATION, SEATTLE AIRPORTS DISTRICT OFFICE	1601 LIND AVENUE, SW, SUITE 250	RENTON	WA	98057-3356	Stan.Allison@faa.gov	425-227-2658	
KAYLA MORGAN, ENVIRONMENTAL SPECIALIST	FEDERAL AVIATION ADMINISTRATION.	1601 LIND AVENUE	RENTON	WA	98507-3356			
MARK EBERLEIN, REGIONAL ENVIRONMENTAL OFFICER	FEMA Region 10	130 228TH ST. SW	BOTHELL	WA	98021	Mark.eberlein@fema.dhs.gov	425-487-4735	
TRIBES								
JASON JOSEPH	SAUK-SUIATTLE TRIBE OF INDIANS	5318 CHIEF BROWN LANE	DARRINGTON	WA	98241	jjoseph@sauk-suiattle.com	360-436-0347	360-436-0131
NORMA JOSEPH, CHAIR & CULTURAL RESOURCES DIRECTOR	SAUK-SUIATTLE TRIBE OF INDIANS	5318 CHIEF BROWN LANE	DARRINGTON	WA	98241	njoseph@sauk-suiattle.com		
KEVIN JOSEPH	SAUK-SUIATTLE TRIBE OF INDIANS	5318 CHIEF BROWN LANE	DARRINGTON	WA	98241	kjoseph@sauk-suiattle.com		
R. YOUNG	TULALIP TRIBE, DEPARTMENT OF NATURAL RESOURCES					ryoung@tulaliptribes-nsn.gov		
KELLEY FINLEY, FISHERIES BIOLOGIST	TULALIP TRIBE, DEPARTMENT OF NATURAL RESOURCES	6406 MARINE DRIVE	TULALIP	WA	98271	kfinley@tulaliptribes-nsn.gov	(360) 716-4604	
PAT STEVENSON, ENVIRONMENTAL MANAGER	STILLIGUAMISH TRIBE OF INDIANS	PO BOX 277	ARLINGTON	WA	98223	pstevenson@stillaguamish.com	360-631-0946	
OTHER								
STEVE POSNER	ENERGY FACILITY SITE EVALUATION COUNCIL (EFSEC)	PO BOX 43172	OLYMPIA	WA	98504	sposner@utc.wa.gov		
RICHARD WAGNER	BURLINGTON NORTHERN SANTA FE RAILROAD CO.	2454 OCCIDENTAL AVENUE SOUTH, STE 1-A	SEATTLE	WA	98134	richard.wagner@bnsf.com		
[NO NAME]	EVERETT HERALD					newstips@heraldnet.com		
MICHAEL MUSCARI	ESA ADOLFSON	5309 SHILSHOLE AVE NW, SUITE 200	SEATTLE	WA	98107	mmuscari@esassoc.com		
KRISTIN KELLY, SNOHOMISH COUNTY PROGRAM DIRECTOR	FUTUREWISE, SNOHOMISH OFFICE	1429 AVENUE D, PMB 532	SNOHOMISH	WA	98290	kristin@futurewise.org	(425) 923-8625	
ENVIRONMENTAL REVIEWER	PEOPLE FOR THE PRESERVATION OF TUALCO VALLEY	BO BOX 1085	MONROE	WA	98272	info@PPTValley.org		
TOM LAUFMANN, EXECUTIVE DIRECTOR OF BUSINESS & OPERATIONS	SNOHOMISH SCHOOL DISTRICT #201	1601 AVENUE D	SNOHOMISH	WA	98289-1799	tom.laufmann@sno.wednet.edu	360-563-3532 EXT. 7240	
LISA PELLY, WASHINGTON DIRECTOR, WASHINGTON WATER PROJECT	TROUT UNLIMITED	103 PALOUSE, SUITE 14	WENATCHEE	WA	98801	lpelly@tu.org	(509) 888-0970	
JANELLE McDICKEN, MANAGER	ROOSEVELT WATER ASSOCIATION	PO BOX 345	SNOHOMISH	WA	98291	rooseveltwater@frontier.com		
RAY PHELPS, MANAGER	HIGHLAND WATER DISTRICT	24602 OLD OWEN RD.	MONROE	WA	98272	STAFF@HIGHLANDWATERDISTRICT.COM		
BRANT WOOD, SENIOR MANAGER	SNOHOMISH PUD WATER	3301 OLD HARTFORD RD.	LAKE STEVENS	WA	98258	BEWOOD@SNOPUD.COM		

EXHIBIT 9-E

AFFIDAVIT OF POSTING
NOTICE OF APPLICATION

STATE OF WASHINGTON) 13207 &13221 191st Avenue S.E.

Project location

Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002

COUNTY OF SNOHOMISH) File Number and Application Name

I, Christina LaVelle being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 20th day of July, 2015, that I posted (2) **Notice of Application for the** Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002 located **at 13207 & 13221 191st Avenue S.E..** at Monroe City Hall and the Monroe Library at the following addresses:

806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272
Location of notice

Signed

Subscribed and sworn to me this 21st day of July, 2015

NOTARY SEAL

VICKI L. THAYER
COMMISSION EXPIRES
NOTARY
PUBLIC
5-09-16
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2016

COMMUNITY DEVELOPMENT

NOTICE OF LAND USE PUBLIC HEARING

Project Name: Skyview Ridge Preliminary Plat & Planned Residential Development

File Number: PLPRD2015-03

Description: The applicant is requesting to develop approximately 11.45 acres or 498,703 square feet into a two phased development totaling 42 single family residential lots. Phase 1 will consist of 36 single family homes on approximately 8.96 acres and phase 2 will consist of 6 lots on approximately 2.49 acres. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities has been reviewed against the applicable sections of the Monroe Municipal Code. The site is zoned R-4 (Residential 4 Dwellings per Acre).

Location: The project is located within the northeast quarter of Section 36, Township 28 north, Range 6 east W.M. on tax parcel numbers 28063600100500, 28063600101000 and 28063600100200. The site addresses are 13207 & 13221 191st Avenue SE, Monroe WA.

Applicant: Hansen Homes at Skyview Ridge, LLC, PO Box 2289, Snohomish, WA. 98291

Contact: Ry McDuffy, Orca Land Surveying, 3605 Colby Avenue, Everett, WA. 98201

Date of Application: May 20, 2105 **Date of Notice of Complete Application:** July 8, 2015

Approvals Required: Preliminary Plat and Preliminary Planned Residential Development, SEPA Determination, Site Civil, Final Plat and Final Planned Residential Development, Forest Practices and Building Permits.

Application Process: A preliminary plat and preliminary planned residential development is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 21.20.050(F). It requires a public hearing and decision before the Hearing Examiner.

Studies Required: Traffic Study, Drainage Report, Critical Areas Study

Date of Notice of Application (NOA): July 21, 2015

Date of Notice of Determination of Non-significance (SEPA): February 16, 2016

Notice of Public Hearing: **Thursday, March 31, 2016 at 10:00a.m** by the Hearing Examiner in the Council Chambers at City Hall, 806 West Main Street, Monroe WA.

Staff Contact: Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov

Posted/Mailed: March 15, 2016 **Published: March 15, 2016**

HOW TO USE THIS NOTICE

TO LEARN MORE ABOUT A PROJECT:

- Contact the City's Permit Supervisor, Kim Shaw at 360.863.4532 or the planner assigned to the project.
- Review the project file at the City's Permit Center, 806 West Main Street, Monroe, WA 98272 or on the City's website @ www.monrewa.gov/skyview.
- Hours: 8 a.m. - 5 p.m. M-F, Closed Holidays

TO COMMENT ON A PROJECT:

- Comments on a project scheduled for a hearing before the Hearing Examiner may be made by submitting them to the Permit Center prior to the open record hearing or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of the public hearing. The Hearing Examiner is required to issue a recommendation on this project pursuant to MMC 21.50.030 (D). The Hearing Examiner's recommendation shall be forwarded to the City Council within 14 days of the recommendation being issued.
- City of Monroe only publishes the land use applications that are required by the Monroe Municipal Code. Persons will receive notice of all decisions on which they have submitted written comments, regardless of whether or not they are published.
- You may become a party of record for a project by: 1) submitting original written comments and request to become a party of record to the City Planning Division prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign-up register at the hearing.

HOW TO REACH US:

The Permit Center for the City of Monroe Community Development Department is located in City Hall at 806 West Main Street, Monroe WA 98272. For information about the project or to view the project file, contact Permit Supervisor, Kim Shaw, at 360.863.4532 or kshaw@monroewa.gov

Accommodations for people with disabilities will be provided upon request. Please contact City Hall at (360) 794-7400 and allow one-week advance notice

MONROE MONITOR & VALLEY NEWS

125 E. Main, Ste. 202 Monroe, WA 98272
(P) 360.794.7116 (F) 360.794.6202

AFFIDAVIT OF PUBLICATION

State of Washington, Snohomish County

I, The undersigned, under penalty of perjury, do hereby declare…

I am a representative of the Monroe Monitor & Valley News (the 'Newspaper') whose regular job duties include the authorization to execute Affidavits of Publication on behalf of the Newspaper;

The Newspaper was adjudicated to be qualified to publish legal notices in the above county by Court Order;

On the below dates, the Newspaper published a legal notice, a copy of which is attached hereto, in relation to the file known as:

City of Monroe
PLPRD2015-03

On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 03/15/16

Signature _____ Date 3/16/16

Subscribed and sworn to me this day 3/16/2016

Notary Public: Jody Vinson

JODY VINSON
COMMISSION EXPIRES
NOTARY PUBLIC
03-20-2019
STATE OF WASHINGTON

COMMUNITY DEVELOPMENT NOTICE OF LAND USE PUBLIC HEARING Project Name: Skyview Ridge Preliminary Plat & Planned Residential Development File Number: PLPRD2015-03 Description: The applicant is requesting to develop approximately 11.45 acres or 498,703 square feet into a two phased development totaling 42 single family residential lots. Phase 1 will consist of 36 single family homes on approximately 8.96 acres and phase 2 will consist of 6 lots on approximately 2.49 acres. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities has been reviewed against the applicable sections of the Monroe Municipal Code. The site is zoned R-4 (Residential 4 Dwellings per Acre). Location: The project is located within the northeast quarter of Section 36, Township 28 north, Range 6 east W.M. on tax parcel numbers 28063600100500, 28063600101000 and 28063600100200. The site addresses are 13207 & 13221 191st Avenue SE, Monroe WA. Applicant: Hansen Homes at Skyview Ridge, LLC, PO Box 2289, Snohomish, WA. 98291 Contact: Ry McDuffy, Orca Land Surveying, 3605 Colby Avenue, Everett, WA. 98201 Date of Application: May 20, 2105 Date of Notice of Complete Application: July 8, 2015 Approvals Required: Preliminary Plat and Preliminary Planned Residential Development, SEPA Determination, Site Civil, Final Plat and Final Planned Residential Development, Forest Practices and Building Permits. Application Process: A preliminary plat and preliminary planned residential development is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 21.20.050(F). It requires a public hearing and decision before the Hearing Examiner. Studies Required: Traffic Study, Drainage Report, Critical Areas Study Date of Notice of Application (NOA): July 21, 2015 Date of Notice of Determination of Non-significance (SEPA): February 16, 2016 Notice of Public Hearing: Thursday, March 31, 2016 at 10:00a.m by the Hearing Examiner in the Council Chambers at City Hall, 806 West Main Street, Monroe WA. Staff Contact: Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov Posted/Mailed: March 15, 2016 Published: March 15, 2016 HOW TO USE THIS NOTICE TO LEARN MORE ABOUT A PROJECT: •Contact the City's Permit Supervisor, Kim Shaw at 360.863.4532 or the planner assigned to the project. •Review the project file at the City's Permit Center, 806 West Main Street, Monroe, WA 98272 or on the City's website @ www.monrewa.gov/skyview. •Hours: 8 a.m. - 5 p.m. M-F, Closed Holidays TO COMMENT ON A PROJECT: •Comments on a project scheduled for a hearing before the Hearing Examiner may be made by submitting them to the Permit Center prior to the open record hearing or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of the public hearing. The Hearing Examiner is required to issue a recommendation on this project pursuant to MMC 21.50.030 (D). The Hearing Examiner's recommendation shall be forwarded to the City Council within 14 days of the recommendation being issued. •City of Monroe only publishes the land use applications that are required by the Monroe Municipal Code. Persons will receive notice of all decisions on which they have submitted written comments, regardless of whether or not they are published. •You may become a party of record for a project by: 1) submitting original written comments and request to become a party of record to the City Planning Division prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign-up register at the hearing. HOW TO REACH US: The Permit Center for the City of Monroe Community Development Department is located in City Hall at 806 West Main Street, Monroe WA 98272. For information about the project or to view the project file, contact Permit Supervisor, Kim Shaw, at 360.863.4532 or kshaw@monroewa.gov Accommodations for people with disabilities will be provided upon request. Please contact City Hall at (360) 794-7400 and allow one-week advance notice

AFFIDAVIT OF MAILING
NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON) 13207 &13221 191st Avenue S.E.
Address

COUNTY OF SNOHOMISH) Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002
Application Name and File

I, **Christina LaVelle,** being first duly sworn on oath depose and say that on the **11th day of March, 2016,** made application with Click 2 Mail to mail on **March 12th , 2016**, a copy with prepaid postage of the **Notice of Land Use Public Hearing for the Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002 located at 13207 & 13221 191st Avenue S.E..** Attached is a list of names and addresses to whom this information was mailed and confirmation of the order.

Signed

Subscribed and sworn to me this 15th day March 2016

NOTARY SEAL

VICKI L. THAYER
COMMISSION EXPIRES
NOTARY
PUBLIC
5-09-16
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2016

NOTICE OF LAND USE PUBLIC HEARING

Project Name: Skyview Ridge Preliminary Plat & Planned Residential Development
File Number: PLPRD2015-03
Description: The applicant is requesting to develop approximately 11.45 acres or 498,703 square feet into a two phased development totaling 42 single family residential lots. Phase 1 will consist of 36 single family homes on approximately 8.96 acres and phase 2 will consist of 6 lots on approximately 2.49 acres. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities has been reviewed against the applicable sections of the Monroe Municipal Code. The site is zoned R-4 (Residential 4 Dwellings per Acre).
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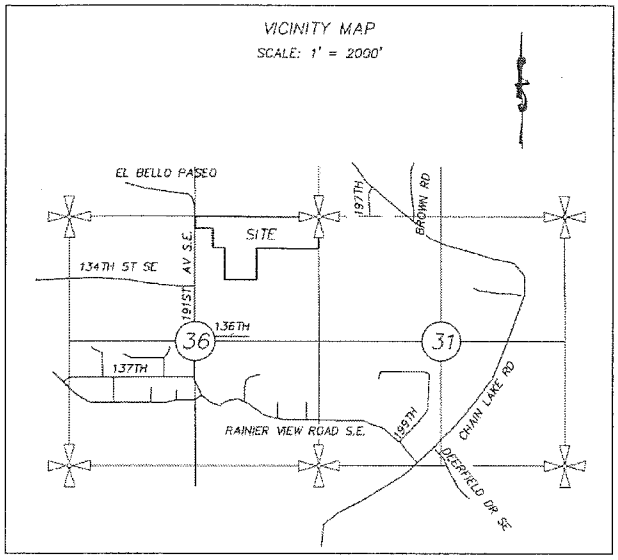
Posted/Mailed: March 15, 2016 **Published: March 15, 2016**



VICINITY MAP
SKYVIEW RIDGE PLAT/PRD
13207 & 13221 191st Ave. S.E

OWNERNA	OWNERLIN	OWNERCIT	OWNERST/	OWNERZIP
ANDERSON	40502 POR	DAVENPOF	WA	99122
BALLINGER	PO BOX 1	MONROE	WA	98272
CAVNER BE	13508 191	MONROE	WA	98272
CTI TOWER	38 POND S	FRANKLIN	MA	2038
DAVIS LON	23918 150	MONROE	WA	98272-9606
FEE BRAND	19025 EL B	MONROE	WA	98272-9170
GILFILEN B	18918 EL B	MONROE	WA	98272-9401
HOLTER JE	13405 191	MONROE	WA	98272-7729
JACKSON R	13328 191	MONROE	WA	98272
JOHNSON I	13018 CHA	MONROE	WA	98272
KRACHE TA	18930 EL B	MONROE	WA	98272-9401
MALONE C	13221 191	MONROE	WA	98272
MATTERN (	13325 191	MONROE	WA	98272-7729
MAY RAND	19019 EL B	MONROE	WA	98272-9170
MONROE C	806 W MA	MONROE	WA	98272
NOEL MAR	19010 EL B	MONROE	WA	98272-9170
RAD DEVEL	16531 13T	LYNNWOO	WA	98037-8500
SHOOTING	18811 134	MONROE	WA	98272
SMITH ME(	19017 EL B	MONROE	WA	98272-9170
SWANSON	13311 191	MONROE	WA	98272
TROMBLEY	13224 191	MONROE	WA	98272
VALENZUE	116 MAPLE	SNOHOMIS	WA	98290-2937
VATTER TR	18925 EL B	MONROE	WA	98272

Click 2 Mail

Invoice #101077266

Order Date: March 11, 2016

Account: CityofMonroe

Order Total: $21.42

Billing Address

Finance Department
City of Monroe
806 W Main St
Monroe WA 98272-2125
United States
T: 3608634533

Payment Method

User Credit

Complete In progress Attention

Job ID: 415273 *Requested Fulfillment Date: 3/12/2016*

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 5 x 8 - SpaceSaver Format Product SKU: PC41-P *Product Type: Postcard 5 X 8* *Paper Type: White Matte* *Print Color: Full Color* *Print Options: Printing Both Sides* *Mail Class: First Class* *Production Time: Next Day* *Base Document Name: Skyview Ridgew Notice Of Public Hearing* *Job Address List Name: Skyview PH Mailing* Production Cost for 23 Pieces:$11.27 First Class Automation Letter Postage for 22 Pieces: $9.66 First Class Unsorted Letter Postage for 1 Pieces: $0.49		23	$21.42	
			Order Sub Total:	$21.42
			Invoice Subtotal:	$21.42
			Total Invoice:	$21.42

Ask a Question

Reviews

AFFIDAVIT OF POSTING ON SITE
NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON) 13207 &13221 191st Avenue S.E.
Address

COUNTY OF SNOHOMISH) Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002
Application File and Name

I, Jamie Woolworth (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **15th** day of **March , 2016**, I posted (1) **Notice of Land Use Public Hearing for the Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002 located at 13207 &13221 191st Avenue S.E.** on site; and on the correct date of posting of said notice, to wit:

13207 &13221 191st Avenue S.E.
Location of Notice

Jamie Woolworth
Signed

Subscribed and sworn to me this 15th day of March , 2016

NOTARY SEAL

VICKI L. THAYER
COMMISSION EXPIRES
NOTARY
PUBLIC
5-09-16
STATE OF WASHINGTON

Vicki L Thayer
NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2016

AFFIDAVIT OF EMAILING
NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON)

Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002
Application Name & File #

Richard Hanson, Hanson Homes
Applicant

COUNTY OF SNOHOMISH)

I, Christina LaVelle, being first duly sworn on oath depose and say that on the 15th day of March , 2016 , I emailed the **Notice of Land Use Public Hearing for the** Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002 located **at 13207 & 13221 191st Avenue S.E..** Attached is a list of names of the agencies and email addresses to whom this information was emailed.

Signed

Subscribed and sworn to me this 15th day March 2016

NOTARY SEAL

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/16

VICKI L. THAYER
COMMISSION EXPIRES
NOTARY
PUBLIC
5-09-16
STATE OF WASHINGTON

COMMUNITY DEVELOPMENT

NOTICE OF LAND USE PUBLIC HEARING

Project Name: Skyview Ridge Preliminary Plat & Planned Residential Development

File Number: PLPRD2015-03

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Staff Contact: Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov

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Accommodations for people with disabilities will be provided upon request. Please contact City Hall at (360) 794-7400 and allow one-week advance notice

Christina LaVelle

From: Christina LaVelle
Sent: Tuesday, March 15, 2016 11:06 AM
To: 'separegister@ecy.wa.gov'; 'Philip Spirito'; 'lanthony@sno-isle.org'; 'justin.fontes@ftr.com'; 'rfreedma@wm.com'; 'WSmith3@republicservices.com'; 'Ryan, Faye'; 'david.matulich@pse.com'; 'Warrick, John'; 'crenderlein@snopud.com'; 'kate.tourtellot@commtrans.org'; 'Neilwheeler@comcast.net'; 'Eileen.lefebvre@providence.org'; 'nwalker@valleygeneral.org'; Ralph Yingling; 'gretchen.kaehler@dahp.wa.gov'; 'sharon.swan@snoco.org'; 'Diane.Rolph@co.snohomish.wa.us'; 'equestions@shd.snohomish.wa.gov'; 'Clarissa.barrett@snoco.org'; Mike Fitzgerald eMail; 'Maria.Schmidt@snoco.org'; 'K.KERWIN@Snoco.org'; 'stevev@pscleanair.org'; 'SEPA@pscleanair.org'; 'marsha.engle@psp.wa.gov'; 'imiller@psrc.org'; 'eip@parks.wa.gov'; 'sposner@utc.wa.gov'; 'kmclain@agr.wa.gov'; 'ike.nwanko@commerce.wa.gov'; 'anthony.boscolo@commerce.wa.gov'; 'reviewteam@commerce.wa.gov'; 'Robert.Zeigler@dfw.wa.gov'; 'SEPADESK@DFW.WA.GOV'; 'efheinitz@doc1.wa.gov'; 'marksoltman@doh.wa.gov'; 'Kelly.Cooper@doh.wa.gov'; 'Terri.Sinclair-Olson@dshs.wa.gov'; 'timmerc@wsdot.wa.gov'; 'sepacenter@dnr.wa.gov'; 'ramin.pazooki@wsdot.wa.gov'; 'randy.kline@parks.wa.gov'; 'Somers.elaine@Epamail.epa.gov'; 'epa-seattle@epa.gov'; 'erin.l.legge@usace.army.mil'; 'Jennifer.coleson@wa.usda.gov'; 'kate.hawe@noaa.gov'; 'Stan.Allison@faa.gov'; 'mark.eberlein@fema.dhs.gov'; 'jjoseph@sauk-suiattle.com'; 'njoseph@sauk-suiattle.com'; 'kjoseph@sauk-suiattle.com'; 'ryoung@tulaliptribes-nsn.gov'; 'kfinley@tulaliptribes-nsn.gov'; 'pstevenson@stillaguamish.com'; 'sposner@utc.wa.gov'; 'richard.wagner@bnsf.com'; 'newstips@heraldnet.com'; 'mmuscari@esassoc.com'; 'kristin@futurewise.org'; 'info@PPTValley.org'; 'Tom.Laufmann@sno.wednet.edu'; 'lpelly@tu.org'; 'rooseveltwater@frontier.com'; 'STAFF@HIGHLANDWATERDISTRICT.COM'; 'BEWOOD@SNOPUD.COM'
Cc: Kim Shaw; Kristi Kyle
Subject: Notice of Public Hearing for Skyview Ridge Preliminary Plat and PRD
Attachments: NOPH Skyview Ridge.pdf

Good Morning Public Agencies and Interested Parties,

Notice is Hereby Given that the **CITY OF MONROE COMMUNITY DEVELOPMENT DEPARTMENT** has a Public Hearing scheduled for **Thursday, March 31, 2016 at 10:00 a.m**. with the Hearing Examiner in the Council Chambers at City Hall, 806 West Main Street, Monroe, Washington. The Public Hearing is for the **Skyview View Ridge Preliminary Plat and Planned Residential Development**, local file # PLPRD2015-03, located within the northeast quarter of Section 36, Township 28 north, Range 6 east W.M. on tax parcel numbers 28063600100500, 28063600101000 and 28063600100200. The site address(s) are 13207 & 13221 191st Avenue SE, Monroe WA.

Description: The applicant is requesting to develop approximately 11.45 acres or 498,703 square feet into a two phased development totaling 42 single family residential lots. Phase 1 will consist of 36 single family homes on approximately 8.96 acres and phase 2 will consist of 6 lots on approximately 2.49 acres. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities has been reviewed against the applicable sections of the Monroe Municipal Code. The site is zoned R-4 (Residential 4 Dwellings per Acre).

Applicant: Hansen Homes at Skyview Ridge, LLC, PO Box 2289, Snohomish, WA. 98291

Contact: Ry McDuffy, Orca Land Surveying, 3605 Colby Avenue, Everett, WA. 98201

Staff Contact : Kristi Kyle, Senior Planner at 360.863.4513 or at kkyle@monroewa.gov

If you have any general questions in regards to the above information, please contact me and I will be happy to help.

Thank you,

Tina

Tina Lavelle
Planning Technician
PH 360.863.4533
Email clavelle@monroewa.gov
www.monroewa.gov

AFFIDAVIT OF POSTING
NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON) **13207 &13221 191st Avenue S.E.**

Project location

Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002

COUNTY OF SNOHOMISH) File Number and Application Name

I, **Christina LaVelle** being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **15th** day of **March, 2016,** that I posted (2) **Notice of Land Use Public Hearing for the Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002 located at 13207 & 13221 191st Avenue S.E..** at Monroe City Hall and the Monroe Library at the following addresses:

806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272
Location of notice

Signed

Subscribed and sworn to me this 15th day of March, 2016

NOTARY SEAL

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2016

VICKI L. THAYER
COMMISSION EXPIRES
NOTARY
PUBLIC
5-09-16
STATE OF WASHINGTON

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office 3190 160th SE Bellevue, Washington 98008-5452 (425) 649-7000

August 7, 2015

Kim Shaw
City of Monroe Community Development
806 West Main Street
Monroe, WA 98272

RE: Ecology Review of Skyview Ridge Planned Residential Development
Project File # 15-PRPL-0002

Dear Ms. Shaw:

The Washington State Department of Ecology (Ecology) has reviewed information on the proposed Skyview Ridge planned residential development (PRD) project. As the Ecology Wetland Specialist responsible for Snohomish County, I wish to have the following comments entered into the record. The project submittal provided to Ecology included a notice of land use application, preliminary plat map, SEPA environmental checklist, a project narrative by Land Resolutions, LLC, and a critical area study by Wetland Resources, Inc.

This 11.45-acre property consists of three parcels (28063600100500, 28063600101000, and 28063600100200). This property is located at 13207 and 13221 191st Avenue SE in Monroe, Washington. The proposed action involves subdividing the property into 42 single-family residential lots. This will also involve construction of roads, utility lines, storm water facilities, and associated structures.

The critical area study indicates there is a Category III wetland (Wetland A) located in the center of the site. According to City of Monroe municipal code (Chapter 20.05.080(D), Category III wetlands require 75-foot buffers. The proposed action would cause 4,963 square feet of buffer encroachment to Wetland A. This will be mitigated at a 2:1 replacement ratio by setting aside 9,945 square feet of additional buffer area in a critical area tract, which exceeds the buffer averaging requirements in City of Monroe municipal code (Chapter 20.05.080(G). However, the immediately adjacent Eaglemont PRD (Project File # 15-PLPR-001) will also encroach 609 square feet into the Wetland A buffer, but this is not mitigated by this development.

If the site design changes and direct impacts occur to Wetland A, then Ecology would regulate this as a water of the state subject to the applicable requirements of state law (see RCW 90.48

and WAC 173.201A) and Section 401 of the Clean Water Act (33 USC §1341) and 40 CFR Section 121.2. The applicant shall obtain all necessary state and federal authorizations for wetland impacts prior to beginning any ground disturbing activities or vegetation removal.

If you have any questions or would like to discuss my comments, please give me a call at (425) 649-7199 or send an email to Doug.Gresham@ecy.wa.gov.

Sincerely,

Doug Gresham, PWS
Wetland Specialist
Shorelands and Environmental Assistance Program

DEG:awp

e-cc: Paul Anderson, Ecology

SNOHOMISH COUNTY PUD PUBLIC UTILITY DISTRICT NO. 1

Providing quality water, power and service at a competitive price that our customers

August 10, 2015

RECEIVED
JUL 14 2015
CITY OF MONROE

David Osaki
City of Monroe
806 West Main Street
Monroe, WA 98272

Dear Mr. Osaki:

Reference Number: 15 PLPR 0002 Skyview Ridge

District DR Number: 15-124

The District presently has sufficient electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Any removal or relocation of District facilities necessitated by this project shall be at the expense of the project developer. Please include any utility work in all applicable permits.

Cost of any work, new or to upgrade, existing facilities that are required to connect this proposed development to the District electric system shall be in accordance with the applicable District policies. The District policy requires the developer to provide a 10-foot easement and an 8-foot clearance between any building/structures and transformers/switch cabinets upon its property for underground electrical facilities that must be installed to serve the proposed development. We recommend contact with the District prior to design of the proposed project.

For information about specific electric service requirements, please call the District's Plat Development Team at (425)783-4350.

Sincerely,

Mark A. Oens
Senior Manager
Planning, Engineering, & Technical Services

1802 – 75th Street S.W. • Everett, WA • 98203 / *Mailing Address:* P.O. Box 1107 • Everett, WA • 98206-1107
425-783-4300 • Toll-free in Western Washington at 1-877-783-1000, ext. 4300 • www.snopud.com

RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: ROW Department
1660 Park Lane
Burlington, WA 98233

PUGET SOUND ENERGY

CONSENT FOR USE OF
PUGET SOUND ENERGY, INC.
TRANSMISSION LINE RIGHT-OF-WAY

REFERENCE #: **496103**
GRANTOR: **PUGET SOUND ENERGY, INC.**
GRANTEE: **HANSON HOMES AT SKY VIEW RIDGE, LLC**
SHORT LEGAL: **NE QTR NE QTR SEC 36 TWN 28N RGE 6E**
ASSESSOR'S PROPERTY TAX PARCEL: **28063600100500; 28063600101000; 28063600100200**

This Agreement is made between **Puget Sound Energy, Inc.**, "PSE" herein, and **Hanson Homes at Sky View Ridge, LLC**, "Owner/Company" herein:

PSE owns an easement to operate and maintain one or more transmission lines within its right-of-way in the Northeast quarter of the Northeast quarter of Section 36, Township 28 North, Range 6 E.W.M. The location and extent of PSE's easement rights, "Easement Area" herein, are more specifically described in document recorded under Auditor's File Number 496103.

The Owner/Company desires the consent of PSE to utilize portions of the Easement Area for the following described uses:

A. Install road crossings, including sidewalks, residential utilities, and storm water facilities under the plat name of Sky View Ridge. All pipe crossings are to be of non-metallic materials. Easement Area reference is to read "PSE TRANSMISSION EASEMENT AFN 496103 RESERVED FOR FUTURE USE." The road alignment of 132nd Place Southeast may cause greater than standard lengths between poles possibly necessitating future purchase of additional right-of-way.
B. Parks, open space and landscaping. No metallic objects are to be permanently placed in the Easement Area. The landscaping plan received December 21, 2015 and dated May 2, 2015 is not approved for tree placement within the Easement Area.
C. No lighting plan was presented or approved. Street lighting and signals will be subject to change or removal at the time of the installation of transmission facilities.

As shown on the plans "Preliminary Plat and Planned Residential Development for SKY VIEW RIDGE," dated 2/10/2016. A copy is on file at Puget Sound Energy with file number RW-094556.

As between the parties, it is mutually agreed that the Owner/Company may utilize the Easement Area for the above described uses, subject to the following terms and conditions:

1. If such use of the Easement Area should at any time become a hazard to the presently installed electrical facilities of PSE, or electrical facilities added or constructed in the future, or should such use interfere with the construction, operation, inspection, maintenance or repair of the same or with PSE's access along such Easement Area, the Owner/Company will be required to correct such hazard or interference, at Owner/Company's expense.

Consent of Use 11/1998
RW-094556

2. No filling and/or grading within said easements shall be accomplished in such manner as to reduce vertical distance between the ground surface and PSE's wires or jeopardize the lateral support of any of PSE's poles or anchors after installed. No excavation will be permitted within fifty (50) feet of said poles or anchors. Owner/Company must pay for any and all costs related to changing the vertical line clearances in any way as a result of their uses after installed.

3. A minimum clearance of twenty (20) feet from all power lines must be observed in any activities related to such uses, including the operation of equipment.

4. At no time shall the Easement Area be used for the storage of flammable or volatile material or the placement of any buildings or any other structures, including, but not limited to, the following: Decks, patios, and out buildings of any kind or nature.

5. At no time shall PSE's access to transmission line structures along the Easement Area be permanently blocked off or unduly restricted. Fences constructed within the Easement Area shall be wood, have removable sections and/or gates to facilitate vehicular access at any and all times. Landscaping must not interfere with such access. Any construction within the said Easement Area must be consistent with the above-mentioned restrictions.

6. Transmission and distribution lines have been or will be constructed, operated, and maintained within the Easement Area. Said facilities may require tree and brush cutting within and adjacent to the easement right-of-way. PSE retains the right to cut, remove and dispose of any and all brush, trees, and other vegetation in the Easement Area. PSE shall also have the right to control, on a continuing basis and by any prudent and reasonable means, the establishment and growth of brush, trees and other vegetation upon the Easement Area which, in the opinion of PSE, interfere with the exercise of PSE rights or create a hazard to PSE's systems.

7. PSE shall have the right to cut, trim, remove and dispose of any trees located on the Property outside the Easement Area, which could, in PSE's sole judgment, interfere with or create a hazard to PSE's systems. PSE shall, prior to the exercise of such rights, identify such trees and make a reasonable effort to give Owner/Company prior notice that such trees will be cut, trimmed, removed or disposed of (except that PSE shall have no obligation to identify such trees or give Owner/Company such prior notice when trees are cut, trimmed, removed or otherwise disposed of in response to emergency conditions). Owner/Company shall be entitled to no compensation for trees cut, trimmed, removed or disposed of except for the actual market value of merchantable timber (if any) cut and removed from the Property by PSE.

8. All shrubs and trees to be situated in the Easement Area must be of a low growing variety which normally do not exceed fifteen (15) feet in height at maturity.

9. The Owner/Company releases PSE and will assume all risk of loss, damage or injury, which may result from such use of the Easement Area, except the portion of such loss, damage or injury caused by or resulting from the negligence of PSE or PSE's agents or employees. Any damage to PSE's facilities caused by or resulting from such use of the Easement Area may be repaired by PSE and the actual cost of such repair shall be charged against and paid by the Owner/Company. The Owner/Company further agrees to defend, indemnify and hold harmless PSE, its agents and employees from all loss, damage or injury to any person whomsoever to the extent such loss, damage or injury results from the use of the Easement Area by the Owner/Company, their servants, agents, employees and contractors.

10. PSE does not own the land within the Easement Area. If you are not the Owner of such lands, you must acquire rights for such use from the landowner.

11. The Owner/Company must notify PSE's Electric First Response Engineer's at **888-321-7779** at least 48 hours prior to the commencement of any and all construction activities related to such uses and to coordinate the installation of protective barriers around power poles after installed.

12. The terms and conditions herein contained shall be binding upon the parties hereto, their respective successors and assigns.

Consent of Use 11/1998
RW-094556

Approved:

PUGET SOUND ENERGY, INC.

By: _____
Supervisor Real Estate

Date: 3/9/16

Agreed to and Accepted:

_____

By: RICHARD D. HANSON MEMBER

Date: 3-09-16

STATE OF WASHINGTON)
) ss.
COUNTY OF)

On this 9 day of March, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Richard Hanson to me known to be the Member of **Hanson Homes at Sky View Ridge, LLC**, who executed the foregoing instrument, and acknowledged to me that he/she is authorized to sign on behalf of the Company and that he/she signed and sealed the said instrument as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

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

TRACY A. SWANLUND
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 19, 2016

(Signature of Notary)
Tracy Swanlund
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State of Washington,
residing at Monroe
My Appointment Expires: 11-19-16

Notary seal, text and all notations must not be placed within 1" margins

STATE OF WASHINGTON)
) SS
COUNTY OF Skagit)

On this 9th day of March, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Darby Broyles, to me known to be the person who signed as **Supervisor Real Estate** for **Puget Sound Energy** and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Real Estate Supervisor of said Puget Sound Energy.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

FAYE L. RYAN
COMMISSION EXPIRES
NOTARY PUBLIC
04-30-18
STATE OF WASHINGTON

(Signature of Notary)
Faye L. Ryan
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State of Washington,
residing at Alamwood
My Appointment Expires: 4/30/18

Notary seal, text and all notations must not be placed within 1" margins

Consent of Use 11/1998
RW-094556

Kristi Kyle

From: Ryan, Faye <faye.ryan@pse.com>
Sent: Wednesday, March 09, 2016 12:47 PM
To: 'Rick Hanson'
Cc: Kristi Kyle; Ry Mcduffy; Asah, RaeLynn
Subject: RE: Skyview Ridge
Attachments: consent for use executed.pdf

All,
I have attached a copy of the executed Consent for Use.

Kristi – By what date does this have to be recorded to place the Auditor's File Number on the face of the plat per the note regarding PSE's easement? Here it is updated:
The Puget Sound Energy easement corridor, of which AFN 496103 is a part, is reserved for future to meet regional power demands. Improvements made in this corridor with this development may not be compatible with high voltage transmission when it is installed. When electric facilities are installed, certain uses and or improvements of the Easement Area will be subject to the existing easements and local, state, and federal regulations that govern the safe and reliable operation of regional transmission facilities or uses which in the opinion of PSE interferes with or endangers the operation of said facilities. Remedies may involve, but are not limited to, removal of trees and vegetation, metal objects/structures, and any other structures or objects that may interfere with or impede the construction of said transmission and its safe and reliable operation. PSE's Consent for Use was executed by the Owner/Developer on March 9, 2016 and recorded under Snohomish County Auditor's File No. _____.

Rick,
Thank you for your cooperation in acknowledging PSE's real property rights for this valuable corridor. I look forward to facilitating the review of your next project that includes use of our transmission easement. As was mentioned at the meeting with the City, sooner is better than later.

Faye Ryan, SR/WA
Senior Real Estate Representative
Northern Region

Puget Sound Energy
Right-of-Way Department
1660 Park Lane
Burlington, WA 98233

Easement ?s http://pse.com/accountsandservices/YourProperty/Documents/6105_NCC_Brochure.pdf

faye.ryan@pse.com
360-766-5455 (ofc)
360-628-2864 (cell)

From: Rick Hanson [mailto:2011hansonhomes@gmail.com]
Sent: Tuesday, March 08, 2016 12:24 PM
To: Ryan, Faye
Cc: Kristi Kyle; Ry Mcduffy; Asah, RaeLynn
Subject: Re: Skyview Ridge

Kristi,

Faye will have the form filled out and signed by her boss shortly, and I am meeting her later today in Marysville at 4 pm to sign it. I think we are still on schedule to get the PSE consent form to you by the end of the day today.
Thanks
Rick

Sent from my iPhone

On Mar 8, 2016, at 11:09 AM, Ryan, Faye <faye.ryan@pse.com> wrote:

> Working on it.
>
> Faye Ryan, SR/WA
> Senior Real Estate Representative
> Northern Region
>
> Puget Sound Energy
> Right-of-Way Department
> 1660 Park Lane
> Burlington, WA 98233
>
> *Easement*
> *?s http://pse.com/accountsandservices/YourProperty/Documents/6105_NCC_Brochure.pdf*
>
> faye.ryan@pse.com
> 360-766-5455 (ofc)
> 360-628-2864 (cell)
>
> ---
>
> **From:** Kristi Kyle [mailto:KKyle@monroewa.gov]
> **Sent:** Tuesday, March 08, 2016 11:04 AM
> **To:** Ry Mcduffy; Ryan, Faye
> **Cc:** Rick Hanson (2011hansonhomes@gmail.com); Asah, RaeLynn
> **Subject:** RE: Skyview Ridge
>
> Can I please get an update on the status of the consent form for this project?
>
> ---
>
> **From:** Ry Mcduffy [mailto:ry@orcalsi.com]
> **Sent:** Monday, March 07, 2016 5:03 PM
> **To:** Ryan, Faye (faye.ryan@pse.com)
> **Cc:** Rick Hanson (2011hansonhomes@gmail.com); Kristi Kyle
> **Subject:** Skyview Ridge
>
> Ms. Ryan
>
> Attached is the lasted drawing PDF of Skyview Ridge Dated 2-10-16.
>
> We still need language or forms that we discussed this morning for client to review
>
> Please let me know if you need anything else.
>
> Thanks

Ry McDuffy

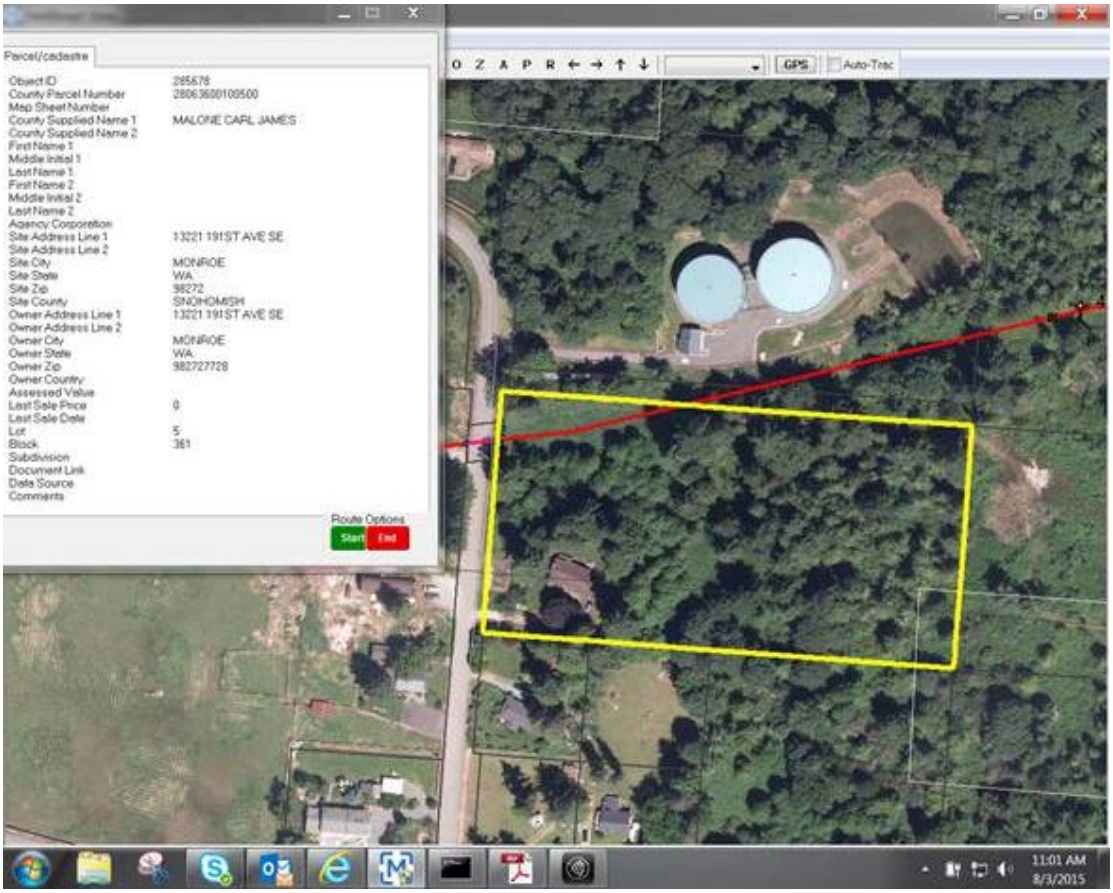
<image001.jpg>
ry@orcalsi.com

I am using the Free version of SPAMfighter.
SPAMfighter has removed 5411 of my spam emails to date.

Do you have a slow PC? Try a free scan!

From: Gustaves, Clay
To: David Osaki; Tarter, Randy C
Cc: Kim Shaw; Olson, Dan O; Christina LaVelle
Subject: RE: Notice of Land Use Application for local file # 15-PRPL-0002
Date: Monday, August 03, 2015 11:04:37 AM
Attachments: 2015 Developers Handbook.pdf

Thanks David. Yes we have a 60ft easement there, 20ft north and 40ft south of the pipeline. Attached is our Developers' Handbook which includes our development restrictions.



From: David Osaki [mailto:DOsaki@monroewa.gov]
Sent: Friday, July 31, 2015 10:12 AM
To: Gustaves, Clay <Clay.Gustaves@Williams.com>; Tarter, Randy C <Randy.C.Tarter@Williams.com>
Cc: Kim Shaw <KShaw@monroewa.gov>; Olson, Dan O <Dan.O.Olson@Williams.com>; Christina LaVelle <CLaVelle@monroewa.gov>
Subject: RE: Notice of Land Use Application for local file # 15-PRPL-0002

Regarding the proposed plat of Skyview Ridge, maybe the attached document will be more helpful.

North of the proposed preliminary plat, but then also intersecting the proposed plat itself where it meets with 191st Avenue SE, is a Pacific NW Pipeline Corp. easement.

Should you require additional information, please let us know.

Thank you.

From: David Osaki
Sent: Thursday, July 30, 2015 4:15 PM
To: 'Gustaves, Clay'; Christina LaVelle; Tarter, Randy C
Cc: Kim Shaw; Olson, Dan O
Subject: RE: Notice of Land Use Application for local file # 15-PRPL-0002

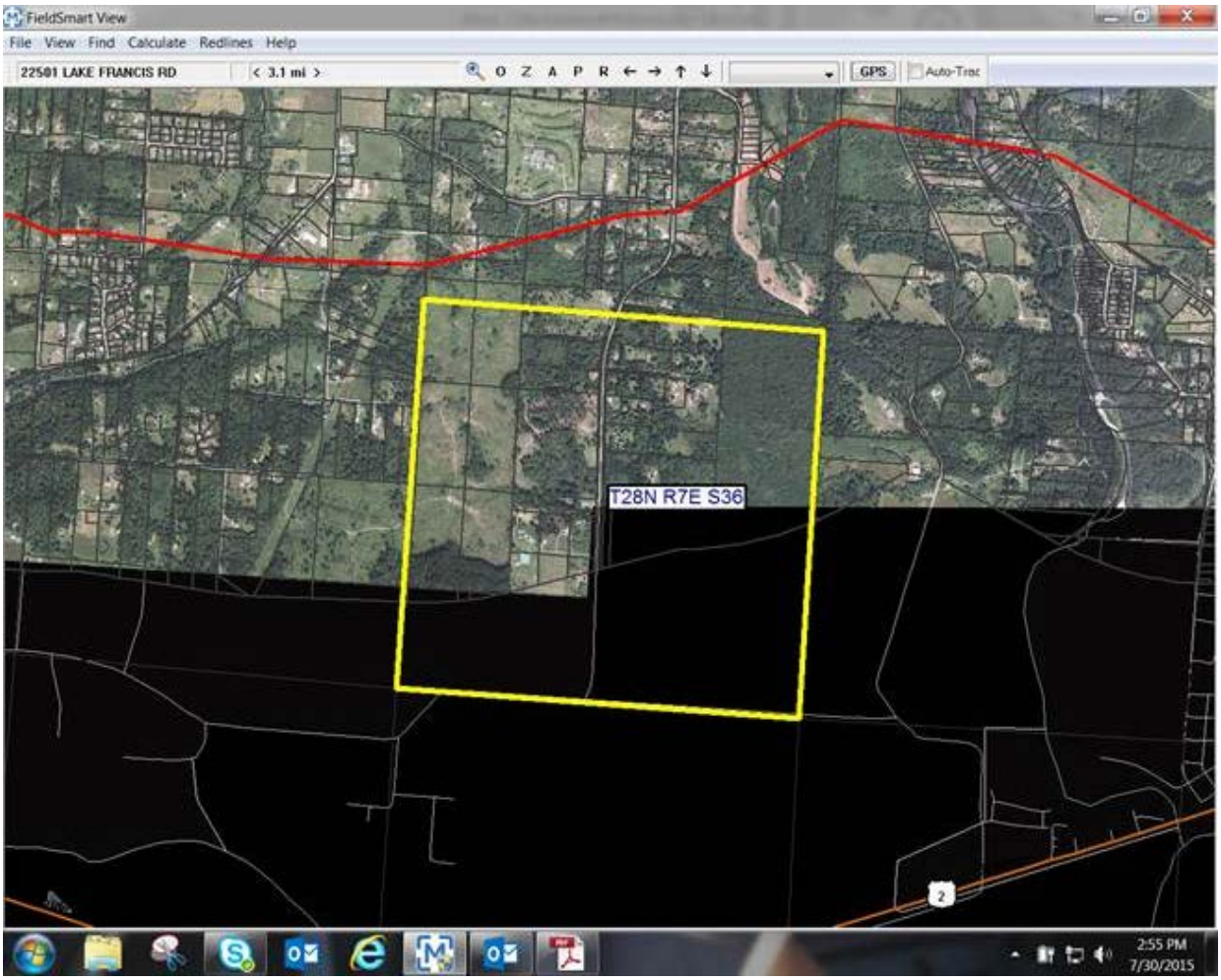
Thank you.

We are going to get you a more specific vicinity map tomorrow. I think that will be more helpful.

Thanks.

From: Gustaves, Clay [mailto:Clay.Gustaves@Williams.com]
Sent: Thursday, July 30, 2015 3:00 PM
To: Christina LaVelle; Tarter, Randy C
Cc: Kim Shaw; David Osaki; Olson, Dan O
Subject: RE: Notice of Land Use Application for local file # 15-PRPL-0002

According to the vicinity map the subdivision is over 400 feet from our pipeline. See attached.



From: Christina LaVelle [mailto:CLaVelle@monroewa.gov]
Sent: Wednesday, July 29, 2015 10:37 AM
To: Tarter, Randy C; Gustaves, Clay
Cc: Kim Shaw; David Osaki
Subject: Notice of Land Use Application for local file # 15-PRPL-0002

Good Afternoon,

Attached please find a Notice of Application, Vicinity Map, and Environmental Checklist for the Sky View Ridge Preliminary Subdivision and Planned Residential Development (PRD) (file #: 15-PRPL-0002). The project site is located 13207 & 13221 191st Ave S.E. Monroe, WA, 98272. The lead contact for this project is David Osaki, Community Development Director, and he may be contacted by phone at (360) 863- 4544 or via email at dosaki@monroewa.gov.

You are being sent this correspondence to review and comment given there is Pacific NW Corporation easement that runs through a portion of the proposed preliminary plat which the applicant has proposed as right-of-way (and likely utilities in the right-of-way) and useable open space (which means it may have play equipment and/or benches). Also a portion of the easement runs through certain proposed lots and a landscape buffer).

If you have any questions, please feel free to contact me and I will be happy to assist you.

Thank You,
Tina

Tina Lavelle
Planning Technician
PH 360.863.4533
Email clavelle@monroewa.gov
www.monroewa.gov

From: Bob Jackson
To: Kim Shaw
Subject: Eaglemont and Skyview Ridge comments
Date: Monday, July 27, 2015 8:57:48 PM

Hello,
I noticed the sign postings for development application on properties adjacent to 191st Ave SE. Developments named Skyview Ridge and Eaglemont.

I live on 191st in the impacted area and have several comments and questions.

1) Is it required that the zoning be changed from the existing R4 to Residential 2-5 dwellings per acre? Why cant lots be divided within the current zoning and density?
2) Addition of this many homes to this area will be a substantial change from the existing density. Does the city have plans, or will the city require the developer to address egress routes to 191st Ave SE?
3) It should be noted that ALL access to homes along Ranier View Road, Trombly Hill development, homes on or adjacent to 191st Ave SE and El Bello Paseo have egress only through the intersection of Rainer View Road and Chain Lake Road.
4) The combined total for these developments is apparently 160 building lots. This will place a substantial burden on the existing road infrastructure. In the past, Ranier View Road has been closed due to emergency response which resulting in complete blockage of the above stated communities.
5) Does the city have plans to re-open the lower portion of 191st (close to Walmart) to provide auxiliary egress?
6) Does the city have plans, or will the city require the developer to install sewer, gas and utility service the full length of 191st Ave SE?

Sincerely,
Robert Jackson
Property owner
13328 191st Ave SE
Monroe, WA 98272
(425) 481-9466 mobile

EXHIBIT 11-F

City of Monroe,

August 4, 2015

I'm a property owner on 191st Ave SE, Monroe, Wa.

I have concerns about the safety and traffic impact the Eaglemont Divisions IV-VIII and Skyview Ridge subdivisions are going to have on the area.

My concerns stem from an incident a number of years ago when there was a fire in one of the first houses on Rainer View off of Chain Lake Road. The fire department blocked the road not allowing residents to enter or leave the subdivision until the fire was controlled. At that time the Fire Marshall had stated there should not be additional development until an alternative exit was established for the homes on Rainer View, 191st Ave, and the Trombley Hill development.

With the new Eaglemont and Skyview Ridge developments there will be 150+ homes added to the area that is still only served by a single access point.

I recently talked with the city about my concerns and I was told there would be an access road exiting on Chain Lake Rd near the Brown Rd. The gentlemen told me it wouldn't be convenient for me to use that access. As I see it, the people living in the Eaglemont Subdivision wouldn't find it convenient either, if they were headed towards Monroe. Shortly after I had that conversation with the city official, signs were posted at the entrance off Chain Lake Rd saying “no outlet” and another at the entrance to Eaglemont I, II, and III saying “Dead End”. Which increases my concern that this problem is not being addressed.

I also ask this same official about the second access that has been unfinished since the Rainier View development was completed, the one recommended by the Fire Marshall. I was told it was incomplete because the builder went bankrupt.

My concern remains, that if something should occur on Rainier View between Chain Lake and 191st (or in the new development), it is going to inconvenience a lot of families, should we need the fire department or an aide car.

Maybe a solution would be to reopen 191st all the way down the hill to join with either Galaxy Way or with N Kelsey Street at the roundabout.

Betty Cavner
13508 191st Ave SE
Monroe, Wa 98272
360-794-7240

MONROE
WASHINGTON

DETERMINATION OF NON-SIGNIFICANCE (DNS)

LOCAL FILE NUMBER: SEPA 2015-07

NAME OF PROPOSAL: Skyview Ridge Preliminary Plat and Preliminary Planned Residential Development (PRD).

DESCRIPTION OF PROPOSAL: The applicant is requesting to develop approximately 11.45 acres or 498,703 square feet into a two phased development totaling 42 single family residential lots. Phase 1 will consist of 36 single family homes on approximately 8.96 acres and phase 2 will consist of 6 lots on approximately 2.49 acres. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications etc.) has been reviewed against the applicable sections of the Monroe Municipal Code. The site is zoned R-4 (Residential 4 Dwellings Per Acre). An Environmental determination is required.

LOCATION OF PROPOSAL: The project is located within the northeast quarter of Section 36, Township 28 north, Range 6 east W.M. on tax parcel numbers 28063600100500, 28063600101000 and 28063600100200. The site address(s) are 13207 & 13221 191st Avenue SE, Monroe WA.

PROPONENT:
Hanson Homes at Skyview Ridge LLC
PO BOX 2289
Snohomish, WA 98291

LEAD AGENCY: City of Monroe

THRESHOLD DETERMINATION:
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. The information is also available for view online at www.monroewa.gov/skyview.

This Determination of Non-significance is issued after using the DNS process in WAC 197-11-340 (2); there is a comment period and an appeal period on the DNS.

( ) There is no comment period for the DNS.

(X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days.

Date of Determination: **February 16, 2016**

Date of Issuance: **February 16, 2016**

Comments must be submitted by: **March 1, 2016**

Appeals must be submitted by: **March 8, 2016**

Responsible Official:

David Osaki, AICP
Community Development Director
806 West Main Street
Monroe, WA 98272
360-863-4544
Dosaki@monroewa.gov

Signature: _____ 2/16/16

Appeals:
Appeals to the above Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (**5:00 p.m., March 8, 2016**). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

EXHIBIT 12-A

RECEIVED
FEB 22 2016
FOR PROCESSING

MONROE MONITOR & VALLEY NEWS
125 E. Main, Ste. 202 Monroe, WA 98272
(P) 360.794.7116 (F) 360.794.6202

AFFIDAVIT OF PUBLICATION

State of Washington, Snohomish County

I, The undersigned, under penalty of perjury, do hereby declare...

I am a representative of the Monroe Monitor & Valley News (the 'Newspaper') whose regular job duties include the authorization to execute Affidavits of Publication on behalf of the Newspaper;

The Newspaper was adjudicated to be qualified to publish legal notices in the above county by Court Order;

On the below dates, the Newspaper published a legal notice, a copy of which is attached hereto, in relation to the file known as:

City of Monroe
Skyview Ridge Preliminary Plat & PRD

On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 02/16/16

Signature _____ Date 2/17/16

Subscribed and sworn to me this day 2/17/2016

Notary Public: Jody Vinson

JODY VINSON
COMMISSION EXPIRES
NOTARY PUBLIC
03-20-2019
STATE OF WASHINGTON

CITY OF MONROE DETER. .ATION OF NON-SIGNIFICANCE (DNS) NAM. .F PROPOSAL: Skyview Ridge Preliminary Plat & PRD. DESCRIPTION OF PROPOSAL: The applicant seeks to subdivide two parcels totaling 11.45 acres into 42 lots for single family homes. An Environmental determination is required. LOCATION OF PROPOSAL: The site is located at 13207 & 13221 191st Avenue SE. The tax parcel numbers are 28063600100500, 28063600101000 and 28063600100200. PROPONENT: Hanson Homes at Skyview Ridge, LLC, PO BOX 2289, Snohomish, WA 98291 LEAD AGENCY: City of Monroe. THRESHOLD DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal. This information is available to the public for review upon request at the Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. The information is also available for view online at monroewa.gov/skyview. This Determination of Non-significance is issued after using the DNS process in WAC 197-11-340 (2); there is a comment period and an appeal period on the DNS. ( ) There is no comment period for the DNS. (X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days. Date of Determination: February 16, 2016. Date of Issuance: February 16, 2016. Comments must be submitted by: March 1, 2016 Appeals must be submitted by: March 8, 2016. Responsible Official: David Osaki, AICP, Community Development Director, 806 West Main Street, Monroe, WA 98272, 360-863-4544, dosaki@monroewa.gov. Appeals: Appeals to the above Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (5:00 p.m., March 8, 2016). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

AFFIDAVIT OF MAILING
NOTICE OF CITY OF MONROE DETERMINATION OF NON-SIGNIFICANCE

STATE OF WASHINGTON) 13207 &13221 191st Avenue S.E.
Address

COUNTY OF SNOHOMISH) SEPA DETERMINATION- SEPA 2015-07
Application Name and File

I, Christina LaVelle, being first duly sworn on oath depose and say that on the 12th day of February, 2016, made application with Click 2 Mail to mail on **February 13, 2016,** a copy with prepaid postage of the **Notice of the City of Monroe Determination of Non-Significance SEPA determination for the Skyview Preliminary Plat & PRD located at 13207 & 13221 191st Avenue S.E..** Attached is a list of names and addresses to whom this information was mailed and confirmation of the order.

Signed

Subscribed and sworn to me this 12th day February 2016

NOTARY SEAL

VICKI L. THAYER
COMMISSION EXPIRES
NOTARY
PUBLIC
5-09-16
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2016

OWNERNA	OWNERLIN	OWNERCIT	OWNERST/	OWNERZIP
ANDERSON	40502 POR	DAVENPOF	WA	99122
BALLINGER	PO BOX 1	MONROE	WA	98272
CAVNER BE	13508 191	MONROE	WA	98272
CTI TOWER	38 POND S	FRANKLIN	MA	2038
DAVIS LON	23918 150	MONROE	WA	98272-9606
FEE BRAND	19025 EL B	MONROE	WA	98272-9170
GILFILEN B	18918 EL B	MONROE	WA	98272-9401
HOLTER JE	13405 191	MONROE	WA	98272-7729
JACKSON R	13328 191	MONROE	WA	98272
JOHNSON I	13018 CHA	MONROE	WA	98272
KRACHE TA	18930 EL B	MONROE	WA	98272-9401
MALONE C	13221 191	MONROE	WA	98272
MATTERN	13325 191	MONROE	WA	98272-7729
MAY RAND	19019 EL B	MONROE	WA	98272-9170
MONROE C	806 W MA	MONROE	WA	98272
NOEL MAR	19010 EL B	MONROE	WA	98272-9170
RAD DEVEL	16531 13T	LYNNWOO	WA	98037-8500
SHOOTING	18811 134	MONROE	WA	98272
SMITH ME	19017 EL B	MONROE	WA	98272-9170
SWANSON	13311 191	MONROE	WA	98272
TROMBLEY	13224 191	MONROE	WA	98272
VALENZUE	116 MAPLE	SNOHOMIS	WA	98290-2937
VATTER TR	18925 EL B	MONROE	WA	98272

Click 2 Mail

Invoice #101056395

Order Date: February 12, 2016

Account: CityofMonroe

Order Total: $21.42

Billing Address

Finance Department
City of Monroe
806 W Main St
Monroe WA 98272-2125
United States
T: 3608634533

Payment Method

User Credit

Complete In progress Attention

Job ID: 393243 *Requested Fulfillment Date: 2/13/2016*

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 5 x 8 - SpaceSaver Format Product SKU: PC41-P *Product Type: Postcard 5 X 8* *Paper Type: White Matte* *Print Color: Full Color* *Print Options: Printing Both Sides* *Mail Class: First Class* *Production Time: Next Day* *Base Document Name: SEPA Postcard Template* *Job Address List Name: Skyview DNS Mailing* Production Cost for 23 Pieces:$11.27 First Class Automation Letter Postage for 22 Pieces: $9.66 First Class Unsorted Letter Postage for 1 Pieces: $0.49		23	$21.42	
			Order Sub Total:	$21.42
			Invoice Subtotal:	$21.42
			Total Invoice:	$21.42

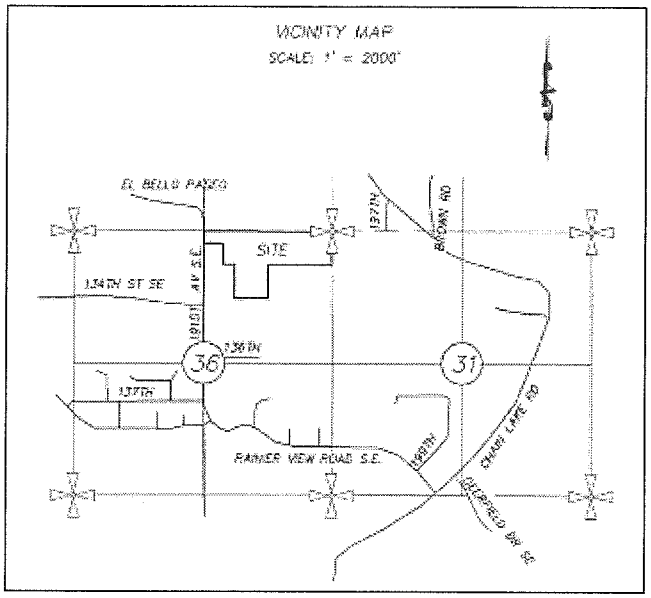
Ask a Question

Reviews

CITY OF MONROE DETERMINATION OF NON-SIGNIFICANCE (DNS)

DETERMINATION OF NON-SIGNIFICANCE (DNS)

LOCAL FILE NUMBER: SEPA 2015-07. **NAME OF PROPOSAL:** Skyview Ridge Preliminary Plat and Preliminary Planned Residential Development (PRD). **DESCRIPTION OF PROPOSAL**: The applicant is requesting to develop approximately 11.45 acres or 498,703 square feet into a two phased development totaling 42 single family residential lots. Phase 1 will consist of 36 single family homes on approximately 8.96 acres and phase 2 will consist of 6 lots on approximately 2.49 acres. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications etc.) has been reviewed against the applicable sections of the Monroe Municipal Code. The site is zoned R-4 (Residential 4 Dwellings Per Acre). An Environmental determination is required. **LOCATION OF PROPOSAL:** The project is located within the northeast quarter of Section 36, Township 28 north, Range 6 east W.M. on tax parcel numbers 28063600100500, 28063600101000 and 28063600100200. The site address(s) are 13207 & 13221 191st Avenue SE, Monroe WA. **PROPONENT**: Hanson Homes at Skyview Ridge LLC, PO BOX 2289. Snohomish, WA 98291. **LEAD AGENCY**: City of Monroe. **THRESHOLD DETERMINATION**: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. The information is also available for view online at www.monroewa.gov/skyview. This Determination of Non-significance is issued after using the DNS process in WAC 197-11-340 (2); there is a comment period and an appeal period on the DNS.( ) There is no comment period for the DNS.(X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days. **Date of Determination: February 16, 2016. Date of Issuance: February 16, 2016. Comments must be submitted by: March 1, 2016. Appeals must be submitted by: March 8, 2016. Responsible Official:** David Osaki, AICP, Community Development Director, 806 West Main Street, Monroe, WA 98272, 360-863-4544, Dosaki@monroewa.gov. **Appeals:** Appeals to the above Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (5:00 p.m., March 8, 2016). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.



VICINITY MAP
SKYVIEW RIDGE
13207 & 13221 191st Ave. S.E

AFFIDAVIT OF POSTING ON SITE NOTICE OF CITY OF MONROE DETERMINATION OF NON-SIGNIFICANCE

STATE OF WASHINGTON) 13207 &13221 191st Avenue S.E.
Address

COUNTY OF SNOHOMISH) SEPA Determination- SEPA 2015-07
Application File and Name

I, **Christina LaVelle** (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **16th** day of **February, 2016**, I posted (1) **Notice of City of Monroe Determination of Non- Significance (DNS) for the Skyview Preliminary Plat and PRD located at 13207 &13221 191st Avenue S.E.** on site; and on the correct date of posting of said notice, to wit:

13207 &13221 191st Avenue S.E.
Location of Notice

Signed

Subscribed and sworn to me this 18th day of March, 2016

NOTARY SEAL

VICKI L. THAYER
COMMISSION EXPIRES
NOTARY
PUBLIC
5-09-16
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County
Printed Name: Vicki Thayer

My commission expires: 5/9/2016

AFFIDAVIT OF EMAILING NOTICE OF CITY OF MONROE DETERMINATION OF NON-SIGNIFICANCE

STATE OF WASHINGTON) SEPA DETERMINATION- SEPA 2015-07
Application Name & File #

Richard Hanson, Hanson Homes
COUNTY OF SNOHOMISH) Applicant

I, Christina LaVelle, being first duly sworn on oath depose and say that on the 16th day of February, 2016 , I emailed the **Notice of City of Monroe Determination of Non-Significance for the Skyview Ridge Preliminary Plat & PRD at 13207 & 13221 191st Avenue S.E..** Attached is a list of names of the agencies and email addresses to whom this information was emailed.

Signed

Subscribed and sworn to me this 18th day February 2016

NOTARY SEAL

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2016

VICKI L. THAYER
COMMISSION EXPIRES
NOTARY
PUBLIC
5-09-16
STATE OF WASHINGTON

Christina LaVelle

From: Christina LaVelle
Sent: Tuesday, February 16, 2016 10:28 AM
To: 'separegister@ecy.wa.gov'; 'Philip Spirito'; 'lanthony@sno-isle.org'; 'justin.fontes@ftr.com'; 'rfreedma@wm.com'; 'WSmith3@republicservices.com'; 'Ryan, Faye'; 'david.matulich@pse.com'; 'Warrick, John'; 'crenderlein@snopud.com'; 'kate.tourtellot@commtrans.org'; 'Neilwheeler@comcast.net'; 'Eileen.lefebvre@providence.org'; 'nwalker@valleygeneral.org'; Ralph Yingling; 'gretchen.kaehler@dahp.wa.gov'; 'sharon.swan@snoco.org'; 'Diane.Rolph@co.snohomish.wa.us'; 'equestions@shd.snohomish.wa.gov'; 'Clarissa.barrett@snoco.org'; Mike Fitzgerald eMail; 'Maria.Schmidt@snoco.org'; 'K.KERWIN@Snoco.org'; 'stevev@pscleanair.org'; 'SEPA@pscleanair.org'; 'marsha.engle@psp.wa.gov'; 'imiller@psrc.org'; 'eip@parks.wa.gov'; 'sposner@utc.wa.gov'; 'kmclain@agr.wa.gov'; 'ike.nwanko@commerce.wa.gov'; 'anthony.boscolo@commerce.wa.gov'; 'reviewteam@commerce.wa.gov'; 'Robert.Zeigler@dfw.wa.gov'; 'SEPADESK@DFW.WA.GOV'; 'efheinitz@doc1.wa.gov'; 'marksoltman@doh.wa.gov'; 'Kelly.Cooper@doh.wa.gov'; 'Terri.Sinclair-Olson@dshs.wa.gov'; 'timmerc@wsdot.wa.gov'; 'sepacenter@dnr.wa.gov'; 'ramin.pazooki@wsdot.wa.gov'; 'randy.kline@parks.wa.gov'; 'Somers.elaine@Epamail.epa.gov'; 'epa-seattle@epa.gov'; 'erin.l.legge@usace.army.mil'; 'Jennifer.coleson@wa.usda.gov'; 'kate.hawe@noaa.gov'; 'Stan.Allison@faa.gov'; 'mark.eberlein@fema.dhs.gov'; 'jjoseph@sauk-suiattle.com'; 'njoseph@sauk-suiattle.com'; 'kjoseph@sauk-suiattle.com'; 'ryoung@tulaliptribes-nsn.gov'; 'kfinley@tulaliptribes-nsn.gov'; 'pstevenson@stillaguamish.com'; 'sposner@utc.wa.gov'; 'richard.wagner@bnsf.com'; 'newstips@heraldnet.com'; 'mmuscari@esassoc.com'; 'kristin@futurewise.org'; 'info@PPTValley.org'; 'Tom.Laufmann@sno.wednet.edu'; 'lpelly@tu.org'; 'rooseveltwater@frontier.com'; 'STAFF@HIGHLANDWATERDISTRICT.COM'; 'BEWOOD@SNOPUD.COM'
Cc: Kim Shaw; Kristi Kyle; Melissa Place
Subject: Notice of Determination of Non- Significance for City of Monroe File # SEPA 2015-07
Attachments: DNS.pdf; Sky View Ridge Environmental Checklist.pdf; Vicinity map.pdf

Good Morning Public Agencies and Interested Parties,

Notice is Hereby Given that the **CITY OF MONROE COMMUNITY DEVELOPMENT DEPARTMENT** has issued a Determination of Non-significance (DNS) for Skyview Ridge Preliminary Plat and Preliminary Planned Residential Development, local file # SEPA 2015-07, located within the northeast quarter of Section 36, Township 28 north, Range 6 east W.M. on tax parcel numbers 28063600100500, 28063600101000 and 28063600100200. The site address(s) are 13207 & 13221 191st Avenue SE, Monroe WA.

Description of Proposal: The applicant is requesting to develop approximately 11.45 acres or 498,703 square feet into a two phased development totaling 42 single family residential lots. Phase 1 will consist of 36 single family homes on approximately 8.96 acres and phase 2 will consist of 6 lots on approximately 2.49 acres. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications etc.) has been reviewed against the applicable sections of the Monroe Municipal Code. The site is zoned R-4 (Residential 4 Dwellings Per Acre). An Environmental determination is required.

Project Proponent: Hanson Homes at Skyview Ridge LLC, PO BOX 2289, Snohomish, WA 98291

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required

under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. The information is also available for view online at www.monroewa.gov/skyview.

Date of Issuance: Tuesday, February 16, 2016; Date Published: Tuesday, February 16, 2016

Contact: David Osaki, Director of Community Development, 360-863-4544 or dosaki@monroewa.gov.

SEPA Comments Due: This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the issue date above. Comments must be submitted by **March 1, 2016,** to the responsible official at the address listed on the DNS.

Appeal Period: This DNS may be appealed only when such appeal is combined with the appeal of the underlying action pursuant to SCC 30.73.100. The appeal must be filed by **March 8, 2016.**

Christina LaVelle
Planning Permitting Technician
Community Development Department
806 West Main
Monroe, WA 98272
(360) 863-4533

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

AFFIDAVIT OF POSTING NOTICE OF CITY OF MONROE DETERMINATION OF NON-SIGNIFICANCE

STATE OF WASHINGTON) **13207 &13221 191st Avenue S.E.**

Project location

SEPA Determination- SEPA 2015-07

COUNTY OF SNOHOMISH) File Number and Application Name

I, Christina LaVelle being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **16th** day of **February, 2016**, that I posted (2) **Notice of City of Monroe Determination of Non- Significance (DNS) for the Skyview Preliminary Plat and PRD located at 13207 &13221 191st Avenue S.E.** at Monroe City Hall and the Monroe Library at the following addresses:

806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272
Location of notice

Signed

Subscribed and sworn to me this 18th day of February, 2016

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
COMMISSION EXPIRES 5-09-16
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2016

Exhibit 11-G

SHOCKEY
PLANNING GROUP, Inc.

Land Use
Environmental Analysis
Permitting
Public Policy

2716 Colby Avenue
Everett, WA 98201

p: 425.258.9308
f: 425.259.4448

www.shockeyplanning.com

Celebrating over 33 years of excellence!

March 25, 2016

City of Monroe
Attn: Kristi Kyle
806 West Main St.
Monroe, WA 98272

Re: Sky View Ridge
15-PLPR-0002

On behalf of Susan and Lonnie Davis and the Johnson family, we submit the following comments regarding the proposed Plat of Sky View Ridge for the record. Mrs. Davis is the niece of Richard Johnson and daughter of Reuben Johnson, owner of record of the property abutting the proposed plat to the north (Tax Account Nos. 280625-004-007-00 and 280625-004-010-00. The Davis' also own the adjacent parcel No 280730-003-006-00. I have reviewed the Staff Report on this proposal.

The Davis' and Johnson's have no objection to the plat, per se, but do have concerns over future access to their properties and its future development. Specifically, they believe that 194th Street as shown on the February 10, 2016 submittal to the City should extend through proposed Lot 16 to allow the street's continuation through a future development on the Johnson and Davis properties. The current design with Lot 16 as shown would seem to violate MMC 17.16.030 A.2. (Streets shall conform to the city's street standards and continue to boundaries of the subdivision.")

Second, you will note on the submittal a narrow strip of land on the Johnson property which extends easterly from 191st Ave. SE between the Sky View Ridge property and the City-owned water tower property. They believe this was intended to combine with a 30 foot easement on the Sky View Ridge property (parcel # 280636-001-005-00) to provide the Johnson property with an access from 191st Ave SE. The current plat configuration with the proposed 132nd Place SE placement would essentially prevent a road connection for the Johnson/Davis property from 191st Ave. SE.

El Paseo Rd. is not an alternative because of existing abutting lots which isolate the Johnson/Davis property. Access from Chain Lake Road between 197th Ave SE and 130th PL SE presents a challenge because of the distance from any major intersection, as well as concerns with slope. Not providing secondary access through the Sky View Ridge development to the Johnson property could mean that 197th Ave SE would be the sole access. This prohibits future

development of this property to its highest and best use, with a long cul-de-sac that may not meet the subdivision code requirements for block length.

We ask that the City prepare an exhibit for the Examiner that shows the plats of Sky View Ridge and Eaglemont so that a clear picture of the developing road network is depicted and future road alignments can be estimated for the Davis property. The concern is that avoiding access via Lot 16 of Sky View Ridge and access along proposed 132nd Place SE will create poor design on the Johnson/Davis site in the future, not in keeping with the City's road standards.

The Johnsons and Davis' know that their property is not yet within the Monroe city limits. They are however inside the RUTA, which means that someday they will be inside the Urban Growth Area, which in turn will qualify them for annexation. When their property is developed to urban densities, they are concerned that the street network will not have been coordinated to provide good arterial and local access. This is the intent of MMC 17.16.030 A.1. As currently proposed, we cannot agree with Finding 12 or Conclusion 5 of the Staff Report.

We understand that the City is of the opinion that road alignments need only be planned for areas within the existing UGA. That opinion is incorrect. The intent of designated RUTAs is to ensure that long range infrastructure is coordinated in advance of urban density development within the RUTA and UGA.

We would be willing to discuss these design issues with the City and applicant at any time; however, we request that the Examiner impose conditions that assures proper planning for the area and reasonable access for my client's property.

Sincerely,

SHOCKEY PLANNING GROUP

Reid H. Shockey, AICP
President

Exhibit 11-H

Kristi Kyle

From: Tamara Krache <tkrache@gmail.com>
Sent: Monday, March 28, 2016 1:57 PM
To: Kristi Kyle
Subject: Skyview Ridge Public Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon!

I am emailing regarding the proposed neighborhood, Skyview Ridge.

I live on El Bello Paseo (18930), right next to this proposed neighborhood, and this last week, squatters moved in to the house at 19010 El Bello Paseo. We have tried working with the Sheriff to have the squatters removed but they are unable to do so until the bank which manages the property, Nationstar Mortgage (888-811-5279 or reo.services@xome.com), contacts the Sheriff and directs them to remove the squatters. We are contacting Nationstar daily to encourage them to cut off the power (the squatters were able to have the power connected through PUD) but they have no running water as all the pipes were stolen while it was vacant. They have, however, been digging up the water meter on site and the one across the street at the entrance to the new proposed development.

I am telling you all of this because, I wanted to give you a heads up that a handful of the neighbors from the El Bello Paseo neighborhood will be attending Thursdays meeting to inform Hansen Homes/the city of the situation and be asking for help in addressing this situation. I thought it best that you know if advance so you aren't caught off guard.

The Sheriff did point out that it is no accident that the squatters chose a house that is literally bordering the Monroe city limits. I am hoping there is a little wiggle room when a house is located on the street that is the city limit and you are able to help advise us on how to move forward on getting these people out as it has greatly disrupted the safety of our neighborhood.

Thank you so much for your time,

Tamara Krache
tkrache@gmail.com

GENERAL NOTES

ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MONROE'S RECREATION/SPACE REQUIREMENTS.

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.

ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.

ALL STONES LARGER THAN 1.5' DIAMETER SHALL BE REMOVED FROM FROM THE GROWING MEDIUM.

TOPSOIL SHALL BE PLACED AT A MINIMUM COMPACTED DEPTH OF 4" IN ALL LAWN AND BED AREAS. COMPACT ALL LAWN AREAS WITH A WATER FILLER LANDSCAPE ROLLER. FINISH GRADE IS TO BE FLUSH WITH TOP OF CURBS, SIDEWALKS AND HARD SURFACES.

TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.

ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK, COMPOSITION MULCHED ARE NOT AN ACCEPTABLE ALTERNATIVE.

TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.

BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.

ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.

LAWN AREAS ARE TO BE HYDROSEEDED WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

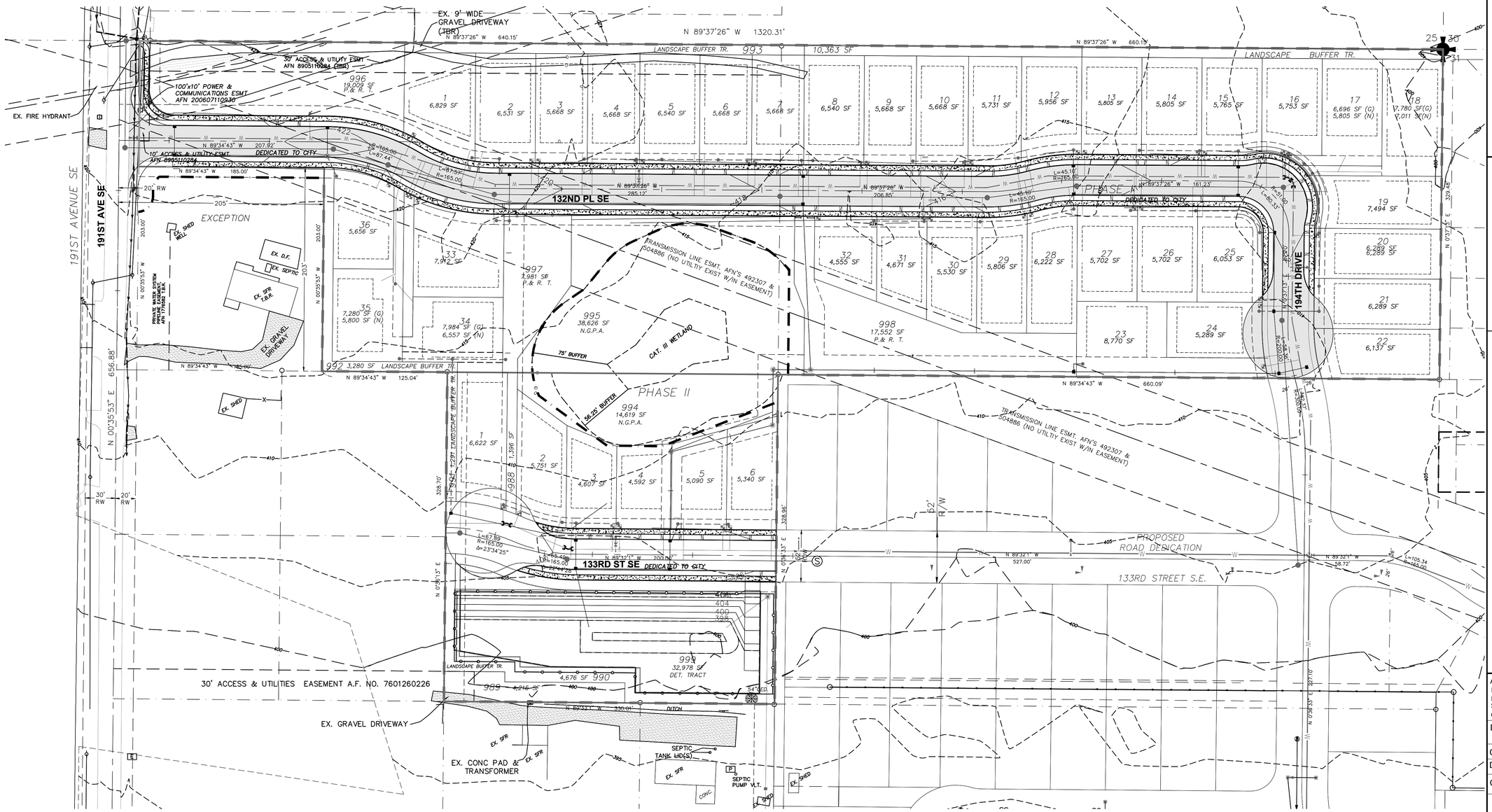
IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

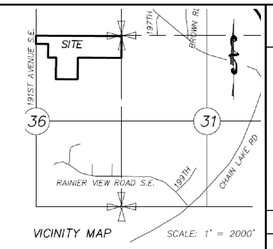
THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.

DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A MANNER SO AS TO PROVIDE A 3' CLEAR SPACE AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.





VICINITY MAP SCALE: 1" = 2000'

DATE	REVISION	BY
10-9-15	1 SITE PLAN CHANGES	KL
12-18-15	2 CITY COMMENTS	KL
2-1-16	3 CITY COMMENTS	KL
3-21-16	4 SITE PLAN CHANGES	KL

ORIGIN DESIGN GROUP
ORIGINDG@GMAIL.COM
425.346.1905

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
Krystal Lowe
KRYSTAL LOWE
LICENCE NO. 1206
EXPIRES ON FEB 27 2017

SKY VIEW RIDGE
PRELIMINARY LANDSCAPE PLAN

APPLICANT:
HANSON HOMES
P.O. BOX 2289
SNOHOMISH, WA 98291
CONTACT: RICK HANSON

DATE: MAY 2, 2015

ODG JOB NO.: 15-077

DRAWN BY: KL

CHECKED BY: KL

COVER SHEET & GENERAL NOTES

SHEET L-1 OF 11

IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.

LANDSCAPE PLANTING SCHEDULE

TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	30	Cercidiphyllum japonicum 'Red Fox' / RED FOX KATSURA	2" CAL.	B&B, 35' O.C. OR AS SHOWN BRANCHED @ 8' HT.
	*	Amelanchier grandiflora 'Cole's Select' / SERVICE BERRY OR Acer circinatum / VINE MAPLE OR Cornus kousa/ KOUSA DOGWOOD	1 ¾" CAL.	B&B, 20' O.C.
	3	Malus tschonoskii / TSCHONOSKII CRABAPPLE	1 ¾" CAL.	B&B, 20' O.C.
	*	Pyrus calleryana 'Capital' / CAPITAL PEAR	2" CAL.	B&B, 35' O.C. OR AS SHOWN BRANCHED @ 8' HT.
	*	Cham. nootka. 'Pendula' / WEEPING ALASKAN CEDAR	6' MIN. HT.	B&B, SPACING AS SHOWN
	*	Thuja plicata 'Hogan' / HOGAN CEDAR	6' MIN. HT.	B&B, 15' O.C.
	30	Thuja occidentalis 'Smaragd' / EMERALD GREEN ARBORVITAE	6' MIN. HT.	B&B, 15' O.C.

SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	*	Arbutus unedo 'Compacta' / COMPACT STRAWBERRY BUSH	2 GAL. MIN.	CON. GRWN, 5' O.C.
	*	Cornus sericea / RED-OSIER DOGWOOD	2 GAL. MIN.	CON. GRWN, 5' O.C.
	*	Euonymus japonica aureo-varigata / VARIEGATED EUONYMUS	2 GAL. MIN.	CON. GRWN. 4' O.C.
	*	Pieris japonica 'Forest Flame' / FOREST FLAME LILY OF THE VALLEY	2 GAL. MIN.	CON. GRWN, 4' O.C.
	*	Lonicera pileata / PRIVET HONEYSUCKLE	2 GAL. MIN.	CON. GRWN, 3' O.C.
	*	Nandina d. 'Gulf Stream' / DWARF HEAVENLY BAMBOO	2 GAL. MIN.	CON. GRWN, 3' O.C.
	*	Physocarpus opulifolius 'Diablo' / DIABLO NINE BARK	2 GAL. MIN.	CON. GRWN. 5' O.C.
	*	Prunus laurocerasus 'Otto Luyken'/ OTTO LUYKEN LAUREL	2 GAL. MIN.	CON. GRWN. 3' O.C.
	*	Symphoricarpos albus / COMMON SNOWBERRY	2 GAL. MIN.	CON. GRWN. 5' O.C.
	*	Ribes sanguineum / RED-FLOWERING CURRANT	2 GAL. MIN.	CON. GRWN. 5' O.C.
	*	Potentilla F. 'Abbotswood' / ABBOTSWOOD CINQUEFOIL	2 GAL. MIN.	CON. GRWN. 5' O.C.
	16	Juniperus scopulorum 'Wichita Blue' / WICHITA BLUE JUNIPER	2 GAL. MIN.	CON. GRWN. 5' O.C.

GROUNDCOVER

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	*	Mahonia aquifolium / OREGON GRAPE	4" POTS	CON. GRWN, 24" O.C.
	*	Rubus calycinoides 'Emerald Carpet' / PROSTRATE SALMON BERRY	4" POTS	CON. GRWN, 24" O.C.
	*	HYDROSEED LAWN		

* LANDSCAPE CONTRACTOR TO DETERMINE QUANTITY NEEDED BASED ON EXISTING VEGETATION.

NOTE: 10' TYPE II PERIMETER LANDSCAPE BUFFER

EXISTING VEGETATION TO REMAIN WHEN POSSIBLE AND SHALL TAKE PRECEDENCE OF PROPOSED PLANTS ON THE PLANTING PLAN. TREES AND SHRUBS PROPOSED FOR PRESERVATION SHALL BE FLAGGED PRIOR TO FIELD INSPECTION. IF GAPS EXIST OR EXISTING VEGETATION IS INSUFFICIENT IN CREATING A 10 FOOT TYPE II FILTERED LANDSCAPE SCREEN, SUPPLEMENTAL PLANTINGS AS SHOWN ON THE PLAN SHALL BE PROVIDED.

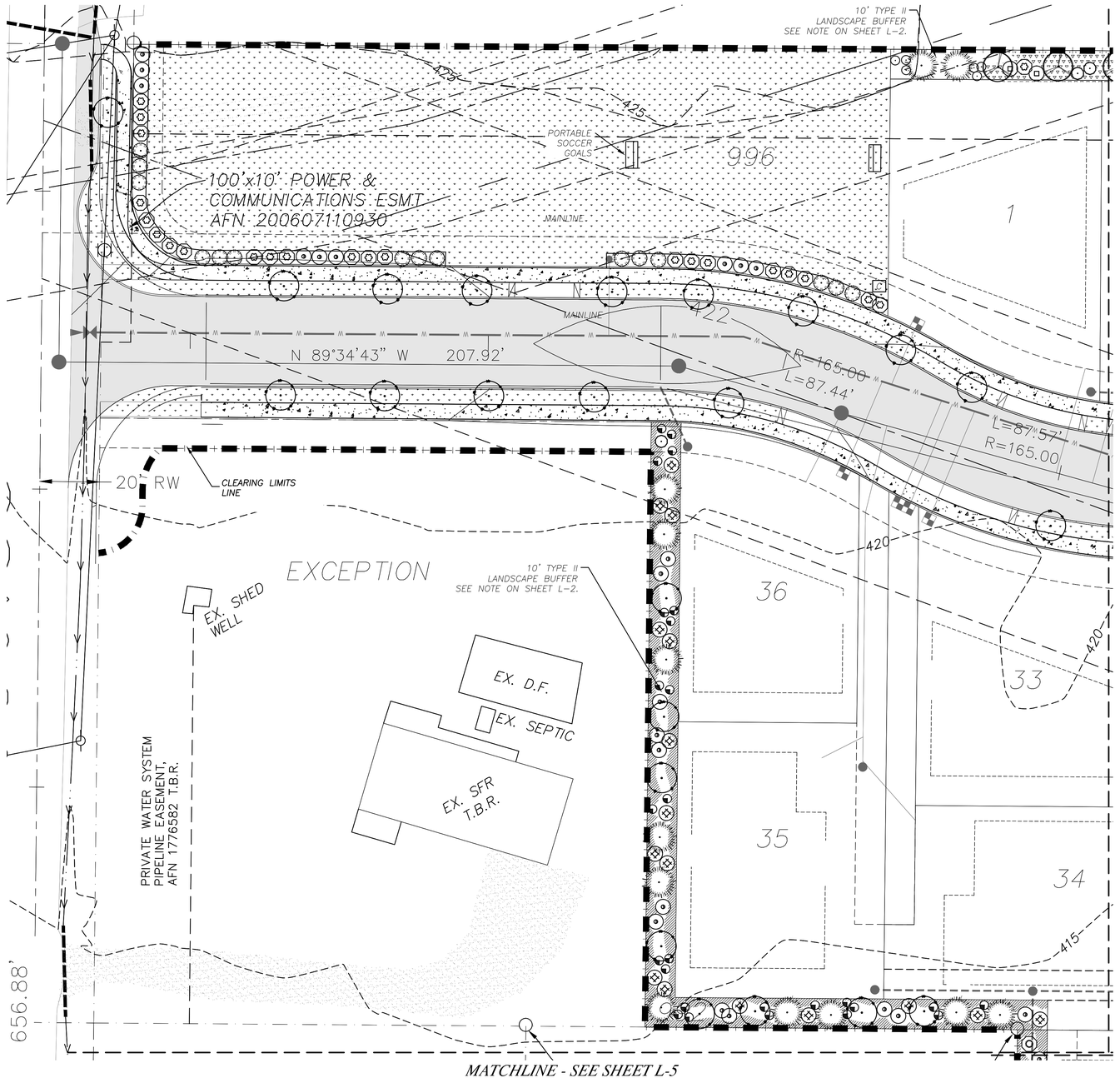
A MIX OF EVERGREEN AND BROADLEAF TREES AND SHRUBS SPACED TO CREATE A FILTERED SCREEN.

- AT LEAST FIFTY PERCENT BROADLEAF TREES AND AT LEAST THIRTY PERCENT EVERGREEN TREES;
- EVERGREEN TREES SPACED NO MORE THAN FIFTEEN FEET ON CENTER;
- BROADLEAF TREES SPACED NO MORE THAN TWENTY FEET ON CENTER;
- SHRUBS SPACED NO MORE THAN FIVE FEET APART; AND
- GROUND COVER TWENTY FOUR INCHES ON CENTER.

NOTE:

STREET TREES, PLANTER STRIP AND LANDSCAPE BUFFER TRACTS ADJACENT LOTS SHALL BE MAINTAINED BY THE HOMEOWNER. MAINTENANCE RESPONSIBILITIES FOR ALL LANDSCAPE AND IRRIGATION IMPROVEMENTS FALLS UPON THE HOA.

HYDROSEEDING APPLICATION WILL ONLY BE ALLOWED BETWEEN MARCH 1 AND OCTOBER 15.



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1"=20'

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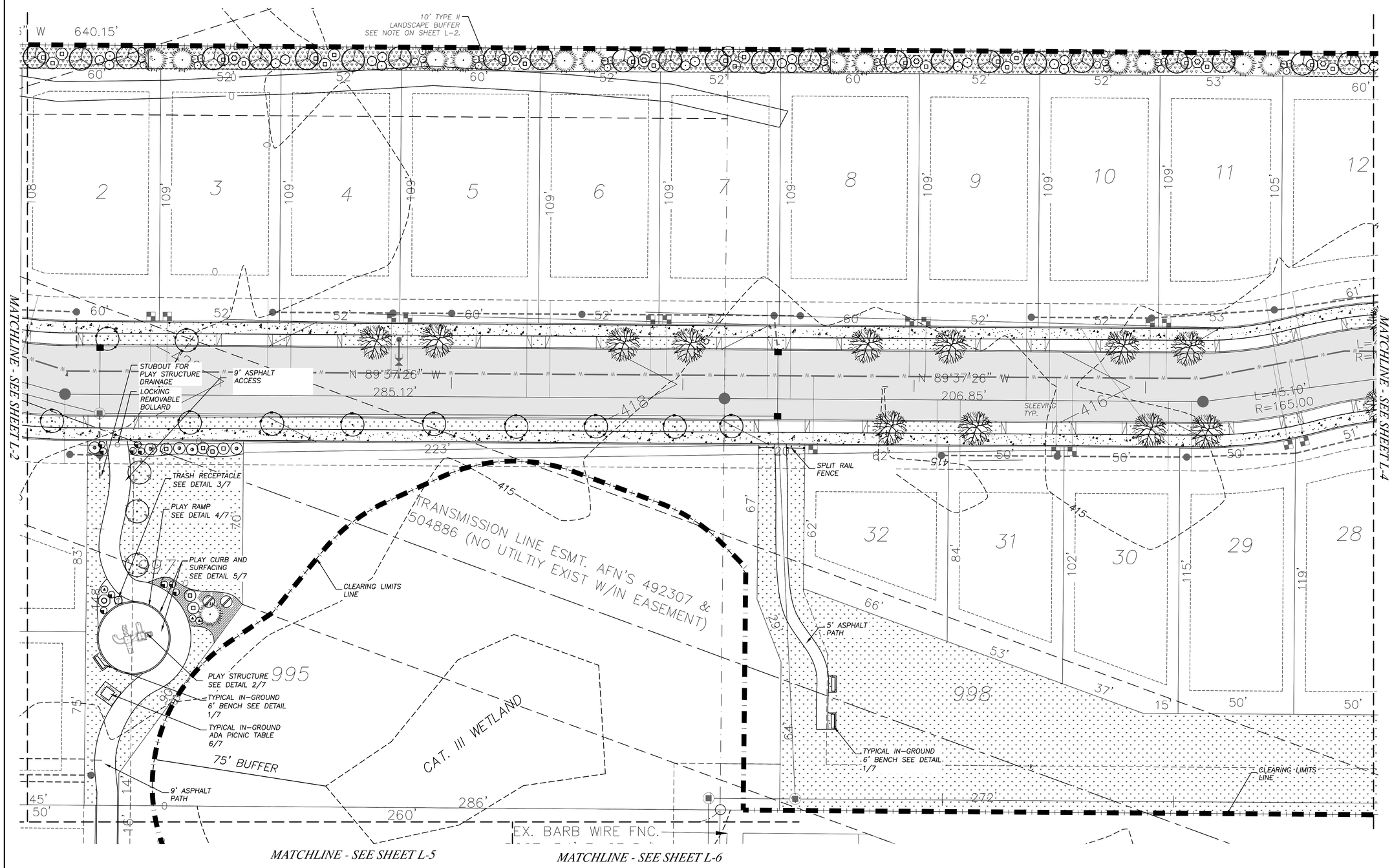
LANDSCAPE PLAN

SHEET L-2 OF 11

IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.



DATE		REVISION	BY
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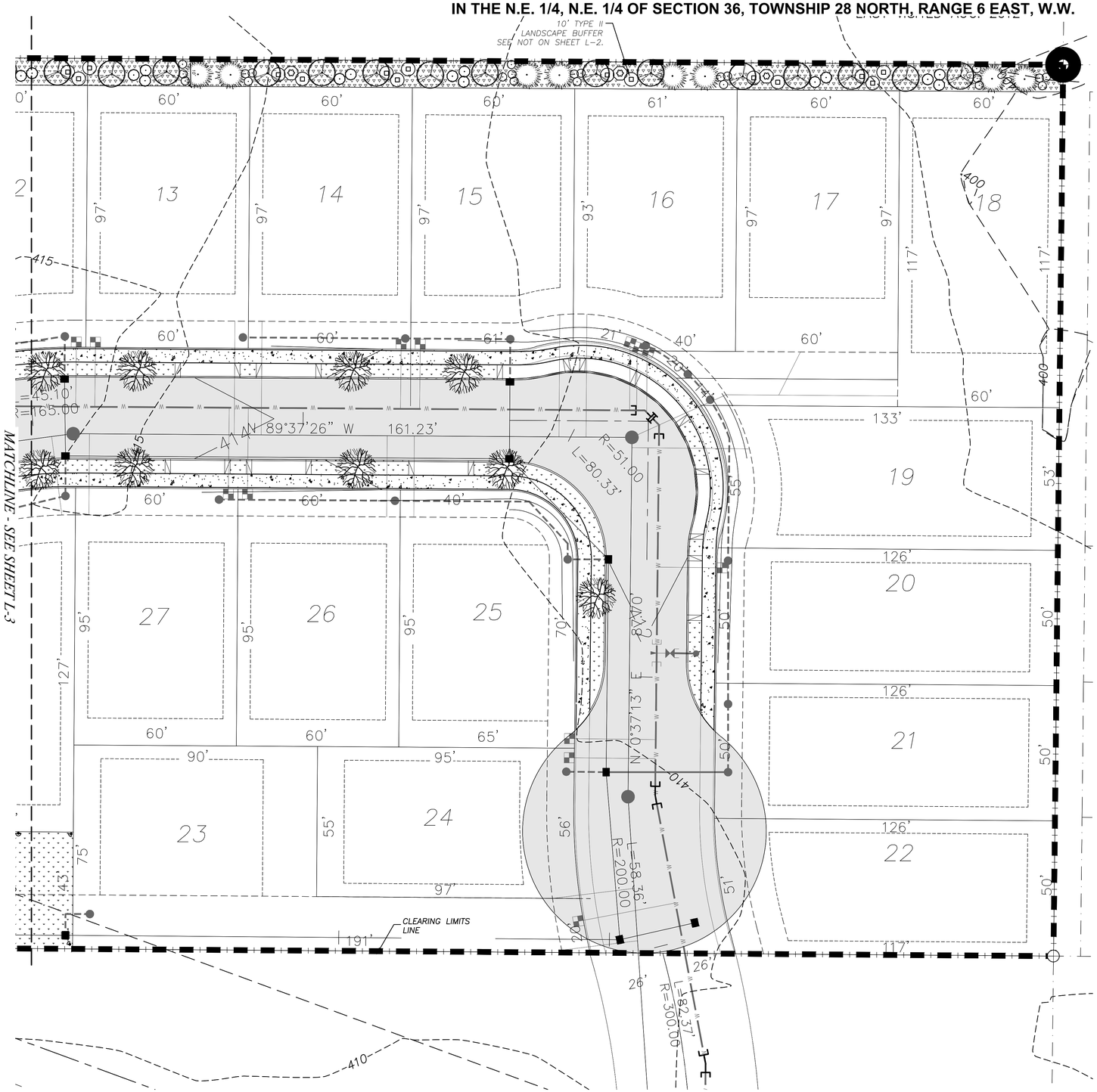
LANDSCAPE PLAN

SHEET L-3 OF 11

IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.



GRAPHIC SCALE

(IN FEET)
1"=20'

DATE		REVISION	BY
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12-18-15	2	CITY COMMENTS	KL
2-1-16	3	CITY COMMENTS	KL
3-21-16	4	SITE PLAN CHANGES	KL

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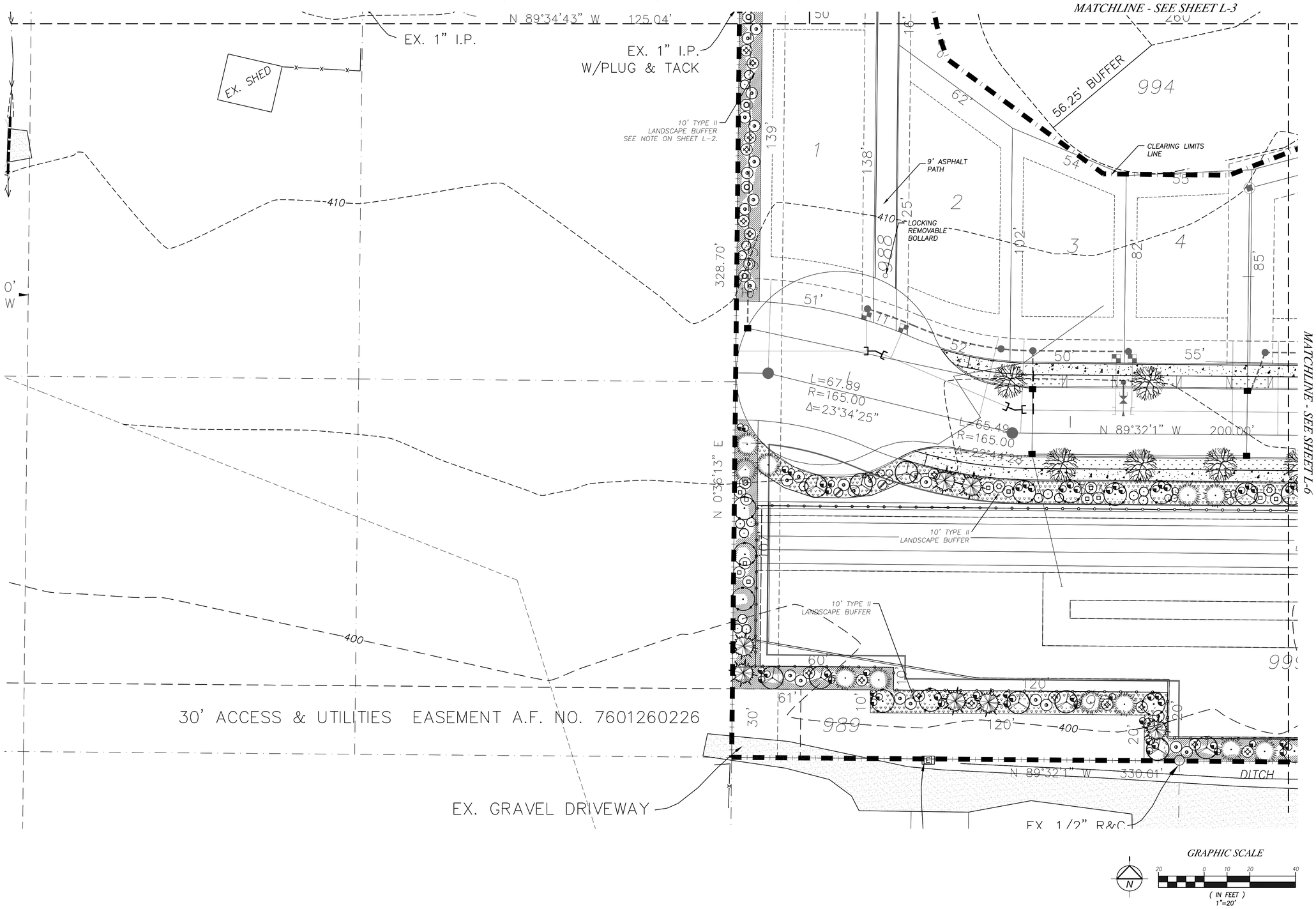
LANDSCAPE PLAN

SHEET L-4 OF 11

IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.



DATE		REVISION	BY
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LANDSCAPE PLAN

SHEET L-5 OF 11

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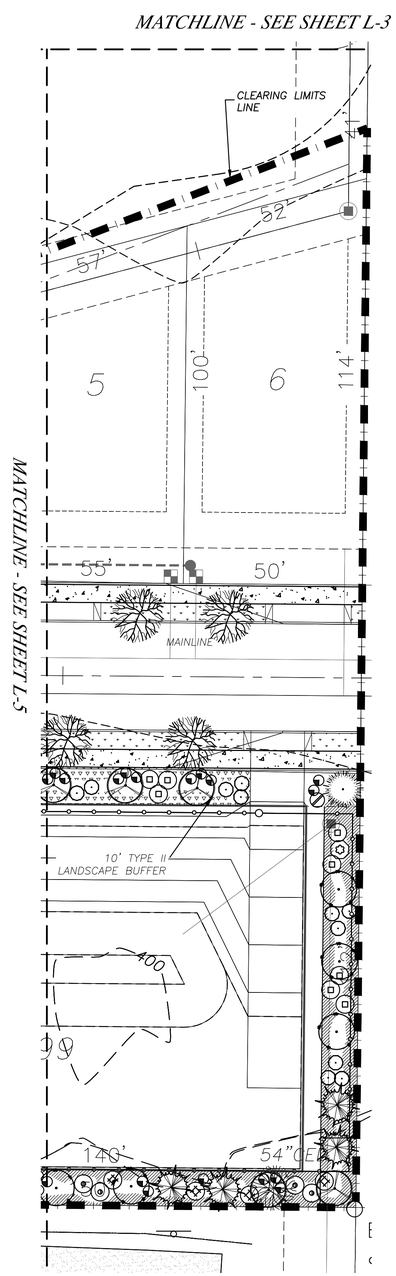
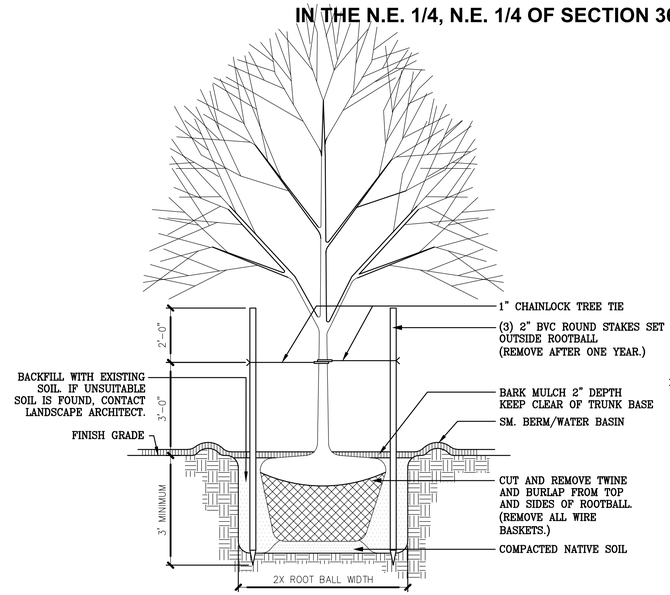


GRAPHIC SCALE

N

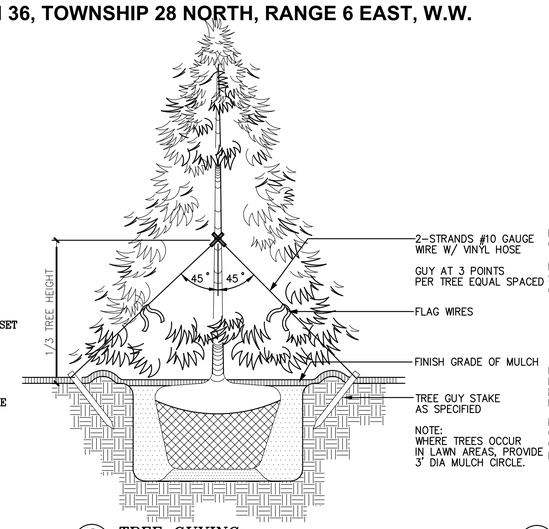
20 0 10 20 40

(IN FEET)
1"=20'

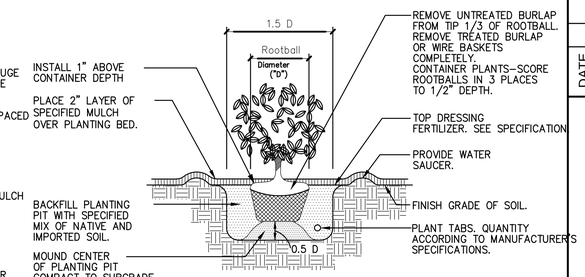


NOTE: DRIVE STAKES UNTIL FIRM IN GROUND TO SUPPORT TREE.

1/6 TREE STAKING
SCALE: NTS

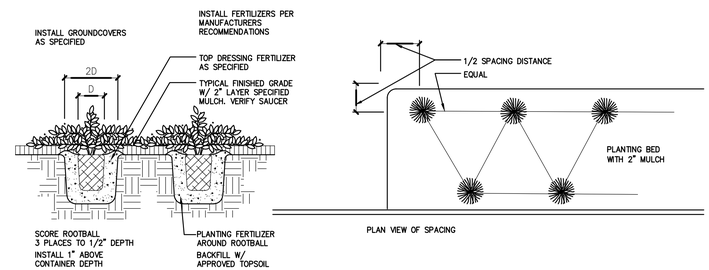


2/6 TREE GUYING
SCALE: NTS



NOTE:
DETAIL APPLIES TO TREES, SHRUBS AND GROUNDCOVER PLANTINGS.

3/6 SHRUB PLANTING
SCALE: NTS



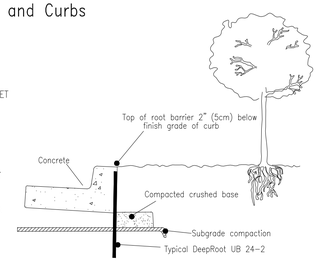
5/6 GROUNDCOVER PLANTING
SCALE: NTS

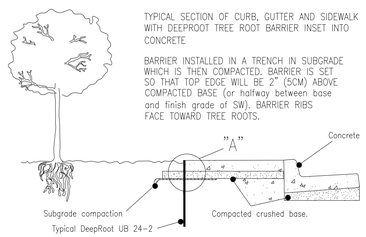
Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE. BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)



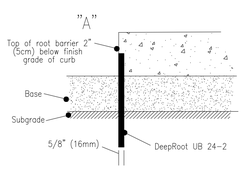


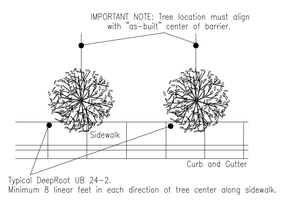
TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE

BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) ABOVE COMPACTED BASE (or halfway between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

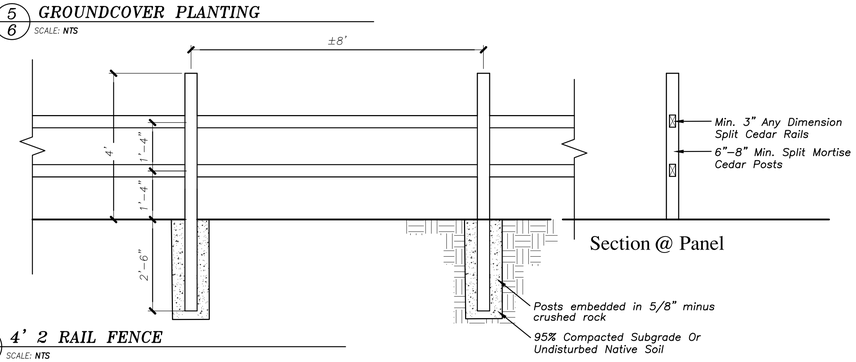
1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW)
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)





NOTE: ALL STREET TREES SHALL HAVE ROOT BARRIERS.

4/6 ROOT BARRIER
SCALE: NTS



OR EQUAL.

6/6 4' 2 RAIL FENCE
SCALE: NTS

Product Name: PORTABLE SOCCER GOAL -4.5'X9'-PAIR
Manufacturers: MANSON ATHLETICS
512.366.9012
Item Number: 0048-SLG49
Quantity: 1 (PAIR)
ACCESSORIES: NETS SEE CONTACT MANSION ATHLETICS FOR DETAILS

OR APPROVED EQUAL

7/6 PORTABLE SOCCER GOAL
SCALE: NTS

DATE		REVISION	BY
10-9-15	1	SITE PLAN CHANGES	KL
12-18-15	2	CITY COMMENTS	KL
2-1-16	3	CITY COMMENTS	KL
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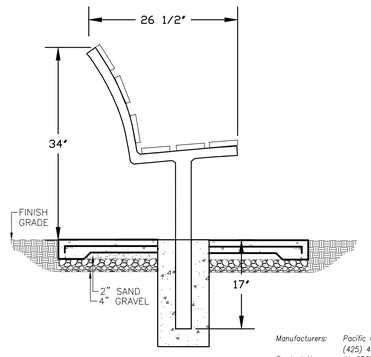
LANDSCAPE PLAN & DETAILS

SHEET
L-6
OF 11

IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.



SIDE VIEW

Manufacturers: Pacific Outdoor Products (425) 432-6000
Product Name: IN-GROUND BENCH
Model Number: BP-25
Description: 6' (1.8M), RECYCLED PLASTIC
Quantity: 4
OR EQUAL

1/7 IN-GROUND BENCH INSTALL.

SCALE: NTS

Product Name: COGHILL
Model Number: 11892
Manufacturers: GAMETIME 800.235.2440
Quantity: 1
Minimum Use Zone: 25'X30
Recommended Ages: 2 to 5 OR 5 to 12
Activities: 8
Number Of Children: 20-25
ADA accessible: YES
OR EQUAL

2/7 PLAY STRUCTURE

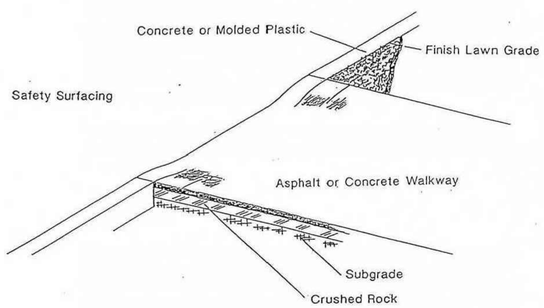
SCALE: NTS

Product Name: Heavy Duty 46" square single pedestal ADA picnic table
Manufacturers: Gametime 1-800-235-2440
Model Number: #28019
Description: 46" Square Coated Expanded Metal Table
Quantity: 1
Installation: In-ground

3/7 TRASH RECEPTICLE

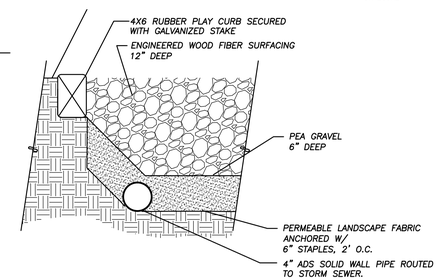
SCALE: NTS

Manufacturers: Pacific Outdoor Products (425) 432-6000
Product Name: TRASH BIN
Model Number: WT-23P
Description: IN-GROUND MOUNT, POLY TRASH BIN
Quantity: 1
OR EQUAL



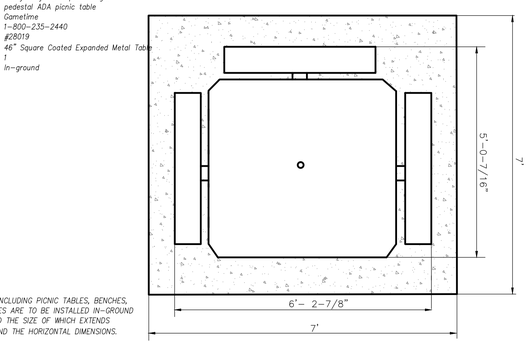
4/7 TYP. PLAYGROUND RAMP

SCALE: NTS



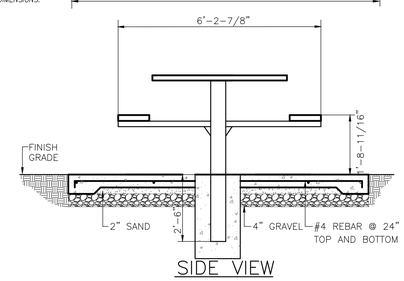
5/7 TOT-LOT PLAY CURB & SURFACING

SCALE: NTS



NOTE:
ALL SITE FURNISHINGS INCLUDING PICNIC TABLES, BENCHES, AND TRASH RECEPTACLES ARE TO BE INSTALLED IN-GROUND WITHIN A CONCRETE PAD THE SIZE OF WHICH EXTENDS A MINIMUM OF 6" BEYOND THE HORIZONTAL DIMENSIONS.

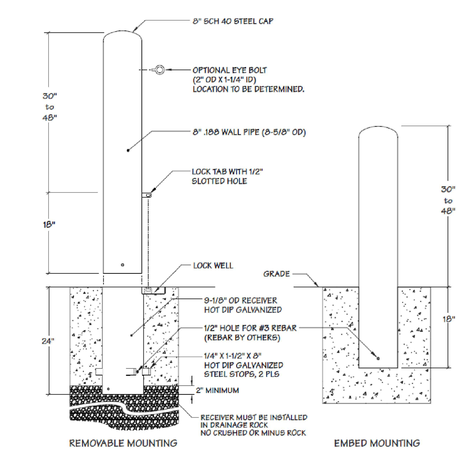
OR EQUAL.



SIDE VIEW

6/7 TYP. IN-GROUND ADA PICNIC TABLE INSTALLATION

SCALE: NTS



Model B-2, 8" Bollard, No Collars

SPECIFICATIONS

MATERIAL
The B-2, 8" bollard shall be fabricated with 8" .188 wall pipe (8.625"OD), and a sch. 40 weld cap all fully welded and ground smooth. Steel shall conform to ASTM A53.

The in ground receiver, for **removable bollard only** shall be fabricated with 9-1/8" OD steel sleeve welded to a 3" x 5" lockwell.

PROTECTIVE COATINGS
Powder Coating: Following fabrication bollards shall be cleaned and treated with an iron phosphate process prior to the coating application. The protective coatings shall be either polyester or polyester TGIC powder. Following application the parts shall be baked until properly cured. The coating shall be a minimum of 4 mils thick on all surfaces.
Options for finish: Corrosion resistant undercoat, strongly recommended
Hot Dip Galvanizing on Receivers: Following fabrication, the receivers shall be hot dip galvanized to standard ASTM A123, 3 to 4 mils thick.

Note: Unless otherwise specified, bollards shall be powder coated a standard FairWeather color.

Options: Sch 40 or Sch 80 pipe, eye bolts, rivets On removable bollards: receiver cover, lock well cover and padlock.
Mounting: Surface, removable or embed

NOTE:
1. Depth and diameter of installation hole may vary with soil conditions. Consult project engineer for correct dimensions.
2. **REMOVABLE BOLLARDS ONLY: Receiver must be installed in drainage rock. No crushed or minus rock** Due to soil conditions the amount of drainage needed could vary from as little as 8 inches to 2 feet or more. **Improper installation will void the warranty**

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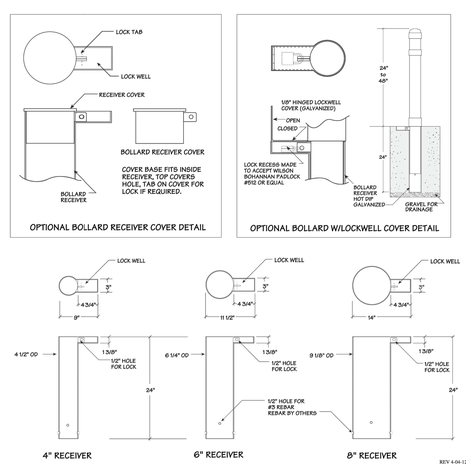
3/8 REMOVABLE BOLLARD

SCALE: NTS



Receivers for 4", 6" and 8" Bollards

SPECIFICATIONS

MATERIAL
The **4" in ground receiver**, shall be fabricated with 4 1/2" OD steel sleeve welded to a 3" x 5" lockwell.
The **6" in ground receiver**, shall be fabricated with 6 1/4" OD steel sleeve welded to a 3" x 5" lockwell.
The **8" in ground receiver**, shall be fabricated with 9 1/8" OD steel sleeve welded to a 3" x 5" lockwell.

The lock recess is made to accept Wilson Bohannan solid bronze padlock #512 or equal. A 1/2" hole will be be provided for the lock. The receiver will have a 1/2" hole for #3 rebar if required. The rebar will be supplied be others. The receiver should be installed with the top of the receiver and lock recess flush with the finish grade.

PROTECTIVE COATINGS
Hot Dip Galvanizing: Following fabrication the receiver, covers and lockwell covers shall be hot dip galvanized to standard ASTM A123, 3 to 4 mils thick.
Options:
Bollard receiver cover, lockwell cover

NOTE:
1. Depth and diameter of installation hole may vary with soil conditions. Consult project engineer for correct dimensions.
2. **Receiver must be installed over rock pocket for drainage.** Due to soil conditions the amount of drainage needed could vary from as little as 4 inches to 2 feet or more. Failure to use adequate drainage can allow the receiver to fill with water making the bollard hard to remove and replace. Inadequate drainage can also cause the bollard to freeze in place and possibly bow out the base which can cause the powder coating to pop off at the base. **Improper installation will void the warranty**

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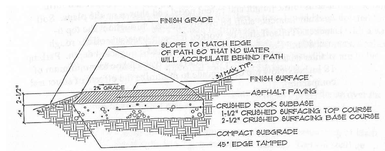
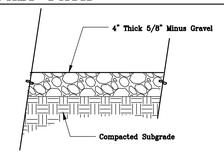
OR EQUAL.



7/7 5' ASHPALT PATH

SCALE: NTS



8/7 5' GRAVEL PATH

SCALE: NTS

DATE		REVISION	BY
10-9-15	1	SITE PLAN CHANGES	KL
12-18-15	2	CITY COMMENTS	KL
2-1-16	3	CITY COMMENTS	KL
3-21-16	4	SITE PLAN CHANGES	KL

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STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
Krystal Lowe
KRYSTAL LOWE
LICENCE NO. 1206
EXPIRES ON FEB 27 2017

SKY VIEW RIDGE
PRELIMINARY LANDSCAPE PLAN

APPLICANT:
HANSON HOMES
P.O. BOX 2289
SNOHOMISH, WA 98291
CONTACT: RICK HANSON

DATE: MAY 2, 2015

ODG JOB NO.: 15-077

DRAWN BY: KL

CHECKED BY: KL

DETAILS

SHEET L-7 OF 11

IRRIGATION NOTES

PLANTER STRIPS AND LANDSCAPE BUFFER TRACTS ADJACENT TO LOTS SHALL BE MAINTAINED BY THE HOMEOWNER. IRRIGATION IS ONLY REQUIRED IN COMMON AREAS AND FRONTAGE IMPROVEMENTS ADJACENT TO COMMON AREAS.

IRRIGATION TRENCH DEPTHS, 18" FOR MAINLINE, 12" FOR LATERAL LINES. TRENCHES SHALL BE FREE OF ALL DEBRIS THAT CAN RESULT IN DAMAGE TO THE PIPING.

SET VALVE BOXES SQUARE TO ADJACENT BUILDINGS, WALKS OR PARKING.

PLAN IS DIAGRAMMATIC, STANDARD TRADE PRACTICES TO BE EMPLOYED TO INSURE ECONOMY OF TRENCHING AND SLEEVING. EXACT LOCATION OF LINES AND HEADS MAY BE ALTERED BY CONTRACTOR TO PROVIDE BEST WATER COVERAGE.

OWNER TO PROVIDE DEDUCT/EXEMPT METER AS REQUIRED BY WATER PURVEYOR.

SWING JOINTS TO BE EITHER TRIPLE SWING JOINTS OR TORO FUNNY PIPE.

LEAVE A MINIMUM OF 3' OF ADDITIONAL CONTROL WIRE LOOPED AT EACH VALVE BOX. ATTACH CONTROL WIRES TO THE ADJACENT PIPING WITH ELECTRICAL TAPE, AT LEAST EVERY 20'. RUN 3 SPARE WIRES ALONG ENTIRE LENGTH OF MAINLINE, LOOP THROUGH EACH VALVE BOX TO FARTHEST VALVE BOX EACH DIRECTION.

IRRIGATION SCHEDULE

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
Q T H TQ F EST SST CST	SPRAY POP-UP SHRUB	RAINBIRD	10 SERIES MPR-SERIES - 30 PSI -10' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
Q T H TQ F EST SST CST	SPRAY POP-UP LAWN	RAINBIRD	10 SERIES MPR - 30 PSI - 10' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
Q T H TQ F	ROTOR HEADS	RAINBIRD	5000-MPR-25 (RED) - 25 PSI - 23' RADIUS. NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
ZONE# # XX SIZE GPM	AUTOMATIC CONTROL VALVE	RAINBIRD	100 PEB SERIES - WITH VALVE SIZE, GPM, AND HYDROZONE #
	VALVE BOX	AMTEK	STANDARD OR JUMBO AS NEEDED - OR APPROVED EQUAL.
M	METER	RAINBIRD	3/4" INSTALL PER CITY STANDARDS.
M DC	DOUBLE CHECK ASSEMBLY	FEBCO	1 ¼" 825Y - OR APPROVED EQUAL.
	QUICK COUPLER	RAINBIRD	3RC W/ 33D KEY - OR APPROVED EQUAL.
C	CONTROLLER	RAINBIRD	(2) ESP-MC SERIES 32 STATIONS - OR APPROVED EQUAL.
	MAINLINE	RAINBIRD	1 ½" SCHEDULE 40 PVC
	LATERAL LINE	RAINBIRD	CLASS 200 - SEE SCHEDULE OF PIPE SIZES.
	SLEEVING	RAINBIRD	SCHEDULE 40 - 2X'S DIAMETER OF PIPE.

PIPE SIZES

GPM	PIPE SIZE
0-8	¾"
9-15	1"
16-22	1 ¼"
23-35	1 ½"
36-55	2"

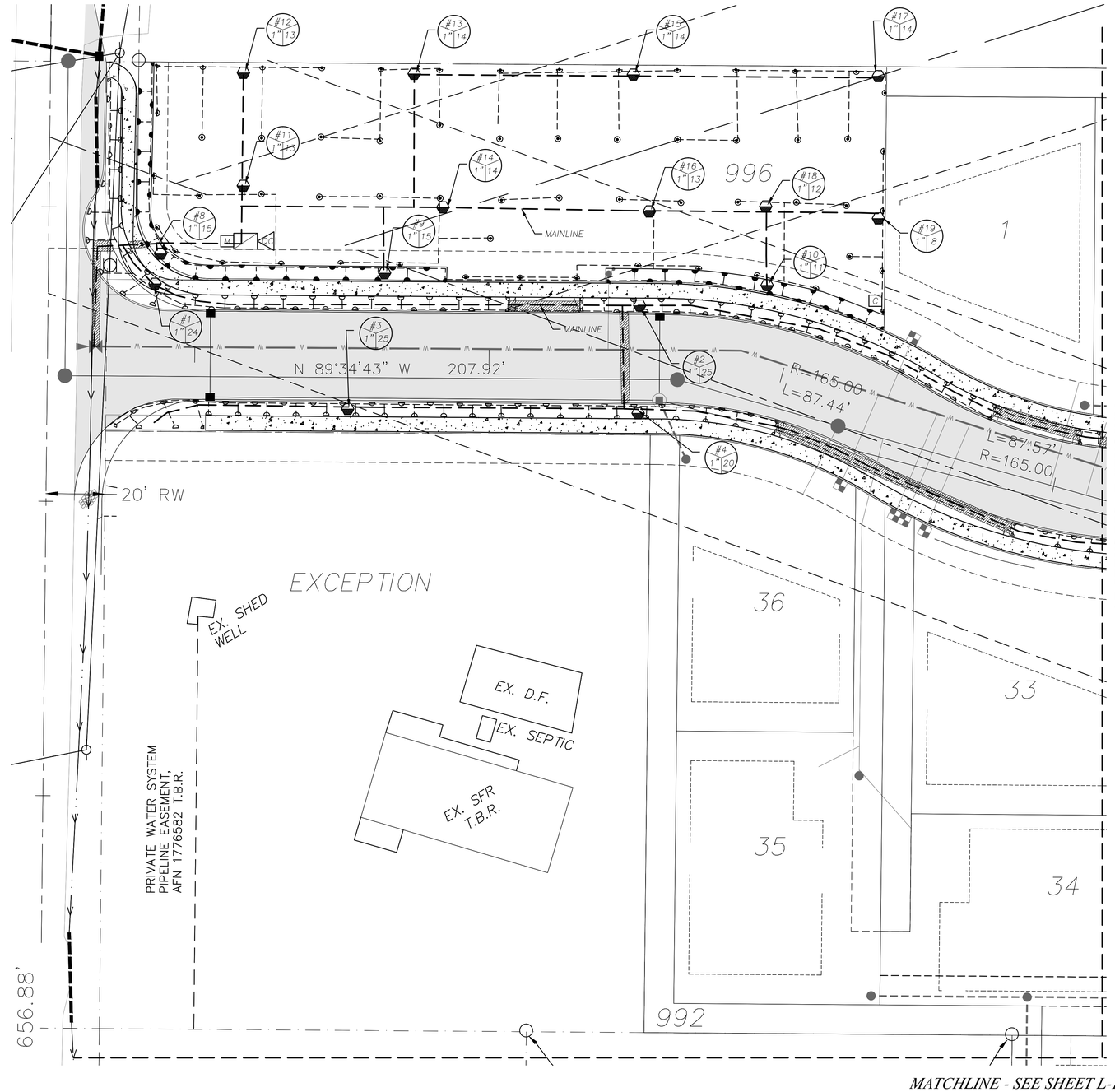
NOTE

CONTROLLER LOCATIONS ARE REPRESENTATIVE ONLY AND SHOULD BE FIELD LOCATED. IF POWER IS NOT LOCATED IN DESIRABLE LOCATION OR IS NOT AVAILABLE, A BATTERY OPERATED CONTROLLER (I-BOX) WILL BE USED AT OWNER'S / CONTRACTORS DISCRETION.

CONTROLLER #1: ZONES 1-32
CONTROLLER #2: ZONES 33-44

ZONE #	GPM
1	24
2	25
3	25
4	20
5	25
6	22
7	23
8	15
9	15
10	11
11	13
12	13
13	14
14	14
15	14
16	16
17	14
18	12
19	8
20	24
21	21
22	25
23	25
24	9
25	15
26	15
27	9
28	15
29	11
30	20
31	21
32	20
33	20
34	19
35	20
36	24
37	16
38	12
39	24
40	24
41	24
42	25
43	24
44	10

IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.



GRAPHIC SCALE

N

20 0 10 20 40

(IN FEET)
1"=20'

DATE		REVISION	BY
10-9-15	1	SITE PLAN CHANGES	KL
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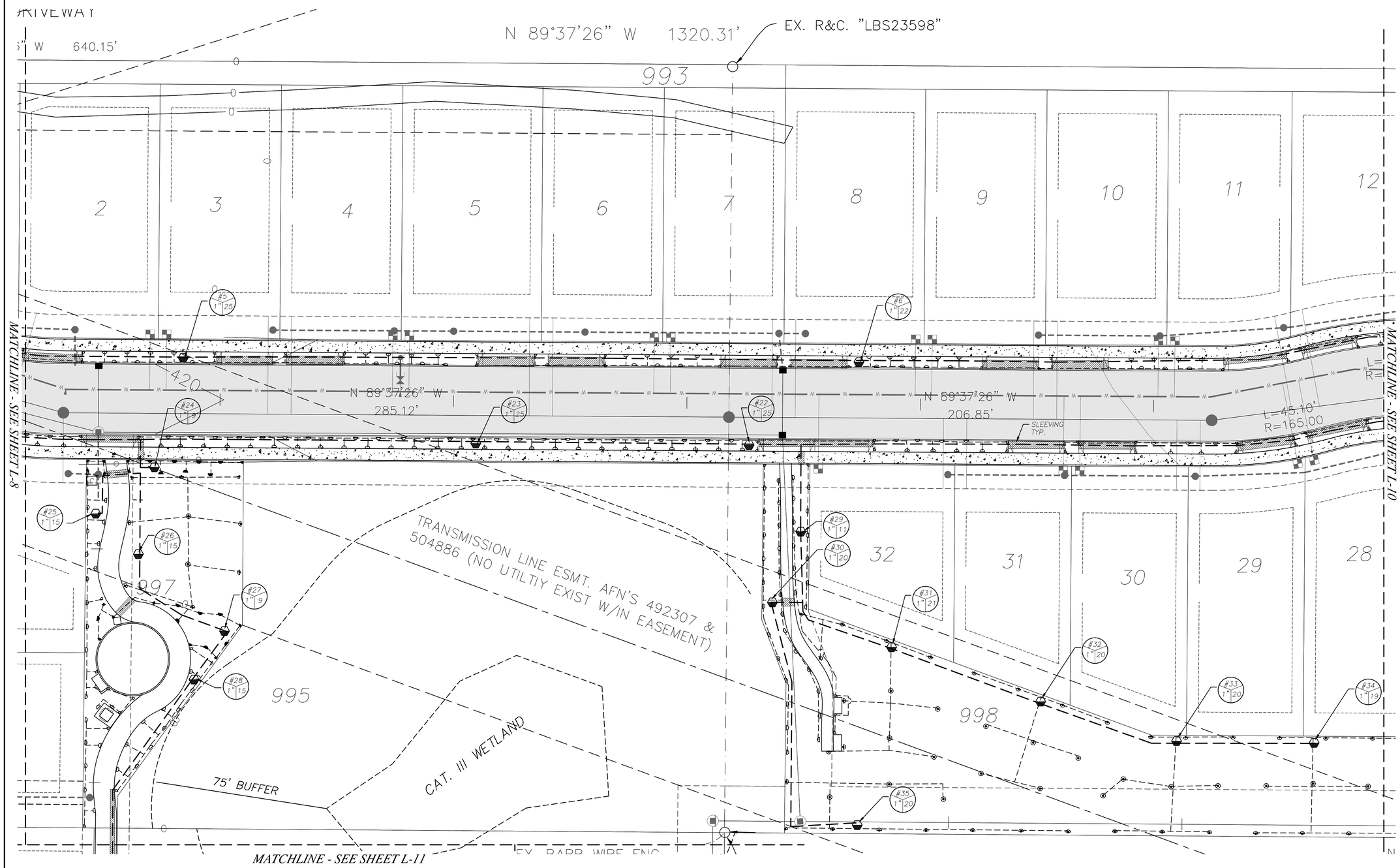
CHECKED BY: KL

IRRIGATION PLAN

SHEET L-8 OF 11

IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.



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(IN FEET)
1"=20'

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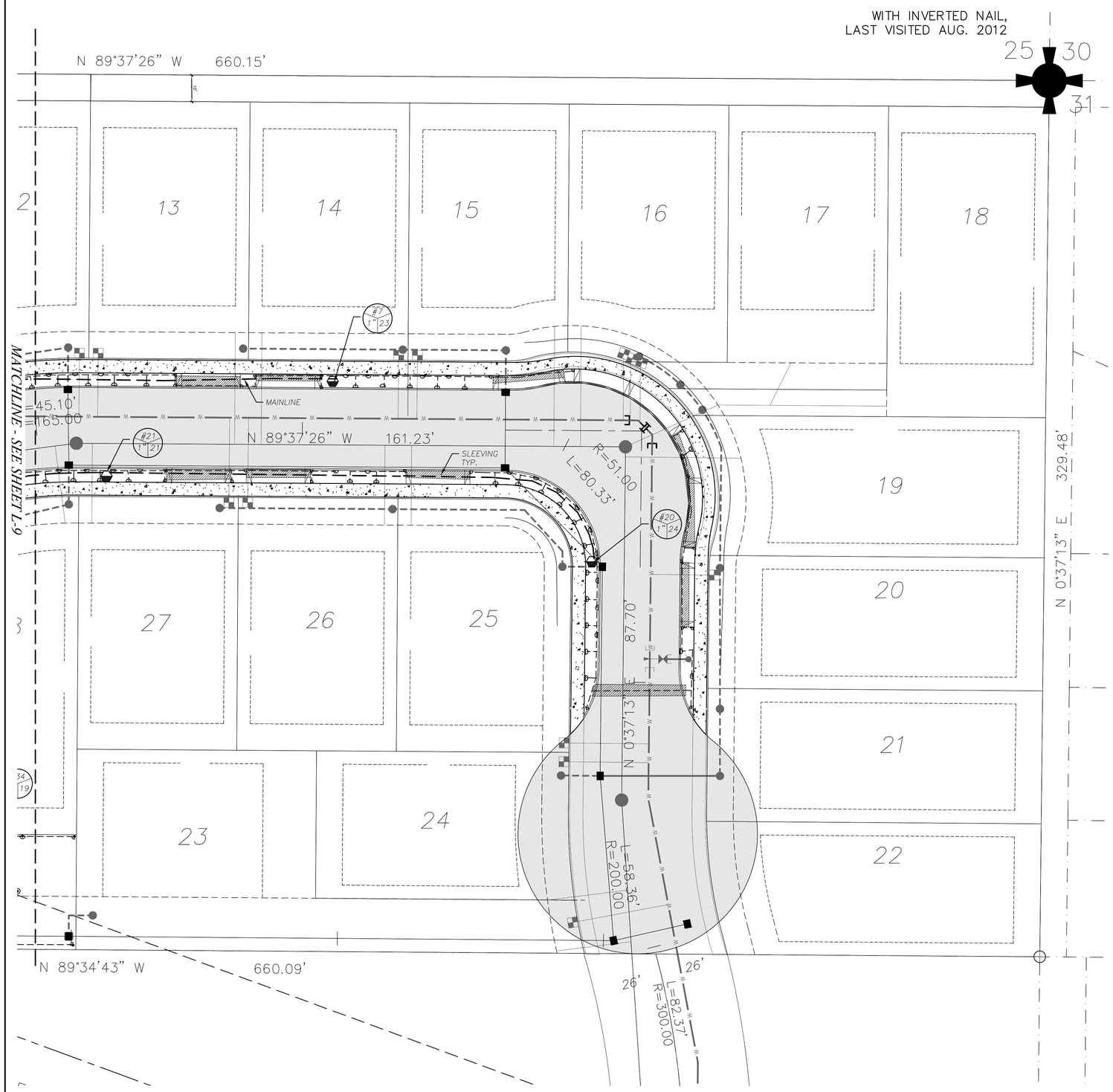
IRRIGATION PLAN

SHEET L-9 OF 11

IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.



GRAPHIC SCALE

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(IN FEET)
1"=20'

DATE		REVISION	BY
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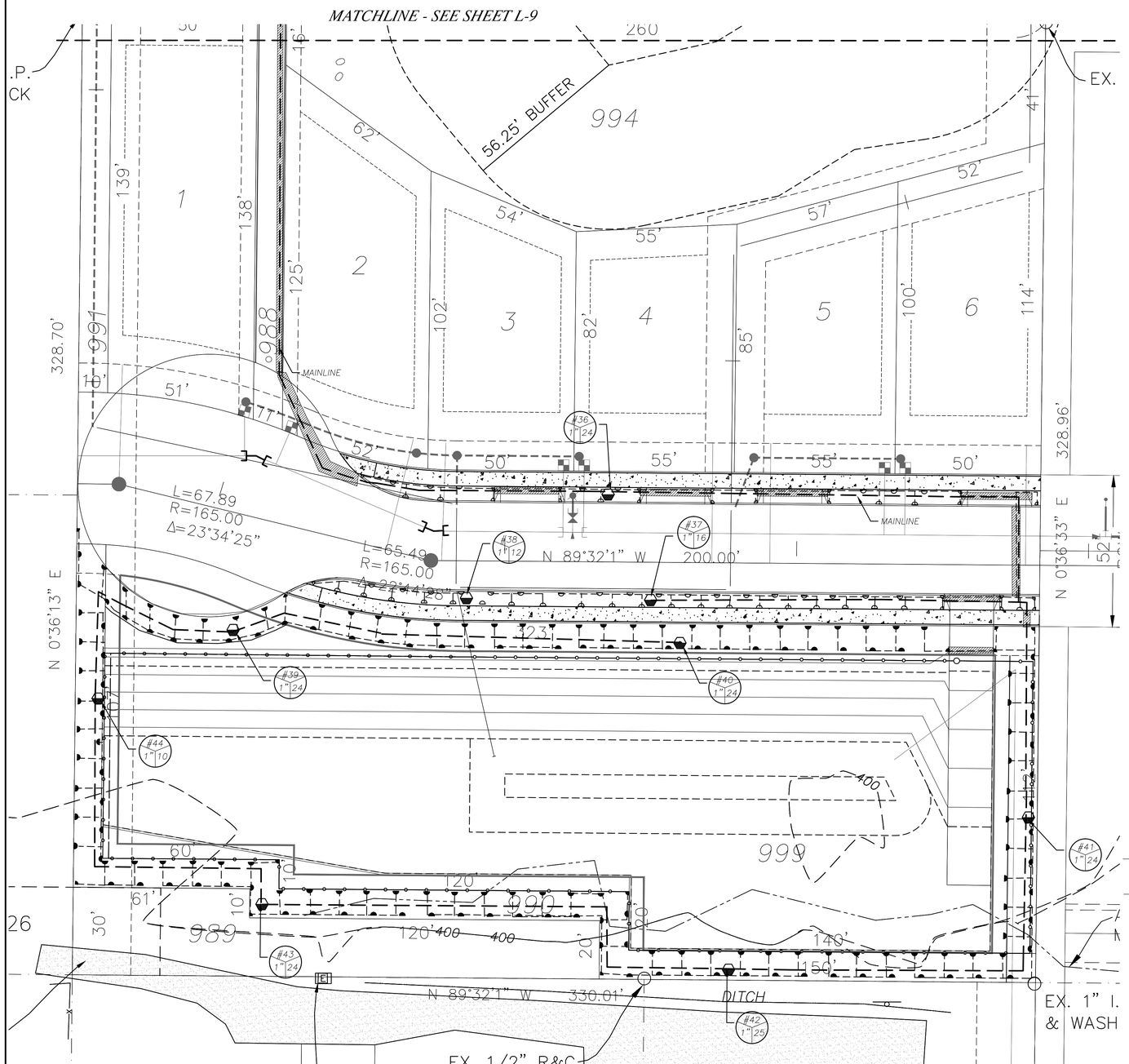
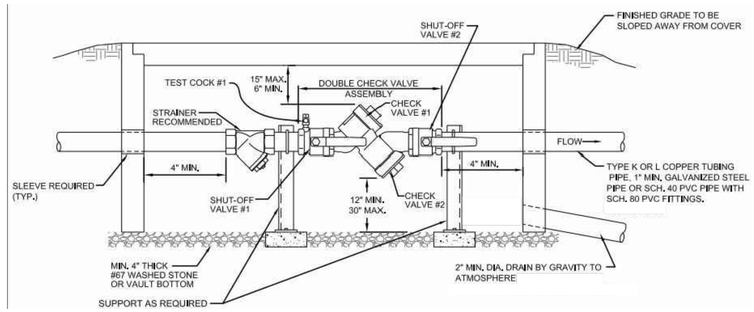
IRRIGATION PLAN

SHEET
L-10
OF 11

IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.





1/11 BACK FLOW PREVENTOR
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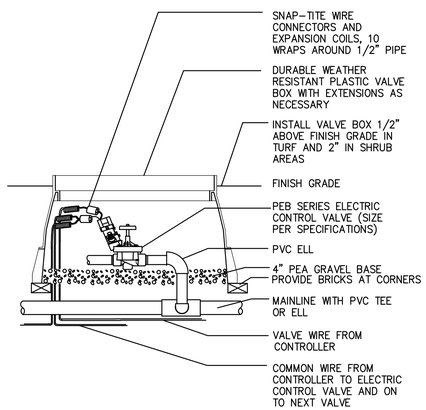

2/11 REMOTE CONTROL VALVE
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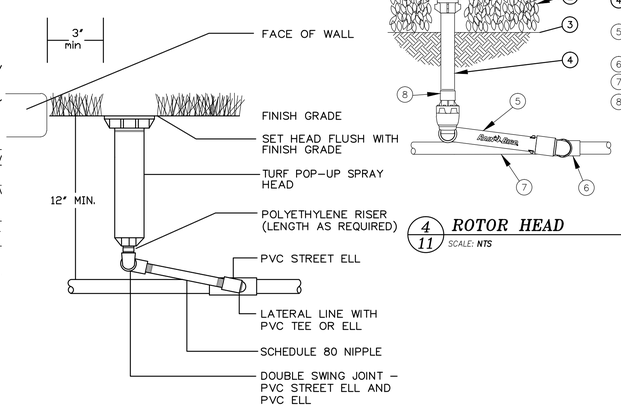

3/11 POP UP SPRAY HEAD
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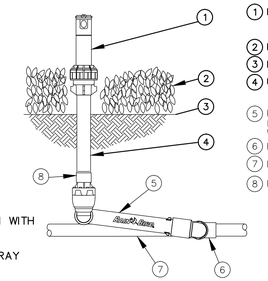

1. ROTOR SPRINKLER: RAIN BIRD 5000-S-FC/PC-SAM
2. PLANT MATERIAL
3. FINISH GRADE
4. UV RADIATION RESISTANT PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. PRE-FABRICATED SWING JOINT: RAIN BIRD TSJ-075-PRS WITH 45 PSI PRESSURE REG.
6. PVC SCH 40 TEE OR ELL
7. LATERAL PIPE
8. PVC SCH 40 COUPLER

4/11 ROTOR HEAD
SCALE: NTS

GRAPHIC SCALE

N

20 0 10 20 40

(IN FEET)
1"=20'

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CHECKED BY: KL

IRRIGATION PLAN

SHEET L-11 OF 11

EXHIBIT 14

Wetland Resources, Inc.

Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.
Suite 106
Everett, Washington 98208
(425) 337-3174
Fax (425) 337-3045

CRITICAL AREA STUDY

FOR

SKY VIEW RIDGE

MONROE, WA

Wetland Resources, Inc. Project #14302

Prepared By
Wetland Resources, Inc.
9505 19th Avenue SE, Suite 106
Everett, WA 98208
(425) 337-3174

Prepared For
Chain Lake Estates LLC
Attn: Rick Hanson
809 W Main Street
Monroe, WA 98272

April 2015

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Appendix A: Department of Ecology Wetland Rating Form
Appendix B: Wetland Determination Data Forms

List of Attachments

Critical Area Study Map Sheet 1/1

Lisit of Figures

Figure 1: Aerial view of the subject property. 1

1.0 INTRODUCTION

Wetland Resources, Inc. completed a site investigation in December, 2014, and February, 2015, to locate and evaluate jurisdictional wetlands and streams on and in the vicinity of a 11.45-acre site. The property is comprised of three tax parcels (28063600100500, 28063600101000, and 28063600100200), located at 13221 191st Ave SE, north of Rainier View Road SE, in Monroe, Washington (Section 36, Township 28N, Range 6E, W.M.).

The site is currently undeveloped, primarily surrounded by rural residences and undeveloped forest. Topography of the site is generally flat, with a slight southeastern aspect.

Dominant vegetation within the two westernmost parcels consists of western red cedar (*Thuja plicata*), red alder (*Alnus rubra*), salmonberry (*Rubus spectabilis*), Himalayan blackberry (*Rubus armeniacus*), trailing blackberry (*Rubus ursinus*), and bracken fern (*Pteridium aquilinum*). Mature Douglas fir (*Pseudotsuga menziesii*), western hemlock (*Tsuga heterophylla*), Sitka spruce (*Picea sitchensis*), and holly trees (*Ilex aquifolium*) are scattered throughout the area as well.

In the eastern parcel (B), the vegetative community is characterized by pioneering regrowth after logging activity. The dominant species include big-leaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), salmonberry (*Rubus spectabilis*), red elderberry (*Sambucus racemosa*), western sword fern (*Polystichum munitum*), and lady fern (*Athyrium filix-femina*). Along the western edge of the eastern parcel, the soils are compacted from the area being used as a logging staging area for past timber harvesting activities. The disturbed soil conditions have been colonized by opportunistic vegetation species including soft rush (*Juncus effusus*), reed canary grass (*Phalaris arundinacea*), velvet grass (*Holcus lanatus*), wooly sedge (*Scirpus cyperinus*), and creeping buttercup (*Ranunculus repens*).

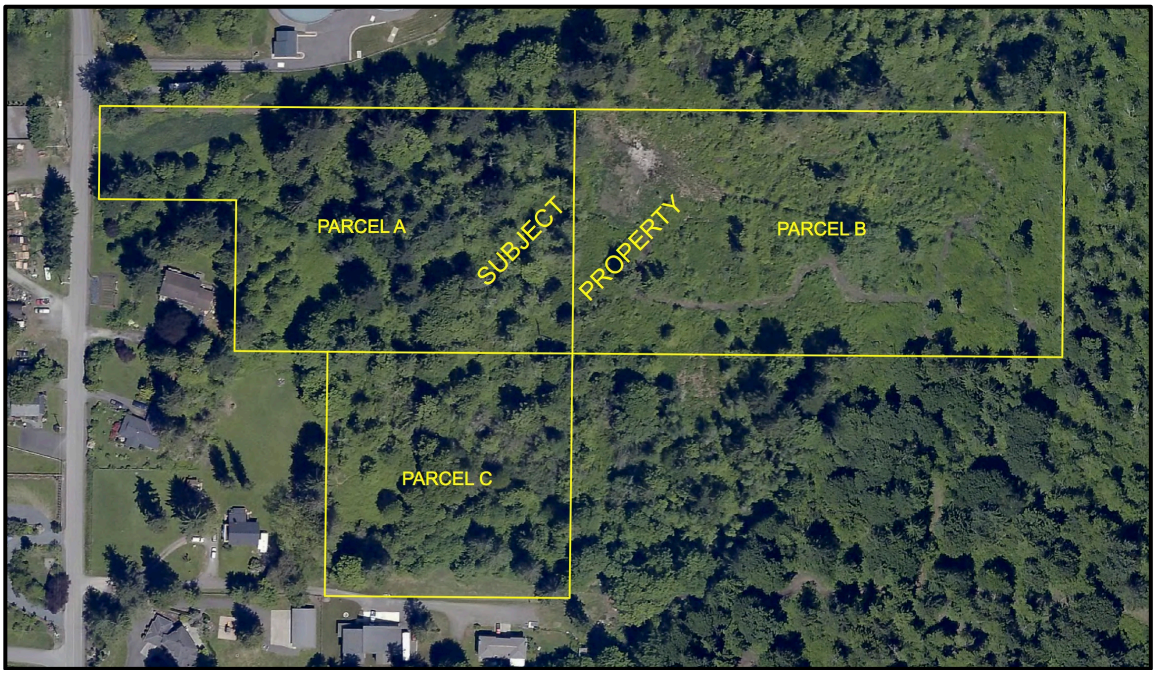

Figure 1: Aerial view of the subject property.

There is one Category III wetland located on the subject site, identified as Wetland A on the attached map. Wetland A is located in the southeast corner of Parcel A (Figure 1), near the center of the overall site. In the city of Monroe, Category III wetlands require 75-foot buffers, pursuant to Monroe Municipal Code (MMC) 20.05.080(D).

Although an area to the north of Parcel B was previously identified as a Category IV wetland by Snohomish County Planning and Development Services (PDS), it was determined to not meet wetland criteria during the February, 2015, site visit.

1.1 Project Description

A residential subdivision and associated access roads are proposed for this property. A total of 41 single-family residences are planned for construction throughout the site, divided into three phases. Wetland A and its associated buffer will be placed permanently in separate tracts from the residential lots.

In order to accommodate the proposed lots, a total of 4,963 square feet of the buffer associated with Wetland A would be potentially impacted in two separate locations along the southern and eastern edges of the standard buffer. The applicant proposes to mitigate these potential impacts through buffer averaging. The proposed ratio of replacement is 2:1, providing 9,945 square feet of buffer along the northern edge of the standard buffer in exchange for the 4,963 square feet of reduced (averaged) buffer. Please see Section 3.0 of this report for a discussion on buffer averaging.

1.2 Wetland Classification

1.2.1 Cowardin System Classification

According to the Cowardin System, as described in Classification of Wetlands and Deepwater Habitats of the United States, the classification for the on-site critical areas are as follows:

Wetland A: Palustrine, Forested Wetland, Needle-leaved Evergreen, Seasonally Flooded

1.2.2 City of Monroe Classifications

Under the Monroe Municipal Code (MMC), Chapter 20.05, the on-site critical areas are classified as follows:

Wetland A
Category III Wetland: This wetland has two vegetation classes, contains some open water, and provides moderate habitat value for wildlife. It scores a total of 17 points on the 2014 Wetland Rating Form for Western Washington, which equates to a Category III rating. Pursuant to MMC 20.05.080(D)(3), Category III wetlands require 75-foot buffers.

2.0 WETLAND DETERMINATION REPORT

2.1 PUBLICALLY AVAILABLE DATA

Prior to conducting the site investigation, public resource information was reviewed to gather background information on the subject property and the surrounding area in regards to wetlands, streams, and other critical areas. These sources included the following:

USDA/NRCS Web Soil Survey
One soil map unit is predicted to occur on the subject parcel. Tokul Gravelly Medial Loam, 0 to 8 percent slopes, is mapped throughout the site area. A more detailed soil map unit description is provided in the Section 2.2 below.

USFWS National Wetlands Inventory (NWI)
No wetlands were identified in the immediate vicinity of the subject property. The nearest occurrence is a forested wetland approximately 630 feet northeast.

Snohomish County SnoScape interactive mapping tool
No steep slopes with a gradient greater than 33% or other critical areas, such as streams or other water bodies, were identified on-site.

DNR ARCIMS Mapping Application for streams
No streams were identified on or adjacent to the subject site.

WDFW Priority Habitat and Species (PHS) Interactive Map
Confirms that the nearest identified wetland is located approximately 630 feet northeast of the subject site. A stream is identified approximately one half mile west of the subject site. The stream is documented as providing habitat for Coho salmon and bull trout.

WDFW Salmonscape Interactive Mapping System
Confirms the presence of a stream one half mile west of the subject site, and additionally identifies the presence of a connected salmon bearing stream segment approximate 0.2 miles north of the subject site as well. Salmonid species using this stream segment include chinook, steelhead, coho, chum, and pink. It should be noted that all fish presence was modeled for this stream; not observed.

StreamNet Mapper
Confirms the presence of both streams identified by the WDFW PHS and SalmonScape systems, but does not identify either with fish use.

2.2 FIELD DETERMINATION METHODOLOGY

Wetland Resources staff conducted a site visit on December 15, 2014, and February 9 and 19, 2015, to locate wetlands and streams occurring within and near the project site. Wetland conditions were evaluated using routine methodology described in the *2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, (referred as 2010 Regional Supplement). Monroe code (MMC 20.05.030 "Wetland Edge") requires the use of the *Washington State Wetlands Identification and Delineation Manual* (Washington State Department of Ecology Publication #96-94, March 1997, or as amended) for delineations in the city. Our findings are consistent with both manuals.

The following criteria descriptions were used in the boundary determination:

1.) Examination of the site for hydrophytic vegetation (species present and percent cover);

2.) Examination of the site for hydric soils;

3.) Determining the presence of wetland hydrology

The Ordinary High Water Mark (OHWM) of any on-site streams, when present, are identified using the methodology described in the Washington State Department of Ecology document *Determining the Ordinary High Water Mark on Streams in Washington State (Second Review Draft)* (Olson and Stockdale 2010). Streams are classified according to the water typing system provided in the Washington Administrative Code (WAC), section 222-16-030 and SCC 30.62A.230(1). No streams were present on the subject site at the time of the site visits.

2.2.1 Hydrophytic Vegetation Criteria

The manuals define hydrophytic vegetation as the sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present. One of the most common indicators for hydrophytic vegetation is when more than 50 percent of a plant community consists of species rated "Facultative" and wetter on lists of plant species that occur in wetlands.

2.2.2 Soils Criteria and Mapped Description

The manuals define hydric soils as those that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. Field indicators are used for determining whether a given soil meets the definition for hydric soils.

According to NRCS Web Soil Survey, the soil map unit Tokul Gravelly Loam, 0 to 8 percent slopes, is predicted to occur on the subject property.

Tokul Gravelly Loam, 0-8 percent slopes, is described as moderately deep, moderately well drained soil on till plains. This soil formed in glacial till and volcanic ash. Typically, the surface is covered with a mat of leaves, twigs, and decomposed litter about two inches thick. The surface

layer is dark brown gravelly loam about 4 inches thick. The subsoil is brown, strong brown, and dark yellowish brown gravelly loam about 18 inches thick. A hardpan is at a depth of about 31 inches. Permeability of this soil is moderate above the hardpan and very slow through it. Available water capacity is moderate. Included in this unit are areas of soils that have slopes of more than 8 percent, McKenna and Norma soils in depressional areas along drainageways on till plains, Terric Medisaprists in depressional areas on till plains, Winston and Pastik soils on terraces and outwash plains, and Ragnar soils on outwash plains. Included areas make up about 25 percent of the total acreage. McKenna and Norma soils are listed as hydric on the Hydric Soils List for Washington State.

2.2.3 Hydrology Criteria

The manual states that areas which are seasonally inundated and/or saturated to the surface for a consecutive number of days ≥12.5 percent of the growing season are wetlands, provided the soil and vegetation parameters are met. Areas inundated or saturated between 5 and 12.5 percent of the growing season in most years may or may not be wetlands. Areas saturated to the surface for less than 5 percent of the growing season are non-wetlands. Field indicators are used for determining whether wetland hydrology parameters are met.

Based on the results of the site investigation, one wetland was identified on the subject property. The wetland was rated pursuant to the Washington State Wetland Rating System for Western Washington (updated 2014).

2.3 Boundary Determination Findings

2.3.1 Wetland A

This wetland is located near the center of the subject site, in the southeast corner of Parcel A (Figure 1). Dominant vegetation in Wetland A is represented by red alder (*Alnus rubra*; FAC), Oregon crabapple (*Malus fusca*; FACW), salmonberry (R*ubus spectabilis*: FAC), Himalayan blackberry (*Rubus armeniacus*; FACU), and slough sedge (*Carex obnupta*; OBL). The dominant species rate as primarily "facultative" or wetter, indicating that a hydrophytic vegetative community is present in the areas mapped as wetland.

Wetland soils from 0 to 2 inches below the surface have a Munsell color of black (10YR 2/1) and a gravelly sandy loam texture. From 2 to at least 18 inches below the surface, soils have a color of dark grayish brown (10YR 4/2) with dark yellowish brown (10YR 4/4) redoximorphic features, and a silt loam texture. These soils meet the A11 (Depleted Below Dark Surface) and F3 (Depleted Matrix) hydric soil indicators. Soils were saturated to the surface during our December 2014 site visit.

Field observations indicate that the area mapped as wetland is flooded, ponded, or saturated long enough during the growing season to develop anaerobic conditions in the upper part of the soils. Therefore, the vegetation, soil, and hydrologic criteria are all met for the on-site wetland.

2.3.2 Non-wetland Areas

Adjacent to Wetland A

Dominant vegetation in the non-wetland area adjacent to Wetland A is represented by western red cedar (*Thuja plicata*; FAC), red alder (*Alnus rubra*; FAC), salmonberry (*Rubus spectabilis*; FAC), Himalayan blackberry (*Rubus armeniacus*; FACU), trailing blackberry (*Rubus ursinus*; FACU), and bracken fern (*Pteridium aquilinum*; FACU). The majority of the dominant vegetation is not hydrophytic, and does not meet the definition of a hydrophytic vegetation community.

The area adjacent to Wetland A is covered by two (2) inches of duff material. Typical soils in the area mapped as non-wetland adjacent to Wetland A have a Munsell color of dark yellowish brown (10YR 4/4), with a gravelly sandy loam texture, for 18 inches beneath the soil surface. No redoximorphic features were present within the soil profile. Soils were somewhat moist at the time of our December 2014 site investigation. Soils sampled in the area mapped as non-wetland adjacent to Wetland A do not appear to be flooded, ponded, or saturated long enough during the growing season to develop anaerobic conditions in the upper part, and therefore do not appear to meet wetland soils criteria.

Given that the dominant vegetative community is not hydrophytic, direct hydrologic indicators are lacking, and hydric soils are absent in these areas, it appears that areas mapped as non-wetland do not meet criteria for wetlands.

Eastern Parcel

Throughout the majority of the eastern parcel, the dominant vegetative community is represented by big-leaf maple (*Acer macrophyllum*; FACU), red alder (*Alnus rubra*; FAC), salmonberry (*Rubus spectabilis*; FAC), red elderberry (*Sambucus racemosa*; FACU), western sword fern (*Polystichum munitum*; FACU), and lady fern (*Athyrium filix-femina*; FAC). The majority of the dominant vegetation is not hydrophytic, and does not meet the definition of a hydrophytic vegetation community.

Soils throughout most of the eastern parcel have a Munsell color of dark yellowish brown (10YR 3/2), with a gravelly loam texture, for 2 inches beneath the soil surface. From 2-18 inches below the surface, the soil is dark yellowish brown (10YR 3/4) with a gravelly loam texture. No redoximorphic features were present within the soil profile. Soils were moist to somewhat moist at the time of our December 2014 site investigation. Soils sampled in the area mapped as non-wetland do not appear to be flooded, ponded, or saturated long enough during the growing season to develop anaerobic conditions in the upper part, and therefore do not appear to meet wetland soils criteria.

Logging Staging Area

Along the western edge of the eastern parcel, the soils are compacted from the area being used as a logging staging area for past timber harvesting activities. The disturbed soil conditions have been colonized by opportunistic vegetation species including soft rush (*Juncus effusus*; FACW), reed canary grass (*Phalaris arundinacea*; FACW), velvet grass (*Holcus lanatus*; FAC), wooly sedge (*Scirpus cyperinus*; OBL), and creeping buttercup (*Ranunculus repens*; FAC). Additionally, the compacted soil surface allows small puddles to form on the surface.

Together, the surface hydrology and hydrologically tolerant plant species give the impression of a potential wetland area. However, soils become only somewhat moist just below the surface, and observed soil color is a disturbed mix of dark yellowish brown (10YR 3/4), dark brown (10YR 3/3), and some areas of very dark grayish brown (10YR 3/2). A great deal of charcoal is located within the soil profile and appears to be responsible for some of the dark coloration of these soils. No redoximorphic features were observed, but rather occasional inclusions of brighter soils mixed into darker soil layer depths due to past disturbance, creating areas of sharp contrast. The lack of hydric soil indicators or subsurface hydrology indicates that water pooling on the surface does not infiltrate, and that there is insufficient hydrology present to create anaerobic wetland conditions.

Utility Easement Road (north of property)
An area on the utility easement road north of the Eastern Parcel (Parcel B) of the subject site was previously identified as a wetland by Snohomish County (PDS). During the February 9, 2015 field visit, *Wetland Resources, Inc.* determined that the area did not meet the definition of a wetland.

Although there was a small area of standing water, the subsurface soil was brown (7.5YR 4/4), and did not meet hydric soil characteristics. Most likely, road compaction has created an area of ponded water that is unable to infiltrate into the soil, creating a situation similar to that observed in the past logging staging area on the subject site.

2.3.3 Wildlife

The on-site wetland provides moderate habitat functions. Wetland A and its associated edges provide a potential movement corridor, which are extremely important as areas become more populated. The critical areas and the associated buffers contain resources such as food, water, thermal cover, and hiding cover in close proximity. No mammalian species were detected during our on-site investigations, although several species, including gray squirrels (*Sciurus* spp.), black-tailed deer (*Odocoileus hemionus*), raccoon (*Procyon lotor*), and potentially coyote (*Canis latrans*), are expected to occur within the area. Avian activity was not strongly detected. However, given the habitat available, it is expected that the following avian species use the area: American Crow (*Corvus brachyrhynchos),* Steller's Jay (*Cyanocitta stelleri*), Ruby-crowned Kinglet (*Regulus calendula*), Golden-crowned Kiglet (Regulus satrapa), Black-capped Chickadee (*Poecile atricapilla)*, Dark-eyed Junco (*Junco hyemalis*), Red-winged Blackbird (*Agelaius phoeniceus*), Spotted Towhee (*Pipilo maculatus*), Song Sparrow (*Melospiza melodia*), and Pacific Wren (*Troglodytes pacifica*). Frog song was strongly detected, indicating that the wetland and surrounding areas are heavily used by amphibians.

3.0 COMPLIANCE WITH MMC 20.05.080(G)

The applicant is proposing to utilize buffer averaging to mitigate for potential impacts to the on-site buffer areas. Regulations for buffer averaging in the City of Monroe are codified in MMC 20.05.080(G), and are as follows:

G. Buffer Averaging. The city will consider the allowance of wetland buffer averaging only when the buffer area width after averaging will not adversely impact the critical area and/or buffer functions and values.

The area proposed as additional buffer is forested, and is equal in quality to those areas proposed for reduction. Given that the total buffer area associated with Wetland A will be increased through the proposed buffer averaging plan, functions and values shall be maintained and improved, especially protective functions.

At a minimum, any proposed buffer averaging must also meet the following criteria:

1. The buffer area after averaging is no less than that which would be contained within the standard buffer; and

A total of 9,945 square feet will be provided along the northern edge of the standard buffer as additional buffer to compensate for the reduction of a total of 4,963 square feet from the southern and eastern edges. This area being proposed as additional buffer will be provided at a 2:1 ratio of replacement, and will therefore increase the total buffer area associated with Wetland A.

2. The buffer width shall not be reduced by more than twenty-five percent at any one point as a result of the buffer averaging.

After the proposed averaging, buffer width will be greater than 75 percent of the standard buffer requirement in all locations.

4.0 Wetland Functions and Values Assessment

4.1 Methodology

The methodology for this functions and values assessment is based on professional opinion developed through past field analyses and interpretation. This assessment pertains specifically to the on-site wetlands, but is typical for assessments of similar systems common to western Washington.

4.2 Functions and Values Components

Wetlands in western Washington perform a variety of ecosystem functions. Included among the most important functions provided by wetlands are stormwater storage and flood flow attenuation, water quality improvement, and fish and wildlife habitat. An assessment of these functions for the project site is provided below.

4.3 Existing Conditions

4.3.1 Wetland A

This on-site Category III wetland is a medium-sized, multi-strata, scrub-shrub and forested wetland. The dominance of native vegetation, some minor interspersion of vegetative structure, and the presence of a few special habitat features, such as downed logs or snags, results in this wetland providing moderate quality wildlife habitat as a whole.

Depressional wetland areas, such as this, provide flood reduction functions by sequestering surface flows during storm events, thereby reducing the rate of hydrologic input downstream. By providing storage of stormwater, depressions attenuate surface flows, thus allowing floodwaters to reach downstream waterways over a protracted time period. The heights of downstream water levels are thereby reduced, decreasing over-bank flooding in urbanized areas. Depressional wetlands also improve water quality by allowing sediment to settle out of the sequestered stormwater due to the reduction in flow velocity. This sediment is often ionically bonded to pollutants such as phosphorous. Wetland A is primarily seasonally flooded, with an area along the boundary of the wetland that only ever becomes saturated. Seasonally ponded depressional areas provide the afore mentioned functions most effectively because of their ability to contribute live storage. In contrast, dead storage (such as in permanently ponded areas) does not provide storage for floodwaters, as these areas are already at hydrologic capacity.

4.4 Post Mitigation Functions and Values

Proposed Protections

Wetland A is to be protected in perpetuity with an averaged buffer as part of the proposed development. Currently, this wetland provides a moderate level of functions and values. Through the proposed buffer averaging, the buffer associated with Wetland A will be increased with additional buffer of similar quality as that being reduced. This will be sufficient to preserve the functions and values, meeting the requirements of MMC 20.05.080(D) for wetland protection. The increase in total on-site buffer area may, in fact, provide a functional lift to the protective functions. No direct impacts to Wetland A are proposed.

Pursuant to MMC 20.05.070(D), permanent metal or wood signage will demarcate the outer perimeter of the critical area buffer. Signs shall be worded as follows:

Protection of this natural area is in your care.
Alteration or disturbance is prohibited. Please call the city of Monroe for more information.

Expected Functions and Values

Given that buffer will be increased with areas of similar quality, and that no impacts are proposed within the critical area, there is expected to be no significant functional loss to Wetland A.

4.0 Use Of This Report

This Critical Area Study is supplied to Chain Lakes Estates LLC as a means of determining on-site critical area conditions as required by the City of Monroe during the permitting process. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to wetlands are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

The work for this report has conformed to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report, and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.

Scott Walters
Associate Ecologist

5.0 References

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APPENDIX A

DEPARTMENT OF ECOLOGY WETLAND RATING FORM

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): WETLAND A Date of site visit: 12/15/2014

Rated by J. LAUFENBERG Trained by Ecology? X Yes ___No Date of training 9/2014

HGM Class used for rating DEPRESSIONAL Wetland has multiple HGM classes?___Y X N

NOTE: Form is not complete without the figures requested *(figures can be combined).*
Source of base aerial photo/map GOOGLE EARTH + COASTAL ATLAS

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics___)

1. Category of wetland based on FUNCTIONS

_____**Category I** – Total score = 23 - 27

_____**Category II** – Total score = 20 - 22

X **Category III** – Total score = 16 - 19

_____**Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality			Hydrologic			Habitat			
	Circle the appropriate ratings									
Site Potential	(H)	M	L	H	(M)	L	H	(M)	L	
Landscape Potential	H	M	(L)	H	M	(L)	H	(M)	L	
Value	(H)	M	L	H	(M)	L	H	(M)	L	TOTAL
Score Based on Ratings	6			5			6			17

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	X

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	1
Location of outlet (*can be added to map of hydroperiods)*	D 1.1, D 4.1	NA
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	1
Map of the contributing basin	D 4.3, D 5.3	2
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	3
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	4

Riverine Wetlands NA

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands NA

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands NA

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants *(can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number A

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

   NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

   1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

   NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**
   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

   NO – go to 3 **YES** – The wetland class is **Flats**
   *If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?
   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
   ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

   NO – go to 4 **YES –** The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?
   ___The wetland is on a slope (*slope can be very gradual*),
   ___The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
   ___The water leaves the wetland **without being impounded**.

   NO – go to 5 **YES –** The wetland class is **Slope**

   NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?
   ___The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ___The overbank flooding occurs at least once every 2 years.

Wetland name or number A

NO – go to 6 **YES** – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7 **YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have ***more than 2 HGM classes*** *within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	3
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions)*. Yes = 4 No = 0	0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > $^1/_{10}$ of area points = 1 Wetland has persistent, ungrazed plants < $^1/_{10}$ of area points = 0	5
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	4
Total for D 1 Add the points in the boxes above	12

Rating of Site Potential If score is: X **12-16 = H** ___ **6-11 = M** ___ **0-5 = L** *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0	0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	0
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source_____ Yes = 1 No = 0	0
Total for D 2 Add the points in the boxes above	0

Rating of Landscape Potential If score is: ___ **3 or 4 = H** ___ **1 or 2 = M** X **0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 No = 0	1
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (*answer YES if there is a TMDL for the basin in which the unit is found*)? Yes = 2 No = 0	0
Total for D 3 Add the points in the boxes above	1

Rating of Value If score is: ___ **2-4 = H** X **1 = M** ___ **0 = L** *Record the rating on the first page*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?	
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0	4
D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.* Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0	3
D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5	3
Total for D 4 — Add the points in the boxes above	10

Rating of Site Potential If score is: ___ **12-16 = H** X **6-11 = M** ___ **0-5 = L** *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?	
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0	0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0	0
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0	0
Total for D 5 — Add the points in the boxes above	0

Rating of Landscape Potential If score is: ___ **3 = H** ___ **1 or 2 = M** ___ **0 = L** *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?	
D 6.1. The unit is in a landscape that has flooding problems. *Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.* The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 • Surface flooding problems are in a sub-basin farther down-gradient. points = 1 Flooding from groundwater is an issue in the sub-basin. points = 1 The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____ points = 0 There are no problems with flooding downstream of the wetland. points = 0	1
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0	0
Total for D 6 — Add the points in the boxes above	1

Rating of Value If score is: ___ **2-4 = H** X **1 = M** ___ **0 = L** *Record the rating on the first page*

Wetland name or number A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

____Aquatic bed	4 structures or more: points = 4
____Emergent	3 structures: points = 2
X Scrub-shrub (areas where shrubs have > 30% cover)	2 structures: points = 1
X Forested (areas where trees have > 30% cover)	1 structure: points = 0

If the unit has a Forested class, check if:

X The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

2

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

____Permanently flooded or inundated	4 or more types present: points = 3
X Seasonally flooded or inundated	3 types present: points = 2
____Occasionally flooded or inundated	2 types present: points = 1
X Saturated only	1 type present: points = 0
____Permanently flowing stream or river in, or adjacent to, the wetland	
____Seasonally flowing stream in, or adjacent to, the wetland	
____**Lake Fringe wetland**	**2 points**
____**Freshwater tidal wetland**	**2 points**

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft^2.

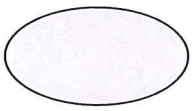
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

If you counted: > 19 species	points = 2
5 - 19 species	points = 1
< 5 species	points = 0

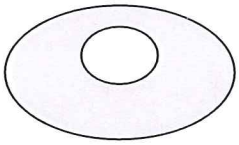
1

H 1.4. Interspersion of habitats

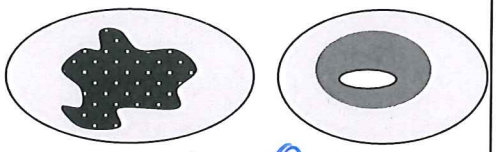
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



None = 0 points

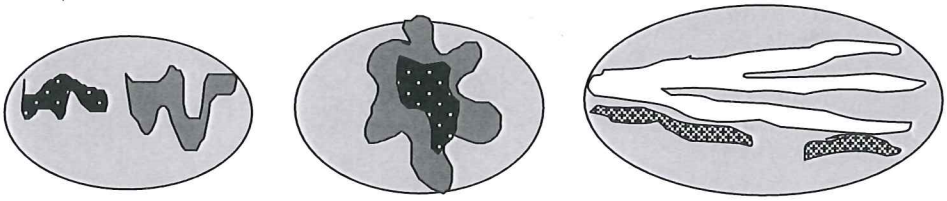


Low = 1 point



Moderate = 2 points

All three diagrams in this row are **HIGH** = 3points



2

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* X Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). X Standing snags (dbh > 4 in) within the wetland ____Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ____Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)* ____At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* X Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	3
Total for H 1 Add the points in the boxes above	9

Rating of Site Potential If score is:___**15-18 = H** X **7-14 = M** ___**0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat 4.1 + [(% moderate and low intensity land uses)/2] 3.1 = 7.2 % If total accessible habitat is: > $^1/_3$ (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0	0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat 31.4 + [(% moderate and low intensity land uses)/2] 28.7 = 60.1 % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0	3
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0	0
Total for H 2 Add the points in the boxes above	3

Rating of Landscape Potential If score is:___**4-6 = H** X **1-3 = M** ___**< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: points = 2 — It has 3 or more priority habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW priority species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 Site does not meet any of the criteria above points = 0	1

Rating of Value If score is:___**2 = H** ___**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here: http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

— **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

X **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

— **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

— **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

— **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

X **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

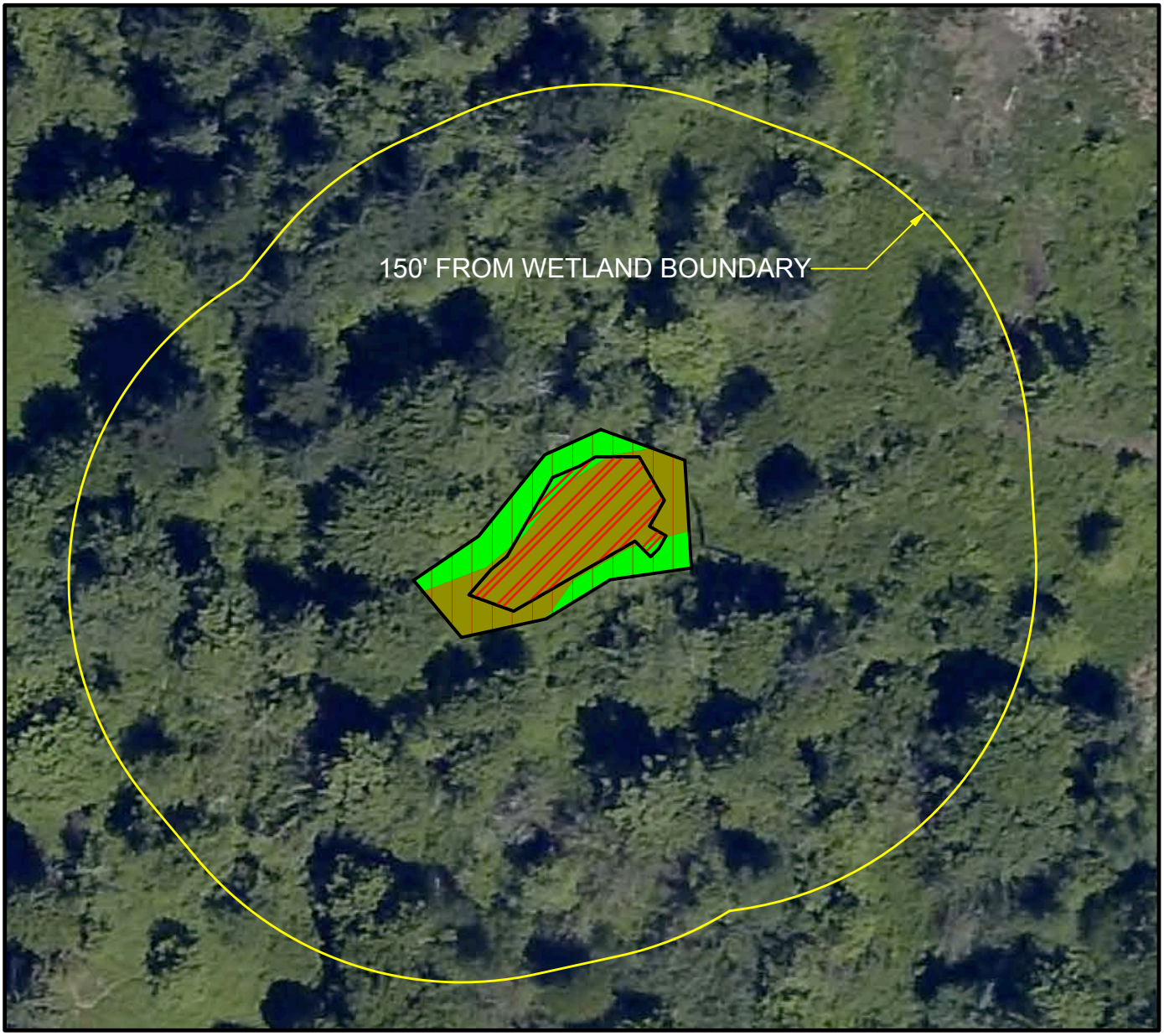
Wetland name or number A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type *Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.*	Category
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt Yes –Go to **SC 1.1** No = **Not an estuarine wetland**	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = **Category I** No - Go to **SC 1.2**	**Cat. I**
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are *Spartina*, see page 25) — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = **Category I** No = **Category II**	**Cat. I** **Cat. II**
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? Yes – Go to **SC 2.2** No – Go to **SC 2.3** SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? Yes = **Category I** No = **Not a WHCV** SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf Yes – **Contact WNHP/WDNR and go to SC 2.4** No = **Not a WHCV** SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? Yes = **Category I** No = **Not a WHCV**	**Cat. I**
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? *Use the key below.* ***If you answer YES you will still need to rate the wetland based on its functions.*** SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? Yes – Go to **SC 3.3** No – Go to **SC 3.2** SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to **SC 3.3** No = **Is not a bog** SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = **Is a Category I bog** No – Go to **SC 3.4** **NOTE:** If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = **Is a Category I bog** No = **Is not a bog**	**Cat. I**

Wetland name or number A

SC 4.0. Forested Wetlands Does the wetland have at least 1 contiguous acre of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? ***If you answer YES you will still need to rate the wetland based on its functions.*** — **Old-growth forests** (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. — **Mature forests** (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). Yes = **Category I** (No) = **Not a forested wetland for this section**	**Cat. I**
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* Yes – Go to **SC 5.1** (No) = **Not a wetland in a coastal lagoon** SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland is larger than $^{1}/_{10}$ ac (4350 ft^2) Yes = **Category I** No = **Category II**	**Cat. I** **Cat. II**
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ***If you answer yes you will still need to rate the wetland based on its habitat functions.*** In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 Yes – Go to **SC 6.1** (No) = **not an interdunal wetland for rating** SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = **Category I** No – Go to **SC 6.2** SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = **Category II** No – Go to **SC 6.3** SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = **Category III** No = **Category IV**	**Cat I** **Cat. II** **Cat. III** **Cat. IV**
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	



LEGEND

- SCRUB-SHRUB
- FORESTED VEGETATION
- SATURATED ONLY
- SEASONALLY FLOODED
- 150' FROM WL BOUNDARY

Scale 1" = 70'

0 70 140

Wetland Resources, Inc.
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Fax: (425) 337-3045
Email: mailbox@wetlandresources.com

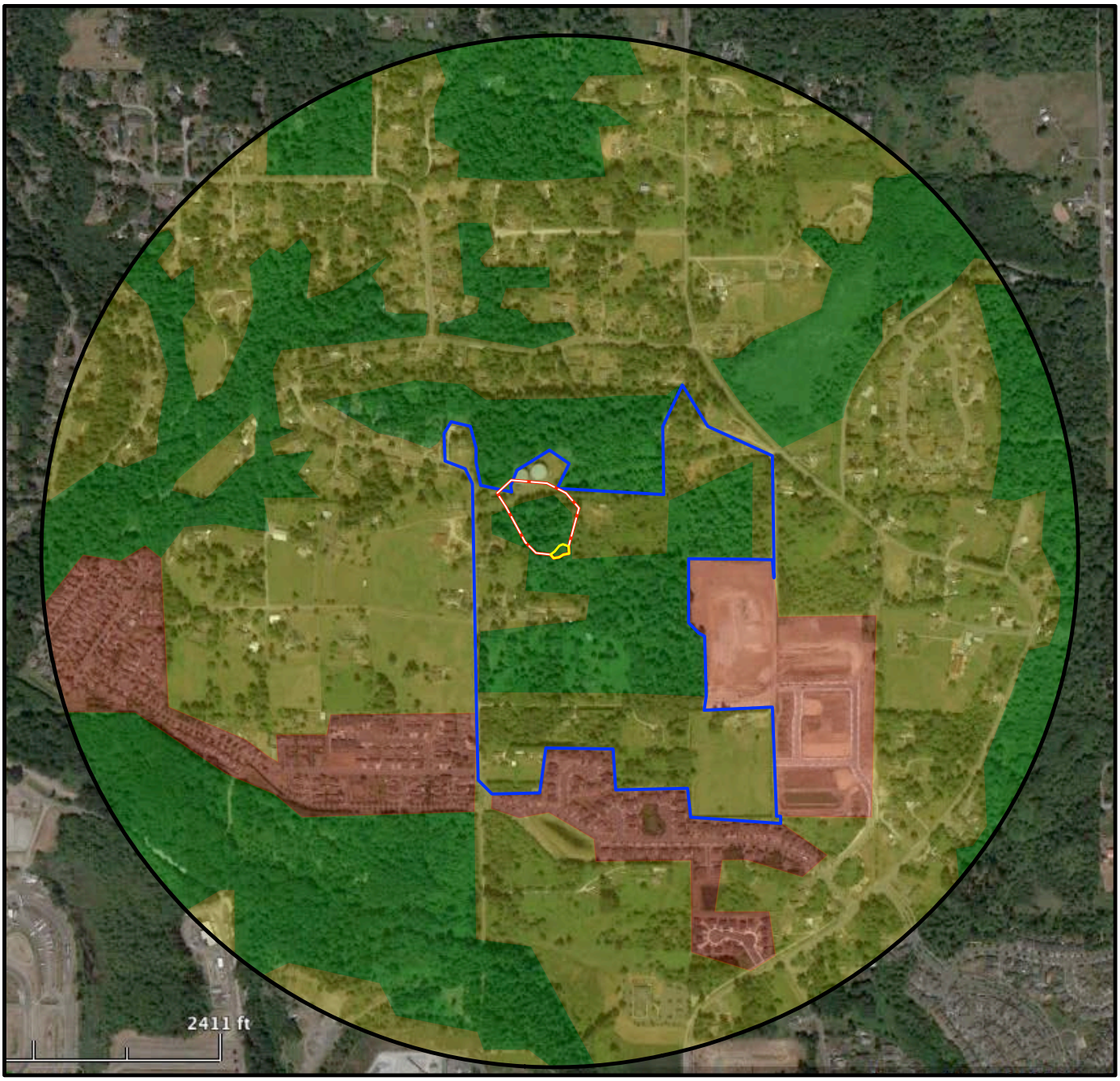
HYDROPERIOD, COWARDIN CLASS, OUTLET, AND 150' BOUNDARY

Wetland A

Chain Lake Estates
Attn: Rick Hanson
809 W Main Street
Monroe, WA 98272

Figure 1/4
WRI Job # 14302
Drawn by: SW

Final Action #1
AB16-067



LEGEND

- RELATIVELY UNDISTURBED
- LOW/MOD. INTENSITY
- HIGH INTENSITY
- ACCESSIBLE HABITAT
- WETLAND
- CONTRIBUTING BASIN
- 1 KM FROM WETLAND

CONTRIBUTING BASIN AREA RELATIVE TO WETLAND UNIT IS 27.7:1

Scale 1" = 1,000'

0 1,000 2,000

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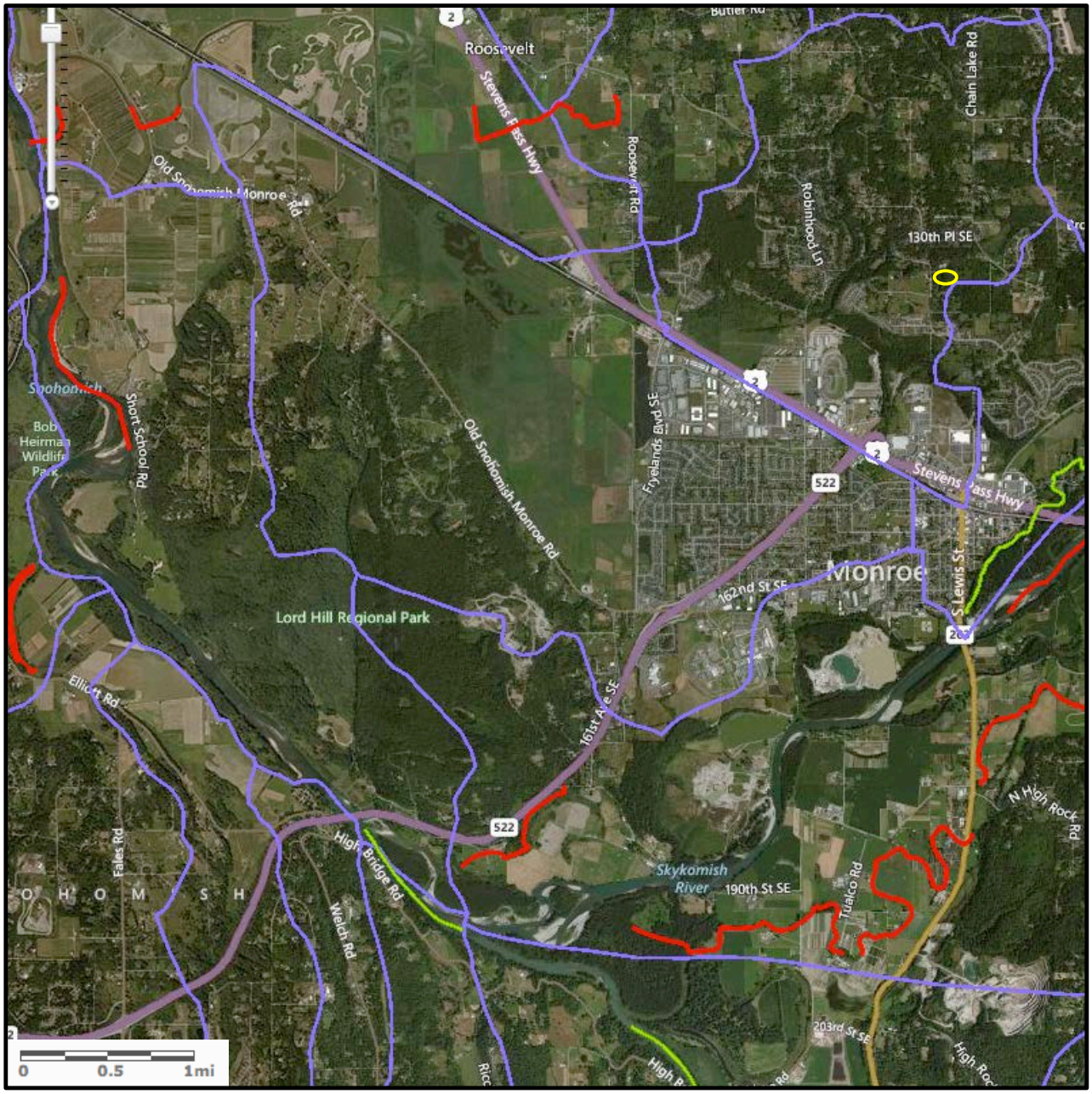
Email: mailbox@wetlandresources.com

CONTRIBUTING BASIN/ 1 KM FROM WETLAND BOUNDARY MAP

Wetland A

Chain Lake Estates
Attn: Rick Hanson
809 W Main Street
Monroe, WA 98272

Figure 2/4
Final Action #
WRI Job # 14302
2016-057
Drawn by: SW



LEGEND

WETLAND LOCATION

SUB-BASIN BOUNDARY

WATER QUALITY ASSESSMENT CATEGORIES

CATEGORY 5

CATEGORY 4A

Scale 1" = 5,000'

0 5,000 10,000

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Cat 5 - 303d & Cat 4A Listed Waters Within Basin

Wetland A

Chain Lake Estates
Attn: Rick Hanson
809 W Main Street
Monroe, WA 98272

Figure 3/4
WRI Job # 14302
Drawn by: SW

Waterbody Name	Pollutant(s)	Status**	TMDL Lead
Lake Loma	Total Phosphorus	Straight to implementation project under development	Tricia Shoblom 425-649-7288
Snohomish River	French Creek / Pilchuck River • Dissolved Oxygen • Temperature	Under development	Ralph Svrjcek 425-649-7165
	Dioxin	EPA approved	Ralph Svrjcek 425-649-7165
	Estuary • Ammonia • BOD	EPA approved	Ralph Svrjcek 425-649-7165
	Tributaries • Fecal Coliform Tributaries: • Allen Creek • Quilceda Creek • French Creek • Woods Creek • Pilchuck River • Marshlands (Wood Creek) (2)	EPA approved	Ralph Svrjcek 425-649-7165
	Snoqualmie River • Ammonia-N • BOD (5-day) • Fecal Coliform Temperature	EPA approved EPA approved Has an implementation plan	Ralph Svrjcek 425-649-7165

*** Status will be listed as one of the following: Approved by EPA, Under Development or Implementation*

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List of TDMLs Within WRIA
Wetland A

Chain Lake Estates
Attn: Rick Hanson
809 W Main Street
Monroe, WA 98272

Figure 4/4
WRI Job # 14302
Drawn by: SW

APPENDIX B

WETLAND DETERMINATION DATA FORMS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Sky View Ridge City/County: City of Monroe Sampling Date: 12/15/2014

Applicant/Owner: Rick Hanson State: WA Sampling Point: S1

Investigator(s): Scott Walters and Andrea Bachman Section, Township, Range: S36, T28N, R6E

Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): none Slope (%): <5%

Subregion (LRR): A Lat: 47.876937 Long: -121.972463 Datum: WGS 84

Soil Map Unit Name: Tokul Gravelly Medial Loam, 0 to 8 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☑ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☑ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☑ No ☐	**Is the Sampled Area within a Wetland?** Yes ☑ No ☐
Hydric Soil Present?	Yes ☑ No ☐	
Wetland Hydrology Present?	Yes ☑ No ☐	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5 meter	Absolute % Cover	Dominant Species?	Indicator Status
1. Alnus rubra	10	Y	FAC
2. Malus fusca	5	Y	FACW
3.			
4.			
	15	= Total Cover	
Sapling/Shrub Stratum (Plot size: 3 meter			
1. Rubus spectabilis	60	Y	FAC
2. Rubus armeniacus	40	Y	FACU
3.			
4.			
5.			
	100	= Total Cover	
Herb Stratum (Plot size: 1 meter			
1. Carex obnupta	15	Y	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	15	= Total Cover	
Woody Vine Stratum (Plot size:			
1.			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 = 0
FACW species		x 2 = 0
FAC species		x 3 = 0
FACU species		x 4 = 0
UPL species		x 5 = 0
Column Totals:	0 (A)	0 (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☑ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☑ No ☐

Remarks:

SOIL

Sampling Point: S1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/1	100	-	-	-	-	Grv Sa Lo	saturated
8-18+	10YR 4/2	95	10YR 4/4	5	C	M	Si Lo	saturated

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☑ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☑ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:_____

Depth (inches):_____

Hydric Soil Present? Yes ☑ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☑ Depth (inches): _____

Water Table Present? Yes ☐ No ☑ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☑ No ☐ Depth (inches): 0

Wetland Hydrology Present? Yes ☑ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Sky View Ridge City/County: City of Monroe Sampling Date: 12/15/2014

Applicant/Owner: Rick Hanson State: WA Sampling Point: S2

Investigator(s): Scott Walters and Andrea Bachman Section, Township, Range: S36, T28N, R6E

Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): none Slope (%): <5%

Subregion (LRR): A Lat: 47.876865 Long: -121.972591 Datum: WGS 84

Soil Map Unit Name: Tokul Gravelly Medial Loam, 0 to 8 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☑ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☑ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☑	**Is the Sampled Area within a Wetland?** Yes ☐ No ☑
Hydric Soil Present?	Yes ☐ No ☑	
Wetland Hydrology Present?	Yes ☐ No ☑	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5 meter	Absolute % Cover	Dominant Species?	Indicator Status
1. Thuja plicata	25	Y	FAC
2. Alnus rubra	20	Y	FAC
3. Prunus emarginata	5	N	FACU
4.			
	50	= Total Cover	

Sapling/Shrub Stratum (Plot size: 3 meter			
1. Rubus spectabilis	45	Y	FAC
2. Rubus armeniacus	35	Y	FACU
3. Acer circinatum	10	N	FAC
4.			
5.			
	90	= Total Cover	

Herb Stratum (Plot size: 1 meter			
1. Rubus ursinus	25	Y	FACU
2. Pteridium aquilinum	25	Y	FACU
3. Polystichum munitum	10	N	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	60	= Total Cover	

Woody Vine Stratum (Plot size:			
1.			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	100	x 3 =	300
FACU species	100	x 4 =	400
UPL species	0	x 5 =	0
Column Totals:	200 (A)		700 (B)

Prevalence Index = B/A = 3.5

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☐ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☑

Remarks:

SOIL

Sampling Point: S2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
2"	Duff	100	-	-	-	-	-	
0-18	10YR 4/4	100	-	-	-	-	Grv Sa Lo	slightly moist

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:_____

Depth (inches):_____

Hydric Soil Present? Yes ☐ No ☑

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☑ Depth (inches): _____

Water Table Present? Yes ☐ No ☑ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☑ Depth (inches): _____

Wetland Hydrology Present? Yes ☐ No ☑

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Sky View Ridge City/County: City of Monroe Sampling Date: 2/19/2015

Applicant/Owner: Rick Hanson State: WA Sampling Point: S3

Investigator(s): John Laufenberg Section, Township, Range: S36, T28N, R6E

Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): none Slope (%): <5%

Subregion (LRR): A Lat: 47.876865 Long: -121.972591 Datum: WGS 84

Soil Map Unit Name: Tokul Gravelly Medial Loam, 0 to 8 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ✔	**Is the Sampled Area within a Wetland?** Yes ☐ No ✔
Hydric Soil Present?	Yes ☐ No ✔	
Wetland Hydrology Present?	Yes ☐ No ✔	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5 meter	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer macrophyllum	60	Y	FACU
2. Alnus rubra	20	Y	FAC
3.			
4.			
	80	= Total Cover	
Sapling/Shrub Stratum (Plot size: 3 meter			
1. Rubus spectabilis	80	Y	FAC
2. Sambucus racemosa	20	Y	FACU
3.			
4.			
5.			
	100	= Total Cover	
Herb Stratum (Plot size: 1 meter			
1. Polystichum munitum	5	Y	FACU
2. Athyrium filix-femina	5	Y	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	10	= Total Cover	
Woody Vine Stratum (Plot size:			
1.			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	105	x 3 =	315
FACU species	85	x 4 =	340
UPL species	0	x 5 =	0
Column Totals:	190 (A)		655 (B)

Prevalence Index = B/A = 3.45

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☐ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ✔

Remarks:

SOIL

Sampling Point: S3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/2	100	-	-	-	-	Grv	moist
2-18	10YR 3/4	100	-	-	-	-	Grv	slightly moist

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:_____

Depth (inches):_____

Hydric Soil Present? Yes ☐ No ☑

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☑ Depth (inches): _____

Water Table Present? Yes ☐ No ☑ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☑ Depth (inches): _____

Wetland Hydrology Present? Yes ☐ No ☑

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

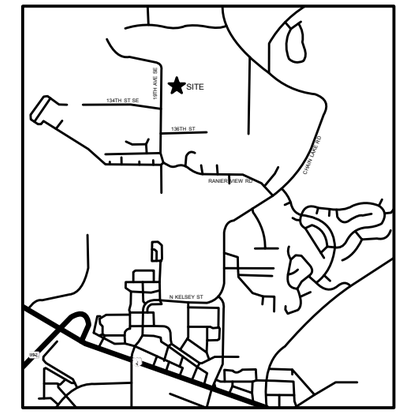
CRITICAL AREAS STUDY
AND BUFFER MITIGATION PLAN MAP
SKY VIEW RIDGE - 191ST AVENUE SE

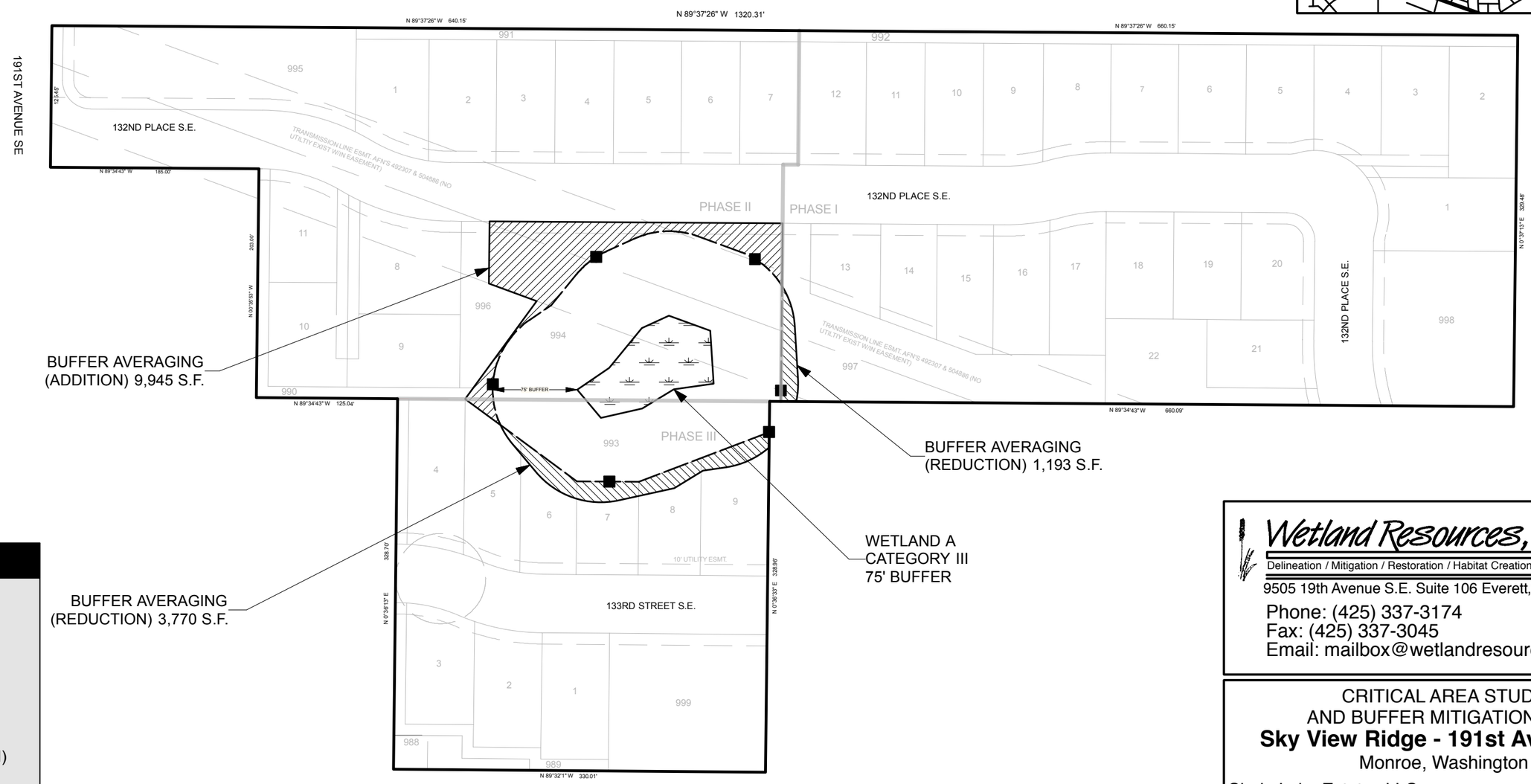
PORTION OF SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.

Scale 1" = 100'

0 100 200

VICINITY MAP





LEGEND

- WETLAND
- BUFFER
- BUFFER AVERAGING (ADDITION)
- BUFFER AVERAGING (REDUCTION)
- SIGN
- PHASE LINE

Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
9505 19th Avenue S.E. Suite 106 Everett,Washington 98208
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources.com

CRITICAL AREA STUDY
AND BUFFER MITIGATION MAP
Sky View Ridge - 191st Avenue SE
Monroe, Washington

Chain Lake Estates LLC
Attn: Rick Hanson
809 W Main Street
Monroe, WA 98272

Sheet 1/1
WRI Job # 14302
Drawn by: S. Walters
Date: April 28, 2015

EXHIBIT 15

SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.

PROJECT DESIGN TEAM

APPLICANT
CHAIN LAKE ESTATES, LLC
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CONTACT: RICK HANSON

OWNER (1-005)
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13221 191ST AVE SE
MONROE, WA 98272

OWNER (1-010)
SHOOTING STAR FARM LLC
18811 134TH STREET SE
MONROE, WA 98272
CONTACT: CARROLL E. HARDER

OWNER (1-002)
MURIEL ANDERSON
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DAVENPORT, WA 99122

PLANNER \ PROJECT CONTACT
LAND RESOLUTIONS
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EVERETT, WA 98201
(425) 258-4438
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OMEGA ENGINEERING, INC.
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SURVEYOR
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3605 COLBY AVENUE
EVERETT, WA 98201
(425) 259-3400
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JACK@ORCALSI.COM

GEO-TECH
LIU & ASSOCIATES, INC.
19213 KENLAKE PLACE NE
KENMORE, WA. 98028
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LANDSCAPE
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8011-47TH PLACE N.E.,
LAKE STEVENS, WA 98258
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CONTACT: KRYSTAL LOWE

BIOLOGIST
WETLAND RESOURCES, INC.
9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
(425) 337-3174
JOHNH@WETLANDRESOURCES.COM
CONTACT: JOHN L

DATUM
NAVD 88 (NAVD88 = NGVD29 + 3.65')

BENCHMARK
THE EAST TOP FLANGE BOLT OF FIRE HYDRANT AT LOTS 25 & 26 AS SHOWN ONE THE PLAT OF WOODCRESS, SHEET 4 OF 5, AF# 200608165005.
ELEV. = 398.93 FEET

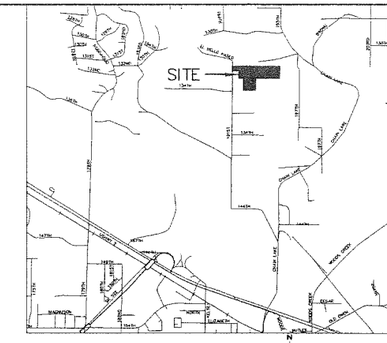
SITE DATA
SITE ADDRESS: 13207 & 13221 191ST AVE SE, MONROE, WA 98272
TAX PARCEL NO: 28063600100500, 28063600101000 & 28063600100200

LEGAL DESCRIPTION

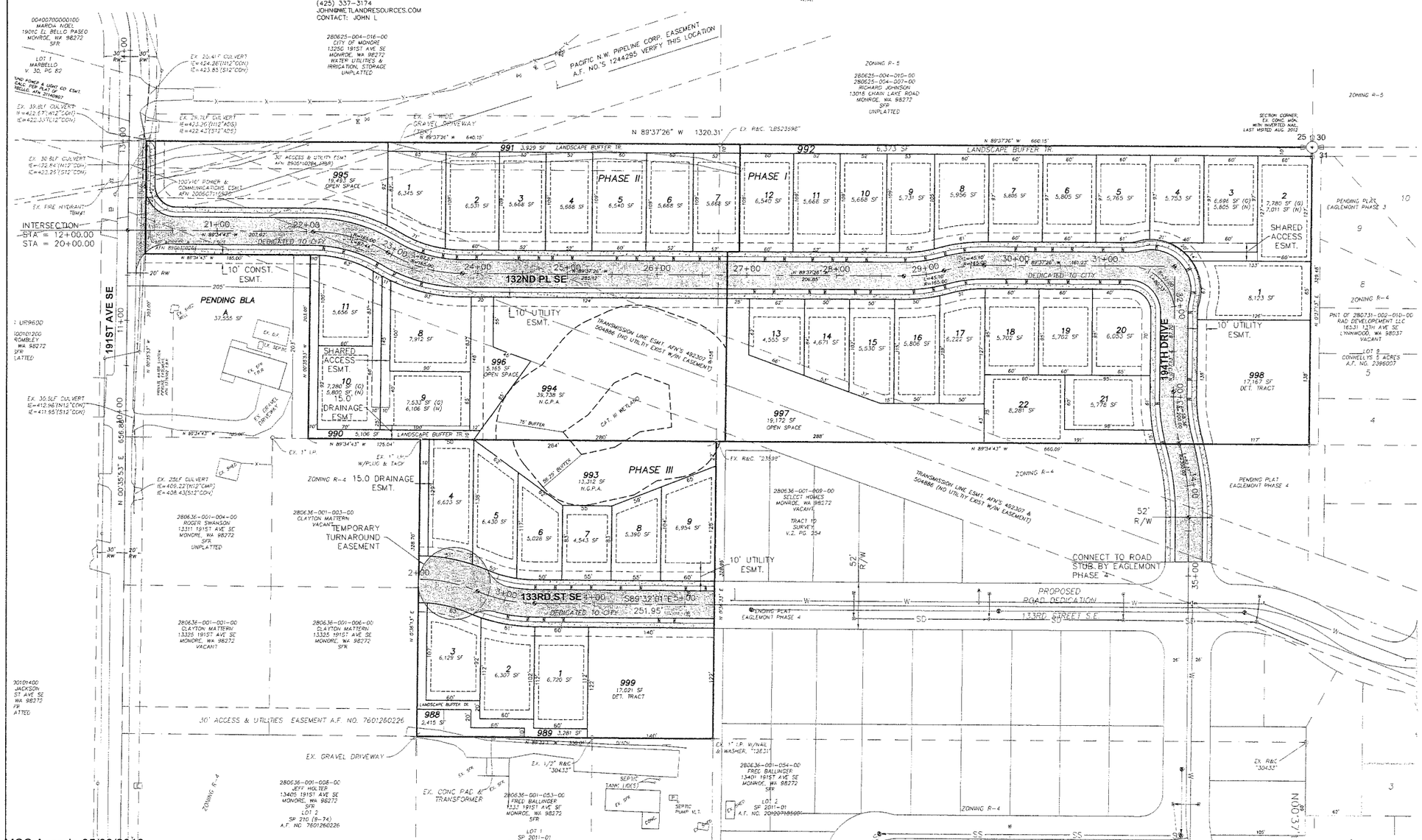
PHASE 1
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PHASE 2
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN;
EXCEPT THE SOUTH 203.00' OF THE WEST 205.00 OF SAID SUBDIVISION;
ALSO EXCEPT THE WEST 20 FEET SAID SUBDIVISION.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PHASE 3
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST.
W.M.



VICINITY MAP
SCALE: 1" = 2,000'



DRAWING INDEX

1) COVER SHEET
2) SWPPP
3) SWPPP DETAILS
4) ROADS & GRADING PLAN
5) DRAINAGE PLAN
6) 132ND PL SE & 194TH DRIVE DRAINAGE PROFILE
7) DRAINAGE PROFILES
8) SEWER & WATER PLAN
9) 132ND PL SE & 194TH DR SEWER & WATER PROFILE
10) 133RD ST SE SEWER & WATER PROFILE

LANDSCAPE PLANS

CALL 48 HOURS BEFORE YOU DIG
811

R/	DATE	DESCRIPTION	BY
		PRELIM. PLAT	

COVER SHEET

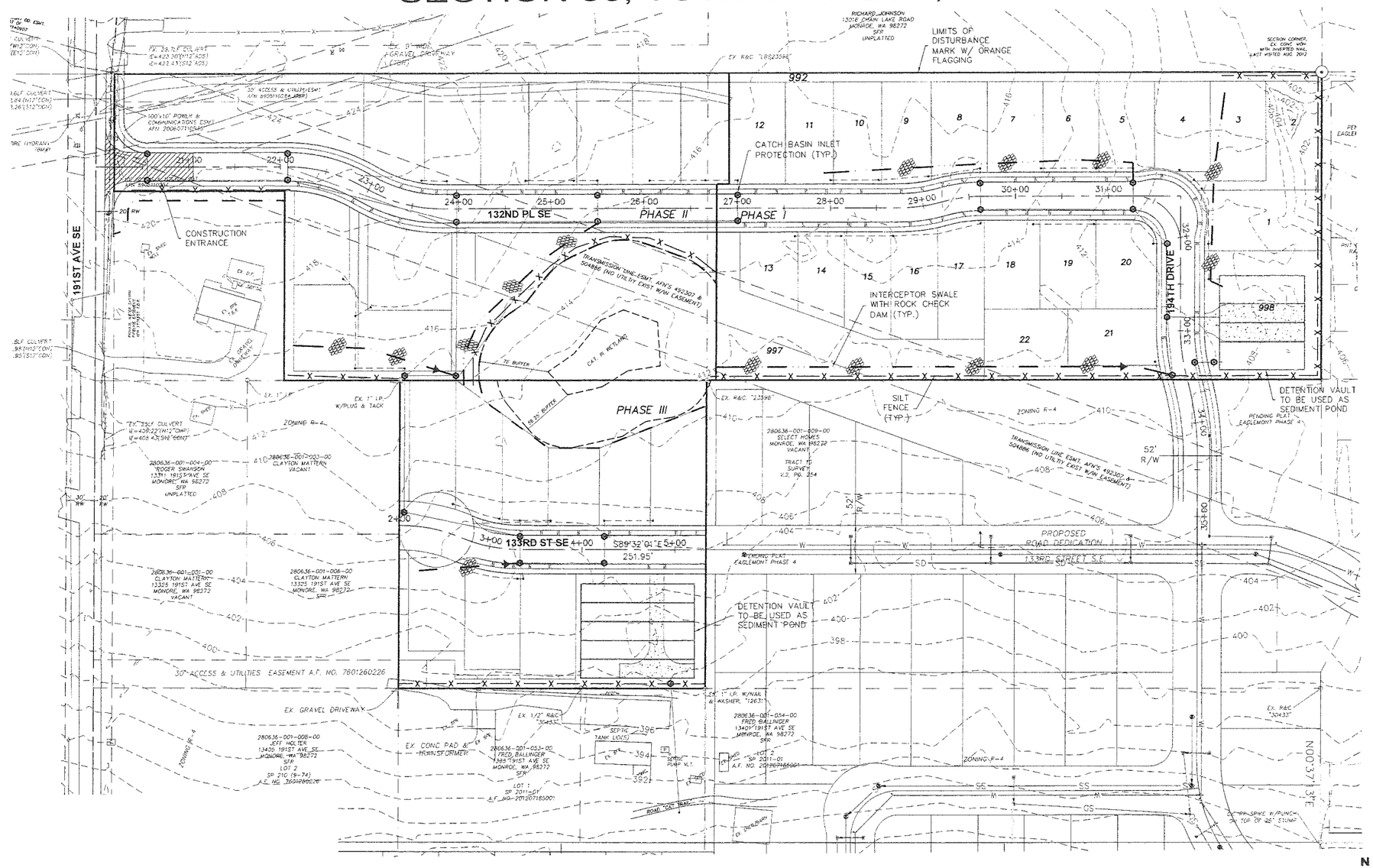
2707 WETMORE AVE.
EVERETT, WA 98201
T 425.387.3820
F 425.259.1958
OMEGA ENGINEERING, INC.

SKY VIEW RIDGE
SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	DSN. BY
15-0209	JMS
DATE: 2/27/2015	
SCALE: 1" =60'	
DRAWING NO: 1 OF 10	

SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



— X — X — SILT FENCE

— — — LIMITS OF CLEARING

CB INLET PROTECTION

— · — · — INTERCEPTOR SWALE

ROCK CHECK DAM

RIP-RAP CHECK DAM:
ONCE PROJECT DISTURBANCE AREAS HAVE BEEN STABILIZED, CONTRACTOR TO REMOVE DITCH CHECK DAMS ALONG WITH ALL ACCUMULATED SEDIMENT.

CONTRACTOR TO STABILIZE NEWLY DISTURBED AREAS WITH SEED AND MULCH.

N

0 60 120
HORIZONTAL SCALE

0 6 12
VERTICAL SCALE

CONSTRUCTION SEQUENCE:

- CONTACT CITY OF MONROE, 360.794.7400 AND SCHEDULE PRECONSTRUCTION MEETING.
1. CLEARING/CONSTRUCTION LIMITS SHALL BE STAKED & SILT FENCING INSTALLED.
2. CONSTRUCT CONSTRUCTION ENTRANCE.
3. CLEAR, GRUB AND REMOVE ALL VEGETATION WITHIN THE CLEARING LIMITS.
4. CONSTRUCT DETENTION VAULT/SEDIMENT PONDS WITH OUTFALLS.
5. ROUGH GRADE SITE WITH INTERCEPTOR SWALE DITCHES AS SHOWN ON THE EROSION CONTROL PLAN. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED. AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE.
6. INSTALL STORM WATER COLLECTION SYSTEM W/ SEDIMENT PROTECTION MEASURES.
7. INSTALL SEWER AND WATER UTILITIES AND SERVICES.
8. FINAL GRADE PAVEMENT AREA AND INSTALL GRAVEL BASE OR ATB.
9. CONSTRUCT CURB, SIDEWALK, DRIVEWAYS AND PARKING PER PLAN. OBTAIN RIGHT-OF-WAY DISTURBANCE PERMIT PRIOR TO WORK WITHIN R.O.W.
10. CONSTRUCT/COORDINATE POWER, GAS, TELEPHONE, CABLE SERVICES PER THE RESPECTIVE COMPANIES STANDARDS AND RELOCATION OF POWER VAULT.
11. COMPLETE IRRIGATION AND LANDSCAPING.
12. INSTALL PAVEMENT.
13. CLEAN STORM DRAINAGE CONVEYANCE SYSTEM (DO NOT FLUSH). AFTER VEGETATION HAS BEEN ESTABLISHED.
14. WHEN SITE IS STABLE, REMOVE REMAINING TEMPORARY ESC FACILITIES.

TESC NOTES:

1. ALL TESC MEASURES MUST COMPLY WITH THE MONROE STANDARDS AND SPECIFICATIONS AND THE DEPARTMENT OF ECOLOGY STORMWATER MANUAL FOR THE PUGET SOUND BASIN.

2. THE TESC SYSTEM SHALL BE INSTALLED AND INSPECTED BY THE PUBLIC WORKS INSPECTOR PRIOR TO ALL OTHER CONSTRUCTION.

3. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED BY THE CITY ENGINEER TO ENSURE CONTINUING EROSION/SEDIMENT CONTROL.

4. THE PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAN. TRACKING OF MUD AND DEBRIS FROM THE SITE WILL NOT BE ALLOWED. FAILURE TO COMPLY WITH THIS CONDITION WILL RESULT IN A STOP WORK ORDER PER MONROE MUNICIPAL CODE CHAPTER 12.42. CLEAN CONDITIONS OF PUBLIC RIGHT-OF-WAY.

CALL 48 HOURS BEFORE YOU DIG 811

R#	DATE	DESCRIPTION	BY
	4/15	PRELIM. PLAT	

SWPPP

OMEGA ENGINEERING, INC.
2707 WETMORE AVE
EVERETT, WA 98201
T 425.387.3820
F 425.259.1958

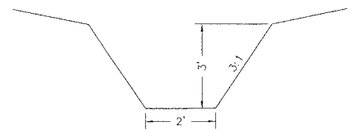
SKY VIEW RIDGE

SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

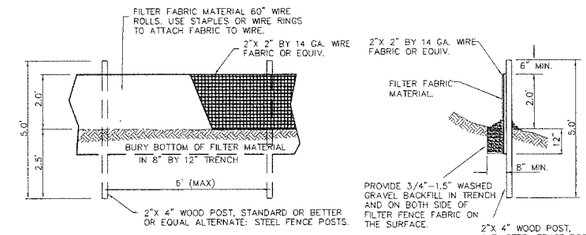
PROJ. NO. 15-0209	DSN. BY: JMS
DATE: 2/27/2015	
SCALE: 1" =60'	
DRAWING NO. 2 OF 10	

SKY VIEW RIDGE

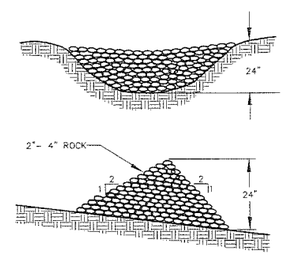
SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



INTERCEPTOR SWALE
N.T.S.

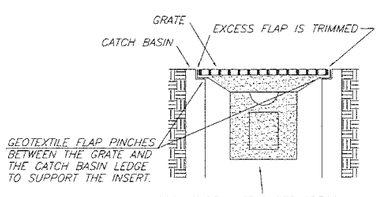


SILT FENCE DETAIL
N.T.S.



DETAIL

ROCK/RIP-RAP CHECK DAM DETAIL
N.T.S.



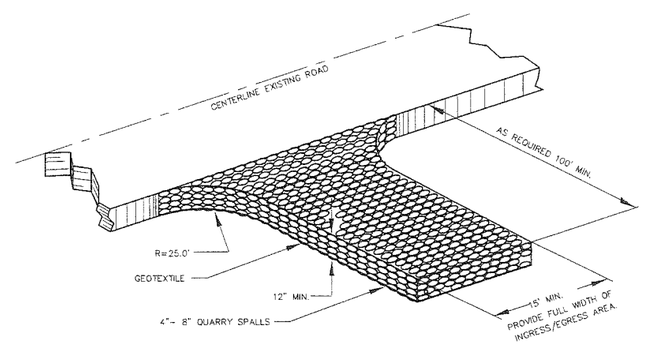
SOCK TYPE INLET FILTER SPECS:
DRAINGUARD – OIL AND SEDIMENT MODEL
DIMENSIONS: 48" x 36" x 18"HIGH
WEIGHT (DRY): 1 LBS
SEDIMENT CAPACITY: 40 LBS
FLOW RATE
FILTER: 500 GPM
BYPASS: 700 GPM

INSTALLATION INSTRUCTIONS:
1. REMOVE GRATE.
2. PLACE DRAINGUARD IN CB.
3. REPLACE GRATE.
4. TRIM EXCESS FABRIC

REMOVAL INSTRUCTIONS:
1. SECURE PULL STRAP AND REMOVE GRATE.
2. REMOVE INSERT
3. DISPOSE OF INSERT OR CLEAN AND REUSE.

NOTE: EQUIVALENT PRODUCT SHALL AT A MINIMUM HAVE A TREATMENT FLOW RATE OF 225 GPM.

INLET PROTECTION (PAVED AREAS)
NOT TO SCALE



GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

CALL 48 HOURS
BEFORE YOU DIG
811

R#	DATE	DESCRIPTION	BY
A	4/15	PRELIM. PLAT	

JOSEPH M. SMERY, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 5/16/15

SWPPP

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.387.3820
f 425.259.1958
OMEGA ENGINEERING, INC.

SKY VIEW RIDGE
SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

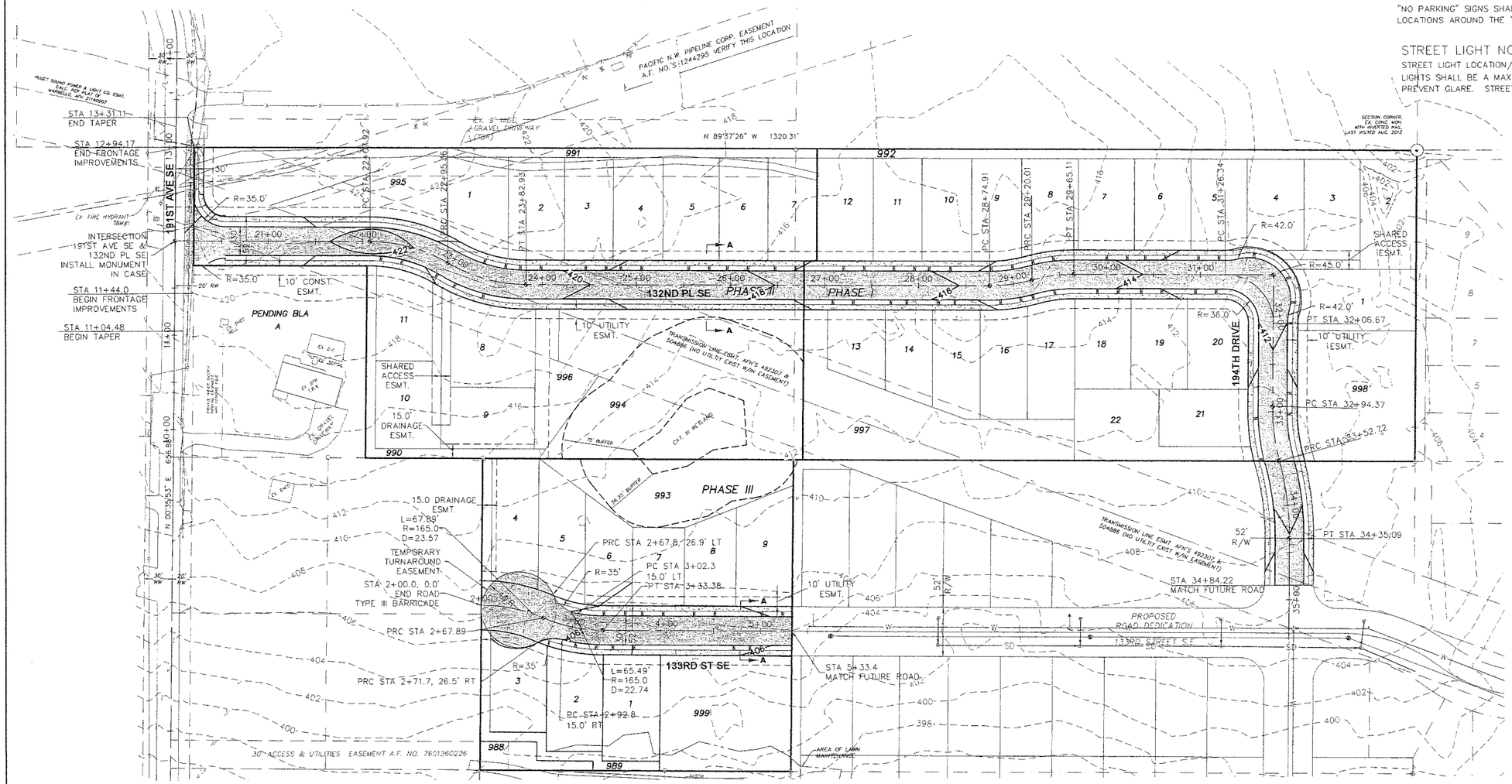
PROJ. NO.	DSN. BY:
15-0209	JMS
DATE: 2/27/2015	
SCALE: 1" =60'	
DRAWING NO. 3 OF 10	

SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.

TEMPORARY CUL-DE-SAC SIGNAGE NOTE:
"NO PARKING" SIGNS SHALL BE PROVIDED AT A MINIMUM OF TWO LOCATIONS AROUND THE TEMPOARY CUL-DE-SAC.

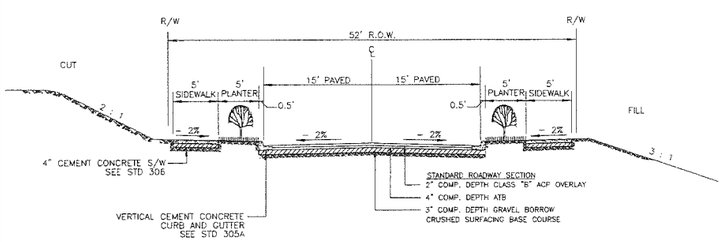
STREET LIGHT NOTE:
STREET LIGHT LOCATION/DESIGN SHALL BE PER PUD. STREET LIGHTS SHALL BE A MAX. 14' HIGH WITH FULL CUTOFF TO PREVENT GLARE. STREET LIGHTS TO BE MAINTAINED BY HOA.



N

0 60 120
HORIZONTAL SCALE

CALL 48 HOURS BEFORE YOU DIG 811



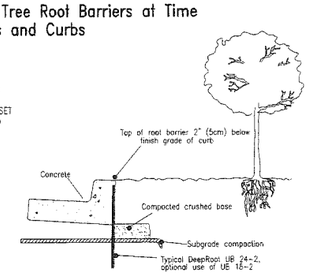
ROAD SECTION A - A
SEE STD 301

Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE.
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

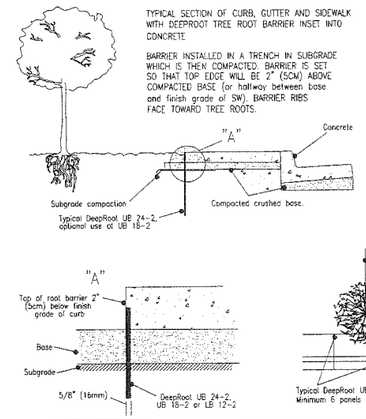
INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)



TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE

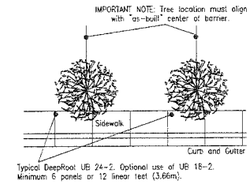
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) ABOVE COMPACTED BASE (or halfway between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.



INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW).
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)

IMPORTANT NOTE: Tree location must align with "as-built" center of barrier.



R#	DATE	DESCRIPTION	BY
	4/15	PRELIM. PLAT	

JOSEPH M. SHEEY, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

ROADS & GRADING PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
T 425.387.3820
F 425.259.1958
OMEGA ENGINEERING, INC.

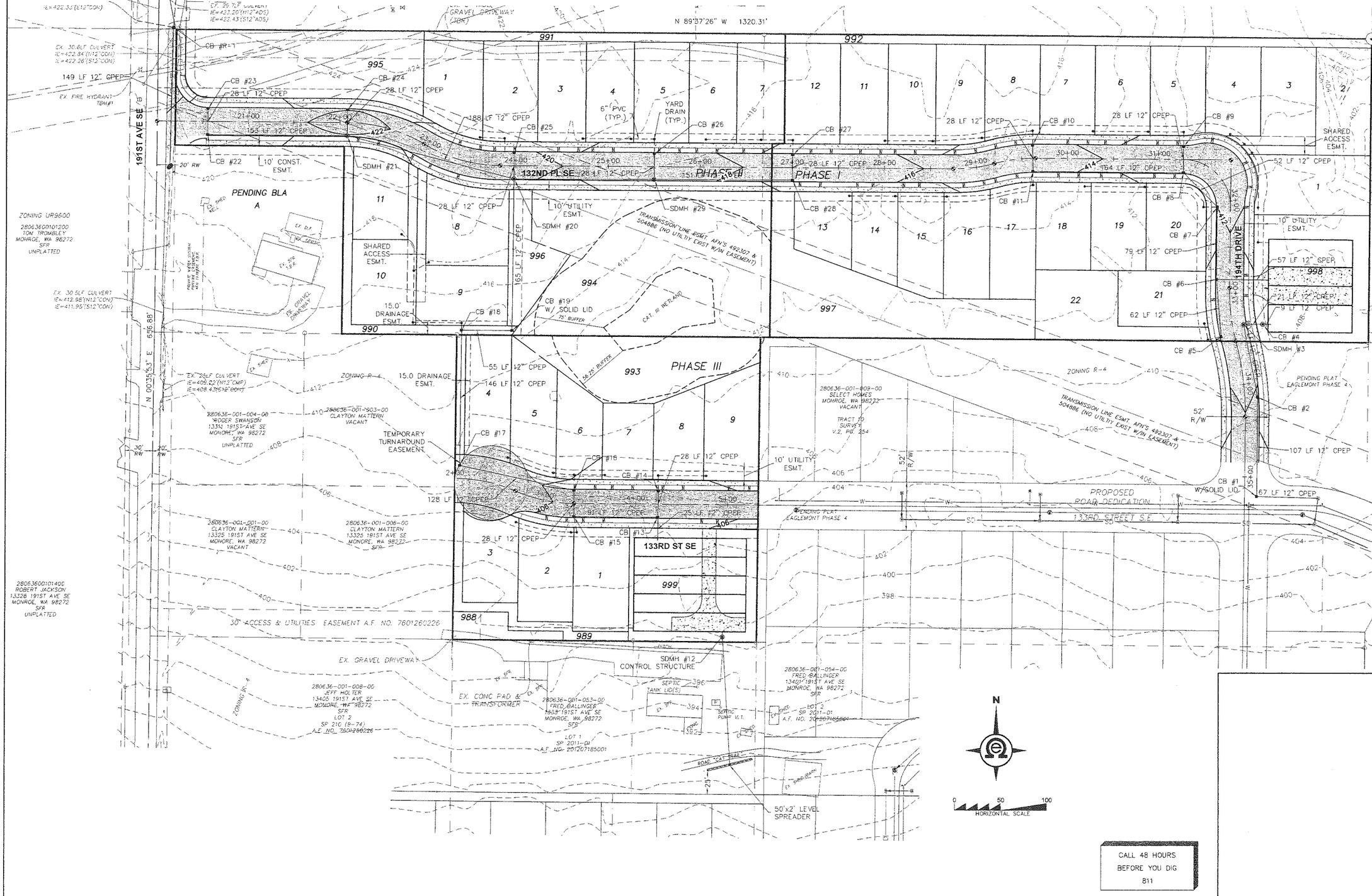
SKY VIEW RIDGE

SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO. 15-0209	DSN. BY JMS
DATE: 2/27/2015	
SCALE: 1" =60'	
DRAWING NO. 4 OF 10	

SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



R#	DATE	DESCRIPTION	BY
	4/15	PRELIM. PLAT	

DRAINAGE PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.387.3820
f 425.259.1958

OMEGA ENGINEERING, INC.

SKY VIEW RIDGE

SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	DSN. BY
15-0209	JMS

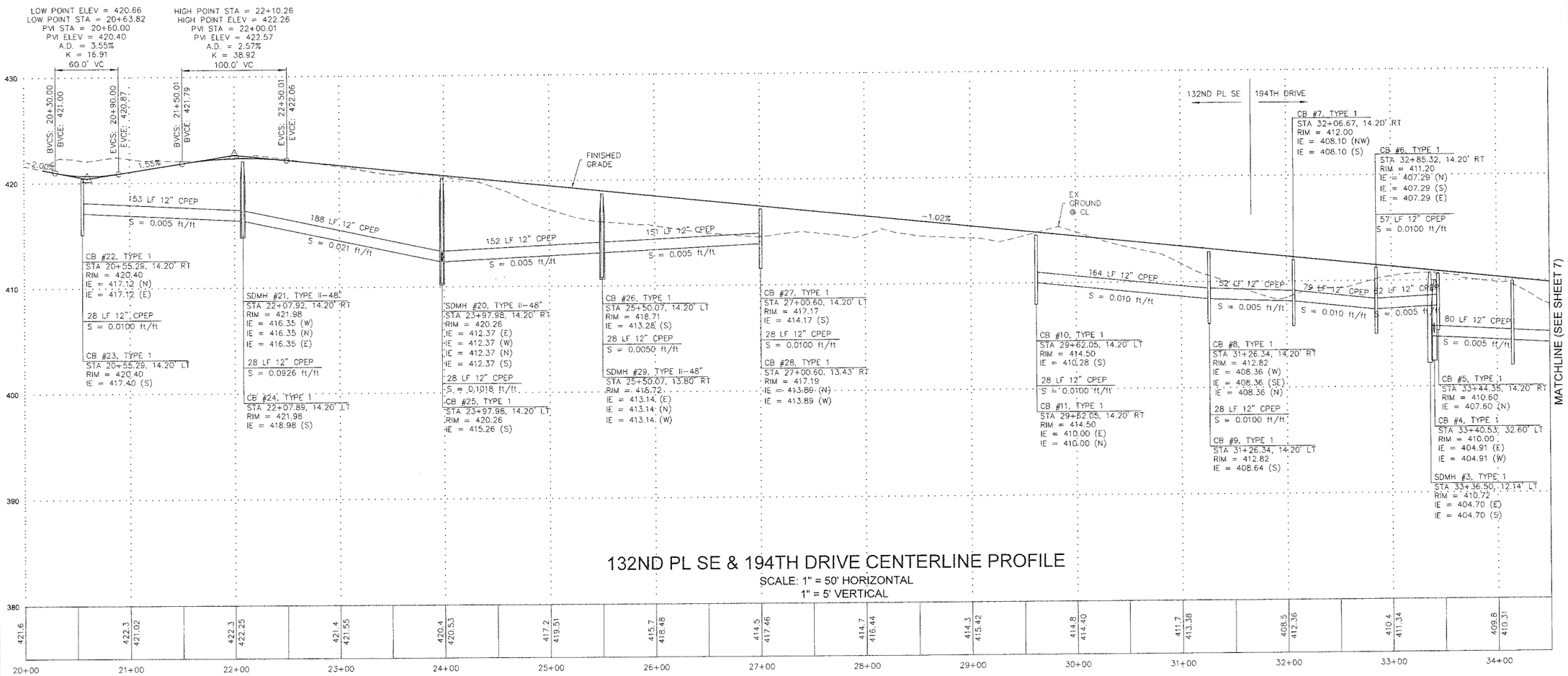
DATE: 2/27/2015

SCALE: 1" = 50'

DRAWING NO. 5 10

SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



132ND PL SE & 194TH DRIVE CENTERLINE PROFILE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

CALL 48 HOURS
BEFORE YOU DIG
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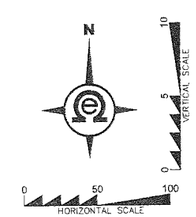


R#	DATE	DESCRIPTION	BY
	4/15	PRELIM. PLAT	

MICHAEL J. SMITH
JOSEPH
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
2/16/16

132ND PL SE & 194TH DR DRAINAGE PROFILE

2707 WETMORE AVE
EVERETT, WA 98201
t 425.387.3620
f 425.259.1958

OMEGA ENGINEERING, INC.

SKY VIEW RIDGE

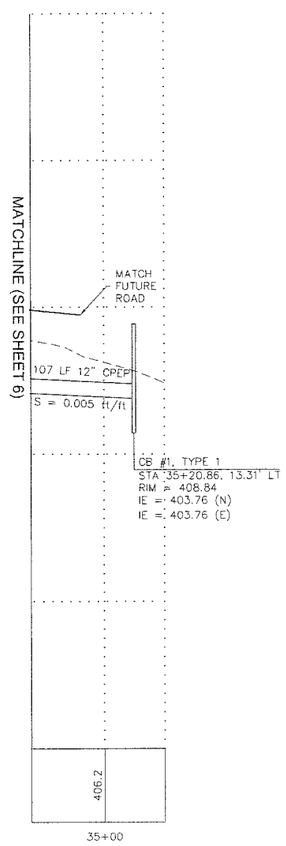
SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

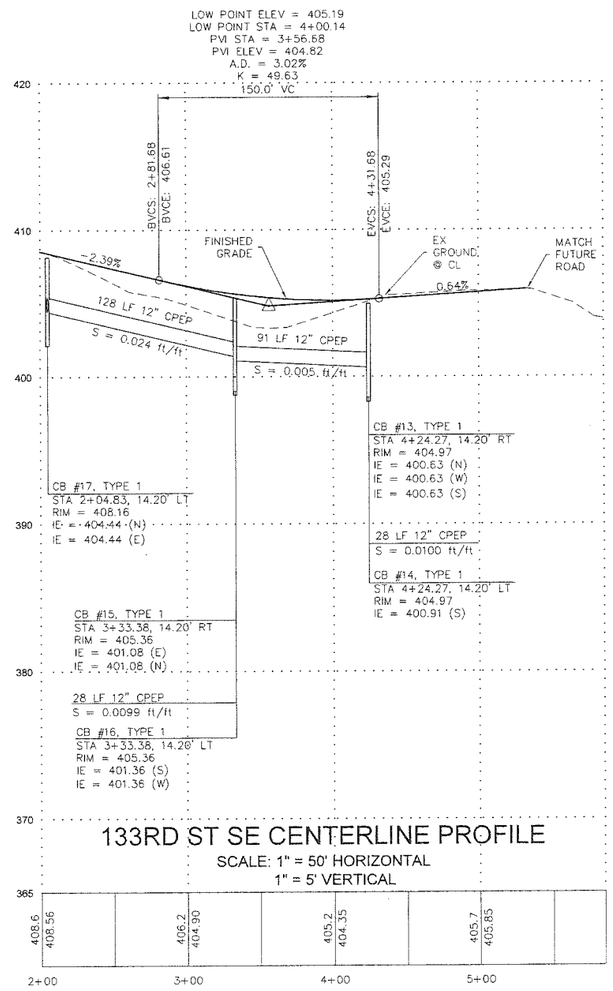
PROJ. NO. 15-0209	DSN. BY JMS
DATE 2/27/2015	
SCALE 1" = 50'	
DRAWING NO. 6 OF 10	

Final Action #1
AB16-057

SKY VIEW RIDGE

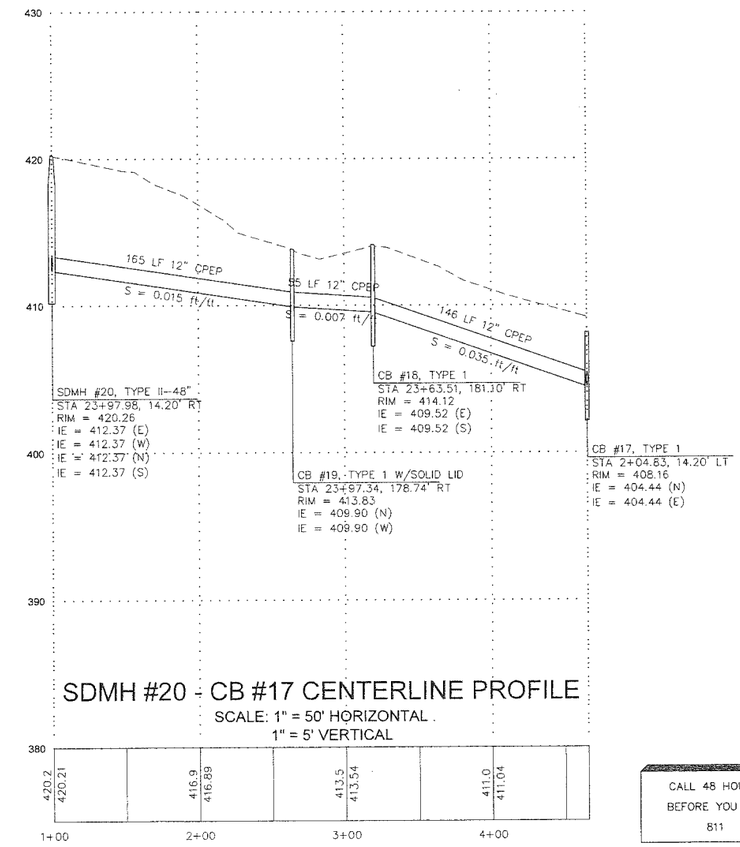
SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.





133RD ST SE CENTERLINE PROFILE

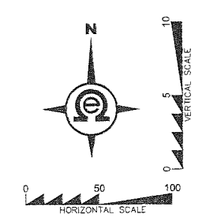
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



SDMH #20 - CB #17 CENTERLINE PROFILE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

CALL 48 HOURS BEFORE YOU DIG 811



R#	DATE	DESCRIPTION	BY
	4/15	PRELIM. PLAT	

JOSEPH M. SAKAI STATE OF WASHINGTON PROFESSIONAL ENGINEER 5/1/2015

DRAINAGE PROFILES

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.387.3820
f 425.259.1958
OMEGA ENGINEERING, INC.

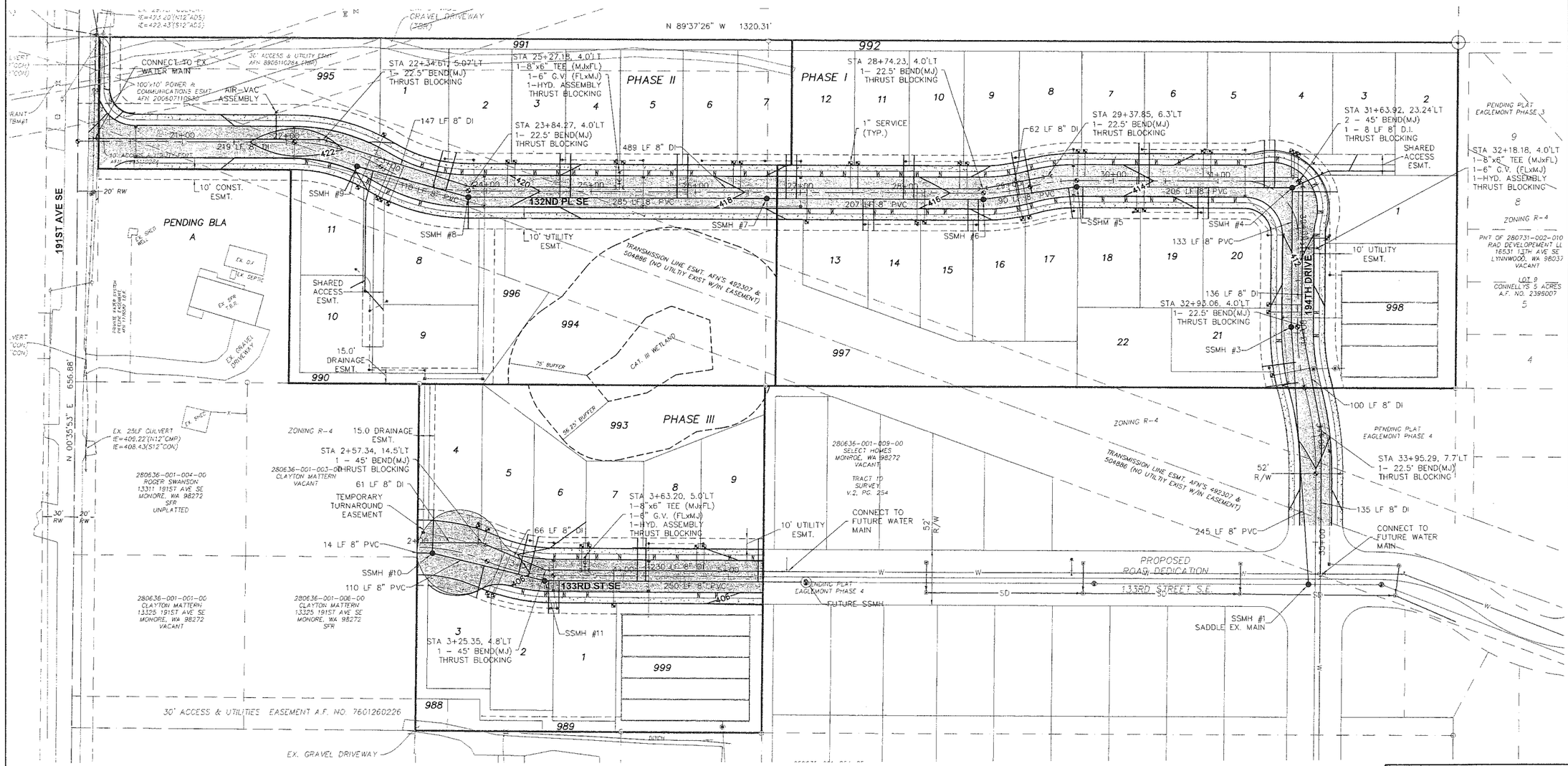
SKY VIEW RIDGE

SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	DSN. BY:
15-0209	JMS
DATE: 2/27/2015	
SCALE: 1" = 50'	
DRAWING NO. 7 of 10	

SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



R#	DATE	DESCRIPTION	BY
	4/15	PRELIM PLAT	

JOSEPH M. BAKER PROFESSIONAL ENGINEER 5/18/15

SEWER & WATER PLAN

2707 WETMORE AVE
EVERETT, WA 98201
T 425.387.3820
F 425.259.1958

OMEGA ENGINEERING, INC.

SKY VIEW RIDGE

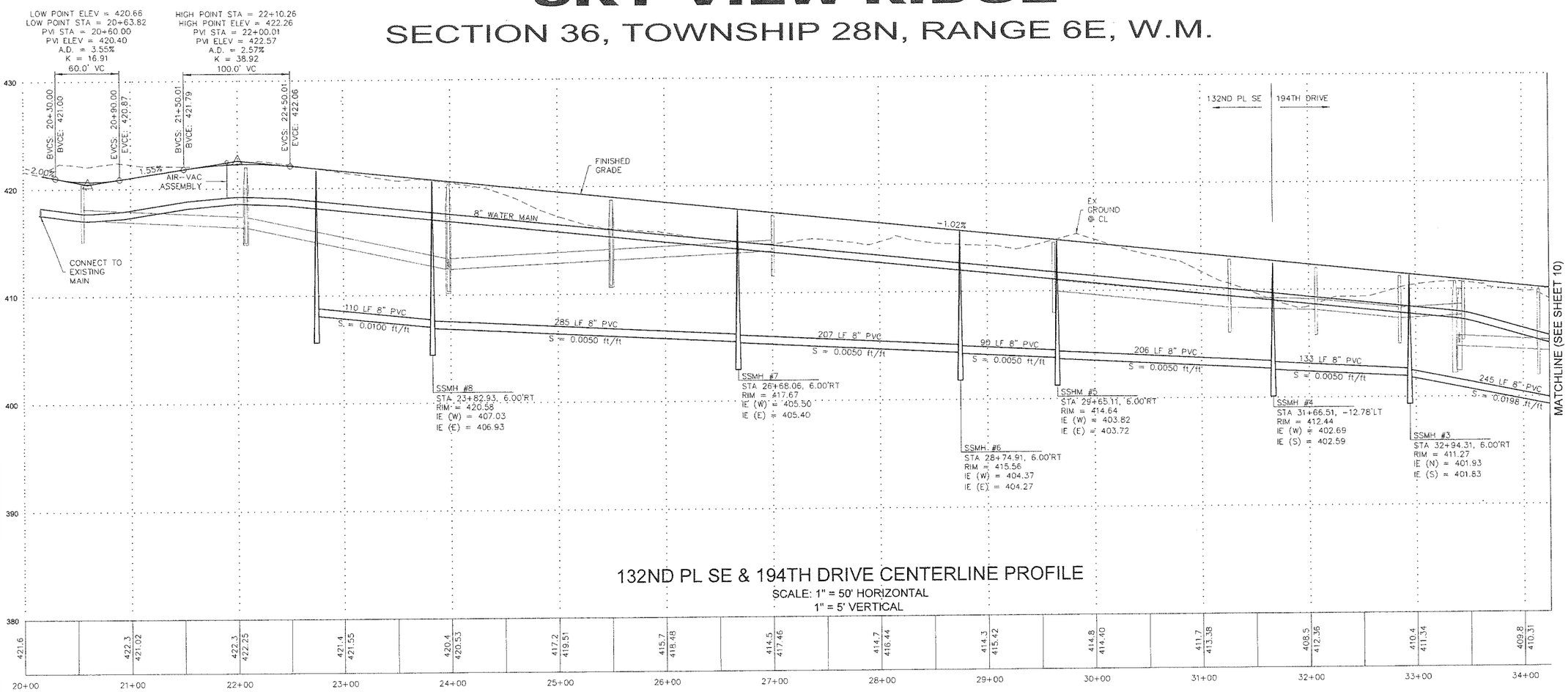
SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO. 15-0209	DSN. BY: JMS
DATE: 2/27/2015	
SCALE: 1" = 50'	
DRAWING NO. 8 OF 10	

CALL 48 HOURS BEFORE YOU DIG 811

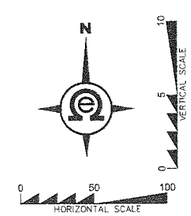
SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



132ND PL SE & 194TH DRIVE CENTERLINE PROFILE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



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R#	DATE	DESCRIPTION	BY
	4/15	PRELIM. PLAT	

JOSEPH M. SCHEELE STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 5/19/16

132ND PL SE & 194TH DR SEWER & WATER PROFILE

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.387.3820
f 425.259.1958
OMEGA ENGINEERING, INC.

SKY VIEW RIDGE

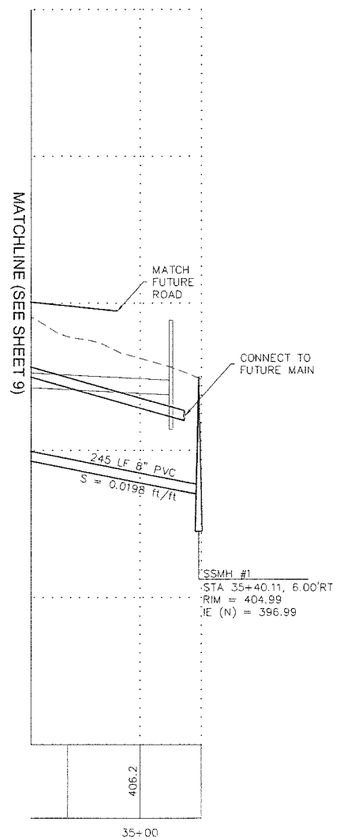
SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

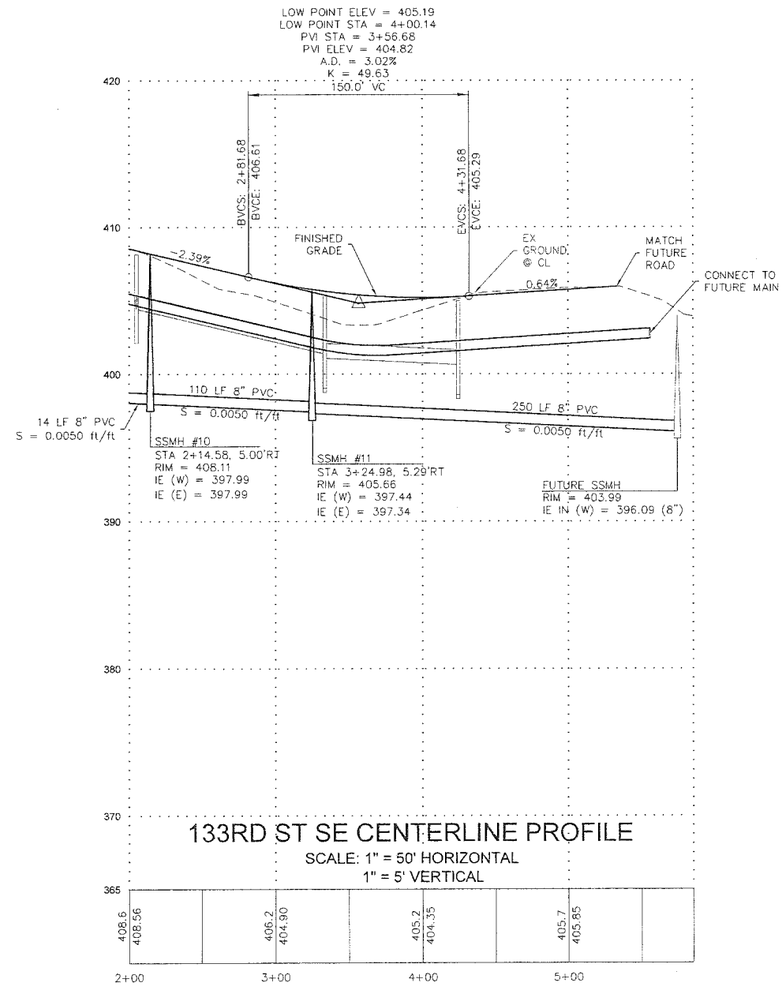
PROJ. NO.	DSN. BY:
15-0209	JMS

DATE: 2/27/2015
SCALE: 1" = 50'
DRAWING NO. 9 OF 10

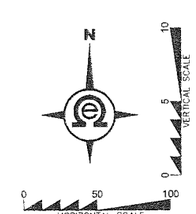
SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.





CALL 48 HOURS BEFORE YOU DIG 811



R#	DATE	DESCRIPTION	BY
	4/15	PRELIM. PLAT	

133RD ST SE
SEWER & WATER
PROFILE

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.387.3820
f 425.259.1958
OMEGA ENGINEERING, INC.

SKY VIEW RIDGE

SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	DSN. BY
15-0209	JMS
DATE: 2/27/2015	
SCALE: 1" = 50'	
DRAWING NO. 10 OF 10	

GTC Gibson Traffic Consultants, Inc.
Transportation Planners and Traffic Engineers

MEMORANDUM

To: Kristina Kyle, City of Monroe
From: Brad Lincoln, PE BJL
Project: Sky View Ridge
RE: City of Monroe Comment Response 15-PLPR-0002
Date: March 14, 2016
GTC #: 15-244

This memorandum provides a revised trip generation analysis for the Sky View Ridge development. The analysis contained in the November 2015 memorandum was based on 44 new single-family residential units. The development only consists of 42 new single-family residential units. The revised trip generation calculations are shown in Table 1.

Table 1: Trip Generation Summary

42 New Single-Family Dwellings	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
Generation Rate	9.52 trips per unit			0.75 trips per unit			1.00 trips per unit		
Splits	50%	50%	100%	25%	75%	100%	63%	37%	100%
Trips	199.92	199.92	399.84	7.87	26.63	31.50	26.46	15.54	42.00

This is a reduction of trips from what was previously analyzed as part of the November 2015 analysis, but is not anticipated to change the conclusions of the previous analysis.

CITY OF MONROE
RECEIVED
MAR 14 2016
COMMUNITY DEVELOPMENT

2802 Wetmore Avenue · Suite 220 · Everett WA, 98201
Tel: 425-339-8266 · Fax: 425-258-2922 · E-mail: info@gibsontraffic.com

GTC Gibson Traffic Consultants, Inc.
Transportation Planners and Traffic Engineers

CITY OF MONROE
RECEIVED
NOV 06 2015
COMMUNITY DEVELOPMENT

MEMORANDUM

BRADLY JAMES LINCOLN
STATE OF WASHINGTON
42307
REGISTERED
PROFESSIONAL ENGINEER
11/6/15

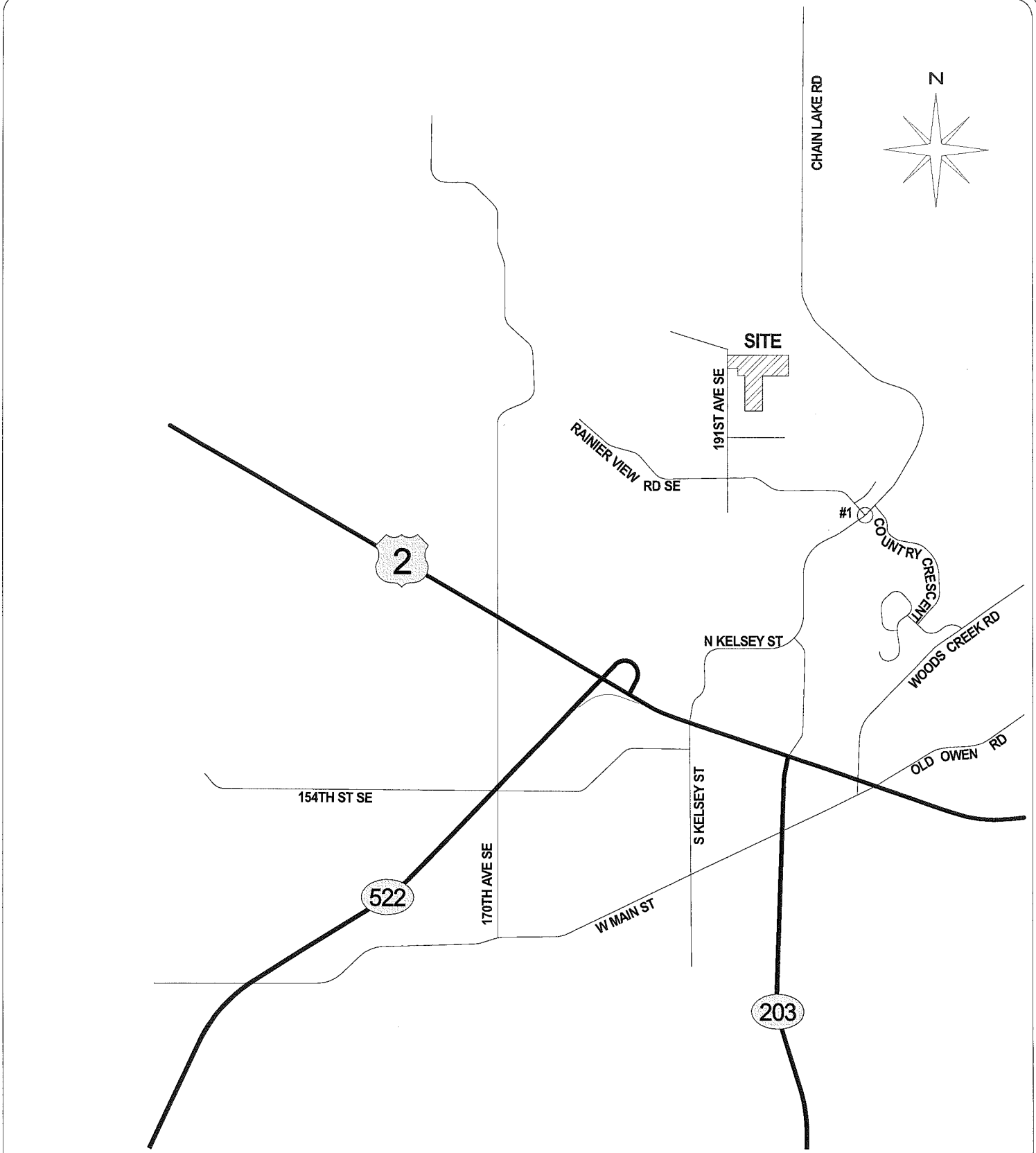
To: Mark Neumann, City of Monroe
From: Brad Lincoln, PE
Project: Sky View Ridge
RE: City of Monroe Comment Response 15-PLPR-0002
Date: November 6, 2015
GTC #: 15-244

This memorandum addresses comments from the City of Monroe dated July 30, 2015 regarding analysis of the intersection of Rainier View Road at Chain Lake Road. The comments generally ask for an analysis of the intersection of Rainier View Road and Chain Lake Road in the year 2025 with the impact of approximately 400 potential future units, none of which have a pending application, and the addition of a 2% annually compounded growth rate. Discussions with City of Monroe staff regarding similar comments on surrounding developments determined that a 1% growth rate was more appropriate than the 2% annually compounding growth due to the number of trips added from the 400 potential units. The approximate locations of the development areas are shown in Figure 1.

It is important to note that the addition of these potential 400 units is not the typical process for a traffic impact analysis in the City of Monroe or surrounding jurisdictions since there is no approved or pending application for the 400 units. Typically a development is only requested to include developments that have been submitted and approved or just an annual growth rate.

Intersection level of service analysis was not performed as part of the original SnoCo Traffic Studies May 1, 2015 traffic impact analysis. This comment response therefore includes an analysis of the intersection of Rainier View Road at Chain Lake Road using standard impact analysis methodologies.

2802 Wetmore Avenue · Suite 220 · Everett WA, 98201
Tel: 425-339-8266 · Fax: 425-258-2922 · E-mail: info@gibsontraffic.com



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #15-244

SKY VIEW RIDGE
44 NEW SINGLE-FAMILY UNITS

CITY OF MONROE

LEGEND

DEVELOPMENT SITE

#X STUDY INTERSECTION

FIGURE 1
SITE VICINITY MAP

1. Methodology

Trip generation calculations for the Sky View Ridge development has been performed utilizing average trip generation data contained in the Institute of Transportation Engineers' (ITE) *Trip Generation, 9th Edition (2012)*. The distribution of trips generated by the site is based on the approved distributions for the Eaglemont I-III and Eaglemont IV-VIII developments.

It is important to note that a trip generation was performed by SnoCo Traffic Studies, but was re-calculated by GTC due to a discrepancy found on the number of units analyzed compared to the site plan. GTC found that there were 44 lots on the site plan with one existing house within the used parcels. The one existing house will remain according to the site plan, so the conservative number of 44 new units was used for this development.

Congestion is generally measured in terms of level of service (LOS). The *Highway Capacity Manual: 2010 Edition (HCM 2010)* by the Transportation Research Board rates road facilities and intersections between LOS A and LOS F, with LOS A being free flow and LOS F being forced flow or over-capacity conditions. A summary of the level of service criteria is included in Table 1. The level of service at signalized, all-way stop-controlled and roundabout intersections is based on the average delay of all approaches. The level of service for two-way stop-controlled intersections is based on average delays for the critical stopped approach. Geometric characteristics and conflicting traffic movements are taken into consideration when determining level of service values.

The level of service analysis for this report has been performed using the *Synchro 9.0, Build 903* software. The peak-hour factors were adjusted per Snohomish County methodology for future growth volumes.

Table 1: Level of Service Criteria for Intersections

Level of[1] Service	Expected Delay	Intersection Control Delay (Seconds per Vehicle)	
		Unsignalized Intersections	**Signalized & Roundabout** Intersections
A	Little/No Delay	≤10	≤10
B	Short Delays	>10 and ≤15	>10 and ≤20
C	Average Delays	>15 and ≤25	>20 and ≤35
D	Long Delays	>25 and ≤35	>35 and ≤55
E	Very Long Delays	>35 and ≤50	>55 and ≤80
F	Extreme Delays[2]	>50	>80

The City of Monroe has a level of service threshold of LOS C for collector road intersections and LOS D for arterial road intersections. The City of Monroe also has an interlocal agreement with WSDOT for intersections along US-2, SR-203 and SR-522. The interlocal agreement states that the level of service needs to remain at LOS D for intersections operating at LOS D before development and LOS E for intersections that operate at LOS E before developments. Intersections operating at LOS F before development will require mitigation. The level of service analysis has been performed utilizing the *Synchro 9.1build 903* software and is reported based on the *Synchro 9.1* output.

2. Trip Generation and Distribution for the Sky View Ridge Development

The trip generation calculations for the Sky View Ridge development are based on the average trip generation rates for ITE Land Use Code 210, single-family detached housing. This trip distribution was slightly different from the original distribution that SnoCo Traffic Studies utilized, but was within 5%. The trip generation for the Sky View Ridge development is summarized in Table 2.

[1] **Source:** *Highway Capacity Manual* 2010.

LOS A: Free-flow traffic conditions, with minimal delay to stopped vehicles (no vehicle is delayed longer than one cycle at signalized intersection).
LOS B: Generally stable traffic flow conditions.
LOS C: Occasional back-ups may develop, but delay to vehicles is short term and still tolerable.
LOS D: During short periods of the peak hour, delays to approaching vehicles may be substantial but are tolerable during times of less demand (i.e. vehicles delayed one cycle or less at signal).
LOS E: Intersections operate at or near capacity, with long queues developing on all approaches and long delays.
LOS F: Jammed conditions on all approaches with excessively long delays and vehicles unable to move at times.

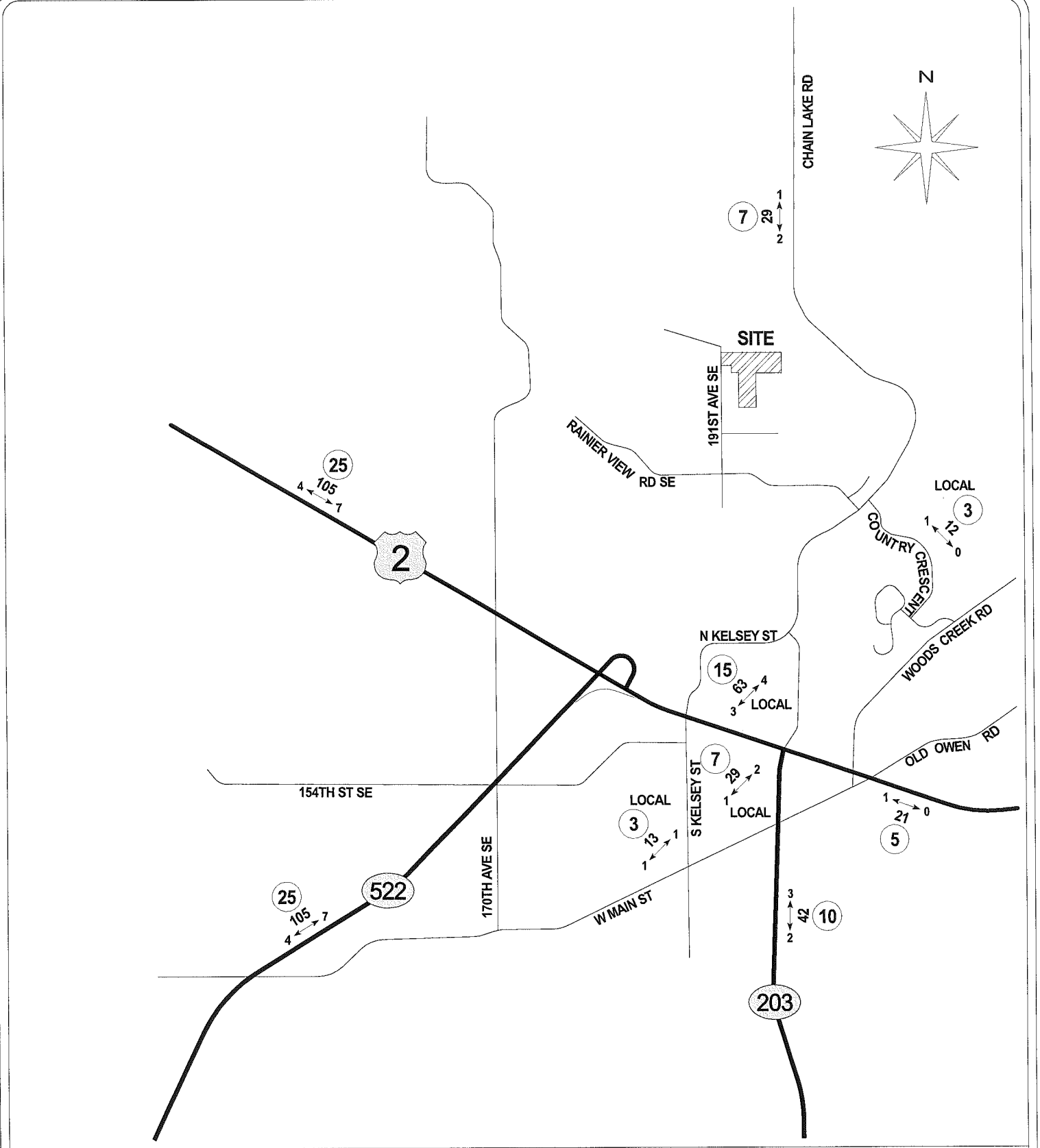
[2] When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection.

Table 2: Trip Generation Summary

44 New Single-Family Dwellings	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
Generation Rate	9.52 trips per unit			0.75 trips per unit			1.00 trips per unit		
Splits	50%	50%	100%	25%	75%	100%	63%	37%	100%
Trips	209.44	209.44	418.88	8.25	24.75	33.00	27.72	16.28	44.00

The Sky View Ridge development is anticipated to generate 418.88 new average daily trips (ADT) with 33.00 new AM peak-hour trips and 44.00 new PM peak-hour trips. The trip generation calculations are included in the attachments.

The distribution of trips generated by the Sky View Ridge development is based on previously approved traffic studies conducted for the Eaglemont phases I-III and IV-VIII developments. It is anticipated that 25% of the development's trips will travel to and from the west along US-2. Approximately 35% of the development's trips will travel to and from the south, twenty-five percent along SR-522 and ten percent along SR-203. It is estimated that 28% of the development's trips will travel to and from local areas in the vicinity of the development, ten percent south of US-2, fifteen percent north of US-2 and three percent to the east. The remaining 12% of the development's trips are anticipated to travel to and from the north and east, seven percent to and from the north along Chain Lake Road and five percent to and from the east along US-2. This is consistent with the original Sky View Ridge distribution. A detailed distribution for the PM peak-hour is included in Figure 2.



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #15-244

SKY VIEW RIDGE
44 NEW SINGLE-FAMILY UNITS

CITY OF MONROE

LEGEND

AWDT
PM ⟷ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

XX — TRIP DISTRIBUTION %

FIGURE 2
DEVELOPMENT
TRIP DISTRIBUTION
PM PEAK-HOUR

3. Trip Generation and Distribution for the Future Developments

The trip generation and distribution of the two potential development areas have been calculated using the same methodologies utilized for the Sky View Ridge development, average trip generation rates for ITE Land Use Code 210 and the approved distribution. The trip generation of the potential developments is summarized in Table 1.

Table 1: Trip Generation Summary

Development	Average Daily Trips	PM Peak-Hour Trips		
		Inbound	Outbound	Total
100 Unit	952	63	37	100
300 Unit	2,856	189	111	300
Total	**3,808**	**252**	**148**	**400**

The distribution of these trips, which is based on the approved distributions for Eaglemont phases I-III and IV-VIII, is summarized in Figure 2.

4. Level of Service Analysis

The level of service analysis for the intersection of Rainier View Road and Chain Lake Road has been performed using the same existing data utilized in the traffic impact analysis for the adjacent Eaglemont IV-VIII development. The 2025 future volumes have been calculating by applying a 1% and 2% annually compounding growth rate to the existing turning movements and adding trips from the following developments:

- Eaglemont I-III (149 single-family units)
- Eaglemont Division IV-VIII (117 single-family units)
- Sky View Ridge (44 single-family units)
- 100 Unit Potential Development (along Chain Lake Road)
- 300 Unit Potential Development (north of Rainier View Road SE, west of Sky View Ridge)

The initial comment identified the use of a 2% growth rate, but City of Monroe staff previously agreed on similar comments for surrounding developments that a 1% growth rate with the 400 potential units was more reasonable. Calculations were performed using a 1% and 2% growth rate. The 2025 future volumes at the intersection of Rainier View Road and Chain Lake Road with the potential pipeline developments are shown in Figure 3. The turning movement calculations are included in the attachments.

The level of service for the intersection of Rainier View Road and Chain Lake Road is summarized in Table 2 with a 1% growth rate and Table 3 with a 2% growth rate.

Table 2: Intersection Level of Service Summary – 1% Growth Rate

Analysis Scenario	Control	Rainier View Road at Chain Lake Road	
		LOS	Delay
2015 Existing Conditions	Two-Way Stop Control	B	12.9 sec
2025 Baseline Conditions (1% Growth and Eaglemont I-VIII)	Two-Way Stop Control	C	24.0 sec
2025 Future Sky View Ridge Conditions (1% Growth and Eaglemont I-VIII))	Two-Way Stop Control	D	28.0 sec
2025 Future Sky View Ridge Conditions (1% Growth, Eaglemont I-VIII and 350 theoretical units)	All-Way Stop Control	D	33.3 sec
2025 Future Sky View Ridge Conditions (1% Growth, Eaglemont I-VIII and 400 theoretical units)	Two-Way Stop Control	F	220.0 sec
	All-Way Stop Control	E	37.9 sec

Table 3: Intersection Level of Service Summary – 2% Growth Rate

Analysis Scenario	Control	Rainier View Road at Chain Lake Road	
		LOS	Delay
2015 Existing Conditions	Two-Way Stop Control	B	12.9 sec
2025 Baseline Conditions (2% Growth and Eaglemont I-VIII)	Two-Way Stop Control	D	25.6 sec
2025 Future Sky View Ridge Conditions (2% Growth and Eaglemont I-VIII))	Two-Way Stop Control	D	29.7 sec
2025 Future Sky View Ridge Conditions (2% Growth, Eaglemont I-VIII and 400 theoretical units)	Two-Way Stop Control	F	349.2 sec
	All-Way Stop Control	E	44.1 sec

The level of service analysis shows that the intersection of Rainier View Road and Chain Lake Road will operate at LOS D with 1% and 2% growth rates with the Sky View Ridge development.

However, an additional 400 theoretical units will cause the intersection to operate at LOS F with a growth rate of 1% or 2% and the existing configuration and traffic control. The intersection was also analyzed with all-way stop-control to determine if that would result in an acceptable level of service for both growth rate conditions. The all-way stop-control would require minor improvements of signing and striping, but will not require the intersection to be reconstructed.

The analysis shows that all-way stop-control allows the intersection to operate at LOS E with 1% and 2% growth, the Eaglemont I-III and IV-VIII developments, 400 theoretical units plus Sky View. If there were only 350 theoretical additional theoretical units, under a 1% growth rate and with all-way stop-controlled conditions, the intersection would retain an acceptable LOS D with 33.3 seconds of delay.

It is important to note the existing entering volume at this intersection is 875 peak hour trips. The request by the City of Monroe to include a growth rate plus the 400 theoretical units results in a total growth of 750 trips or 86% (1,625 peak-trips) increase for development that has not even been applied for and in addition to the 266 units from the Eaglemont I-III and IV-VIII developments that have been approved. Assuming all the pipeline and growth rate results in over 91% (1,669 peak-trips) traffic growth, or over 9% at this intersection per year compared to the historic growth along this road of less than 1% per year.

5. Conclusions

The intersection of Rainier View Road and Chain Lake Road would still operate at acceptable LOS D with growth rate higher than historical growth, the Eaglemont I-III and IV-VIII developments and the Sky View Ridge development. There is also capacity for an additional 350 theoretical units to be constructed with all-way strop-control at the intersection.

Attachments

A

July 30, 2015

Ry McDuffy
Land
resolutions
3605 Colby
Ave.
Everett WA 98201

SUBJECT: SKY VIEW RIDGE PRELIMINARY PLAT & PRD

APPLICATION 15-PLPR-0002

TAX PARCEL#: 28063600100500, 280636101000,
28063600100200

13207 & 13221 191st, MONROE, WASHINGTON

Dear Ry,
The City of Monroe is in receipt of the submitted materials dated May 20, 2015 for the Sky View Ridge Preliminary Plat and Planned Residential Development (PRD) located at 13207 & 13221 191st Ave. S.E., Monroe, WA, 98272.

The following are comments on the proposal and/or item(s) needing to be

corrected: PLANNING
David Osaki, Community Development, (360)863-4544 / dosaki@monroewa.gov

1. Phase I of the proposal relies on Eaglemont IV-VIII for access. If Eaglemont IV-VIII is not developed, what will be the approach for access to Phase I of the property? If it is from 191st Avenue SE, then a provision for a turnaround is needed.

   We propose three possible temporary turnarounds for this develpoment. This will allow for the applicant to construct from multiple points of access depending upon completion of the surrounding projects. See revisions on plans showing temporary turnarounds.

2. Note 8 under Monroe Municipal Code section 18.10.140 Bulk requirements; Table A states, "8. "To maintain proportionate lots, the minimum lot width-to-depth ratio for

4. 132 ND PL sewer, extend to 191st and north up 191st to project extents. (approximately sta 13+00 on 191st Ave.

Please see the attached responses provided by Joseph Smeby.

5. Re-run traffic intersection LOS analysis for Rainier View Rd. and Chain Lake Rd. intersection future conditions, 2025.

See comments from traffic engineer

6. Add 2% growth per year and add an additional 300 homes coming from Rainier View Rd. SE from the east,

See comments from traffic engineer

7. Add 2% growth per year and add an additional 100 homes coming from Chain Lake Rd. from the north.

See comments from traffic engineer

BUILDING

Rick Karns, Building Official, (360) 863- 4553 / rkarns@monroewa.gov

1. Provide cut and fill quantities for the required grading permit.

To be provided at time of grading permit

Prompt response to these review comments will ensure continued timely review of this project. To facilitate continued efficient processing of your application, please resubmit your materials, as a single package, to Kim Shaw in the City of Monroe Community Development Department. Kim may be contacted at (360)-863-4532. Incremental resubmittal of materials is not allowed. The resubmittal needs to include a response letter addressing each of the specific items identified in this letter. The review of re-submitted plans and documents may produce additional comments that were not made during this initial review. An electronic version of these review comments can be provided to you upon request should that make it easier for you to prepare a response letter that will enable you to respond to each item. After review of your additional information/corrections, city staff will notify you as to the status of your application.

In accordance with MMC section 21.50.110, time required by the applicant to correct and/or revise plans is excluded from the 120-day review period for development proposals. Also in accordance with MMC section 21.30.40, the City may close an application due to inactivity if the applicant does not respond to issues regarding compliance with city regulations and standards within 30 days of this notice.

For specific questions please contact each individual department contact listed above. For all

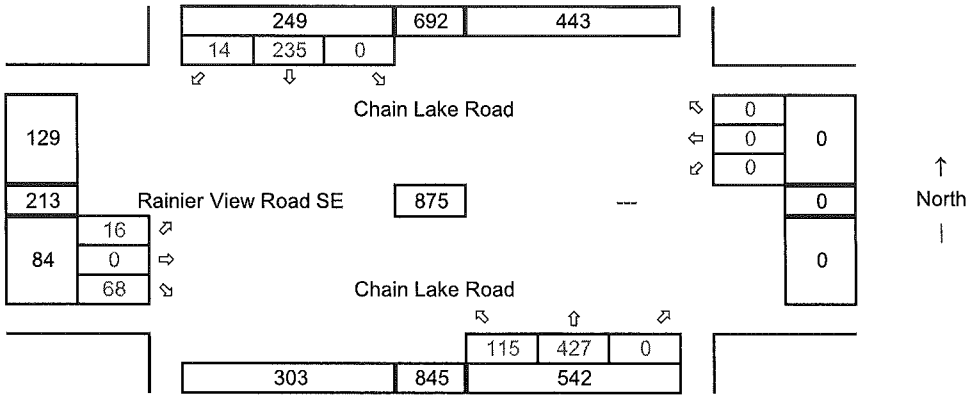
Rainier View Road @ Chain Lake Road Without 400 Units and 1% Growth Rate

Synchro ID: 1

Existing
Average Weekday
PM Peak Hour

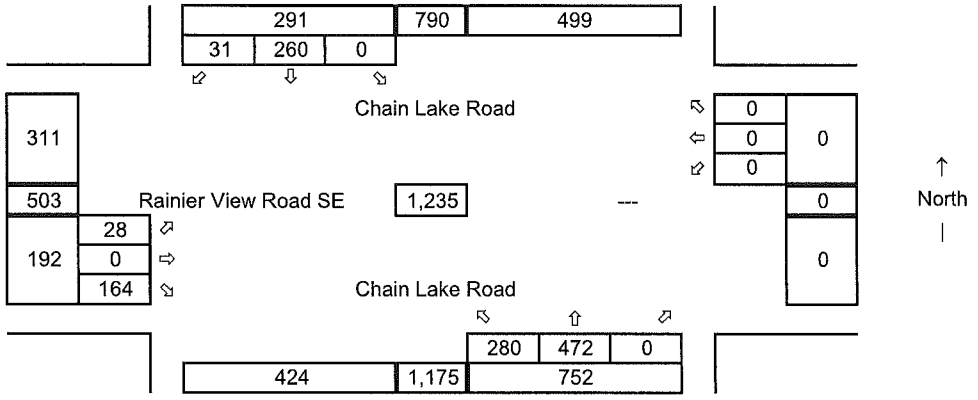
Year: 2/17/15

Data Source: TDG

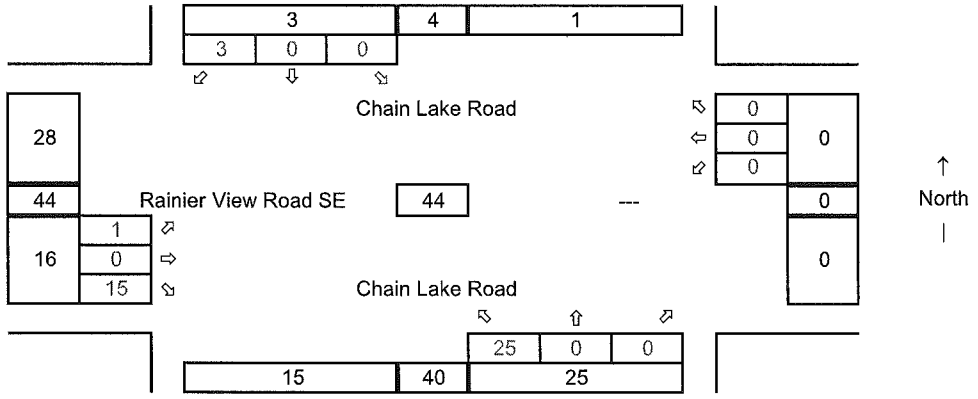


Future without Project
Average Weekday
PM Peak Hour

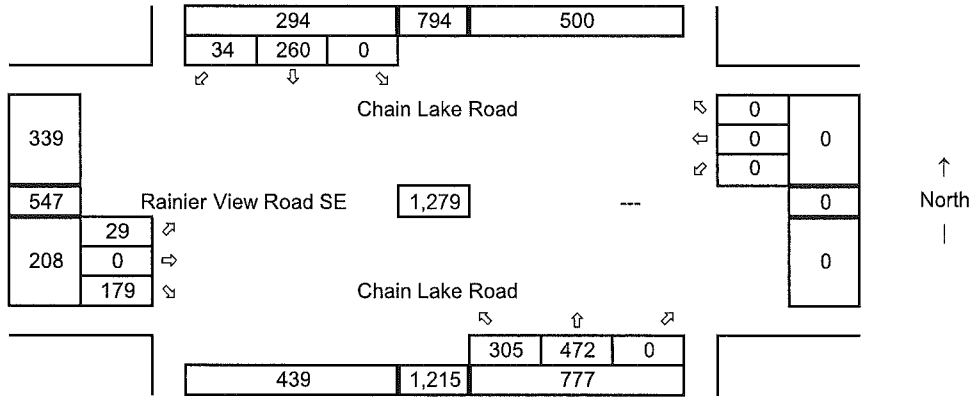
Year: 2025
Growth Rate = 1.0%
Years of Growth = 10
Total Growth = 1.1046



Total Project Trips
Average Weekday
PM Peak Hour

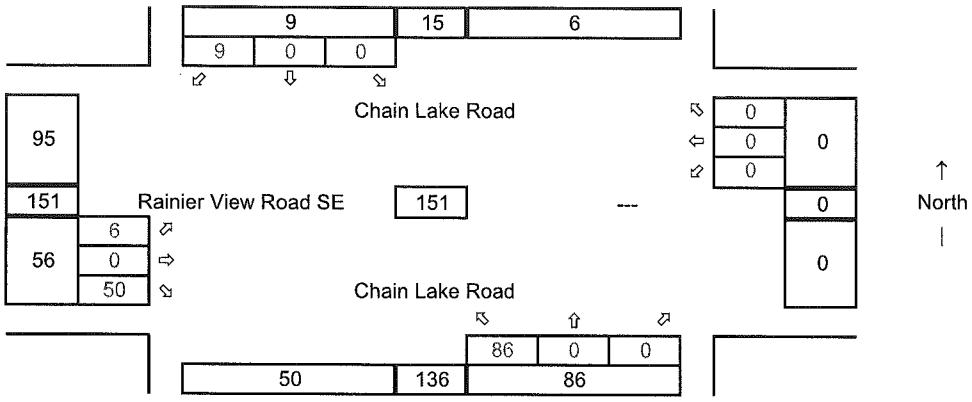


Future with Project
Average Weekday
PM Peak Hour

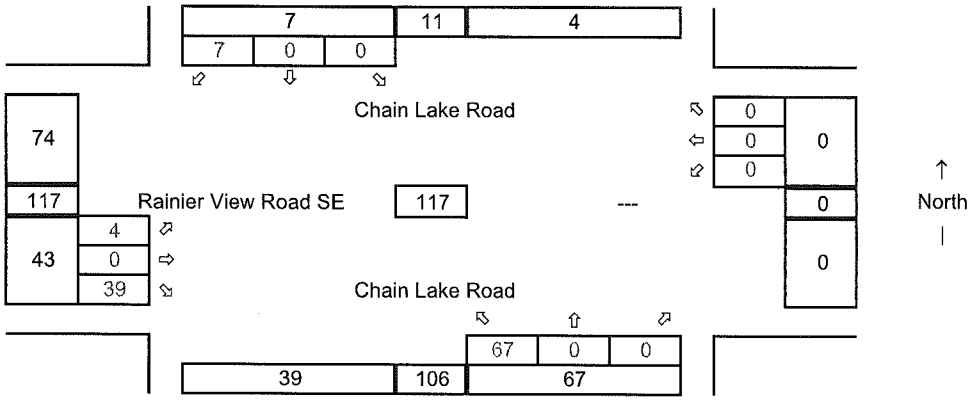


Rainier View Road @ Chain Lake Road Without 400 Units and 1% Growth Rate

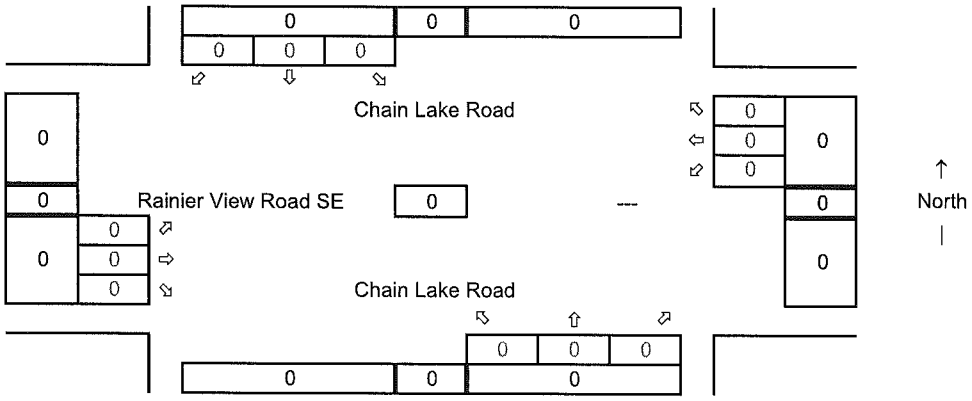
Eaglemont Phases 1-3
Average Weekday
PM Peak Hour



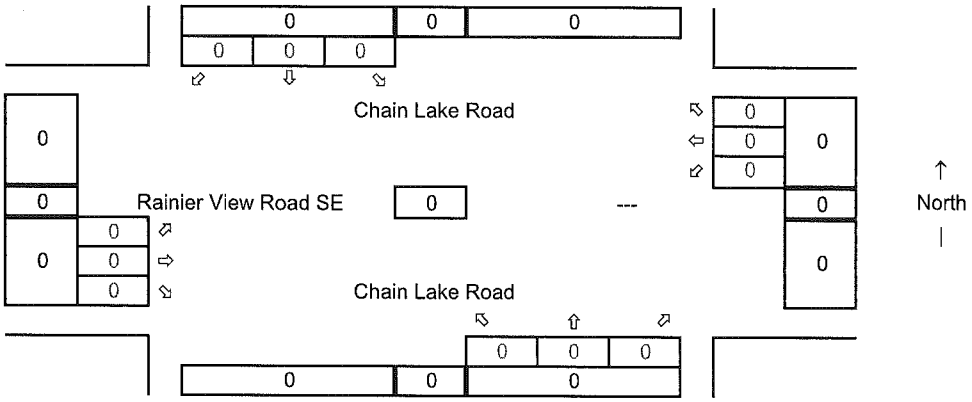
Eaglemont Phases 4-8
Average Weekday
PM Peak Hour



Future 100 Units
Average Weekday
PM Peak Hour



Future 300 Units
Average Weekday
PM Peak Hour



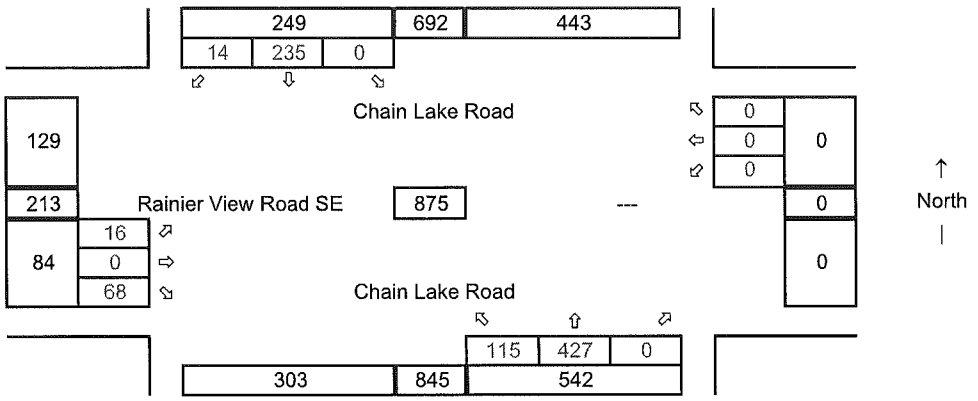
Rainier View Road @ Chain Lake Road with 400 Units and 1% Growth Rate

Synchro ID: 1

Existing
Average Weekday
PM Peak Hour

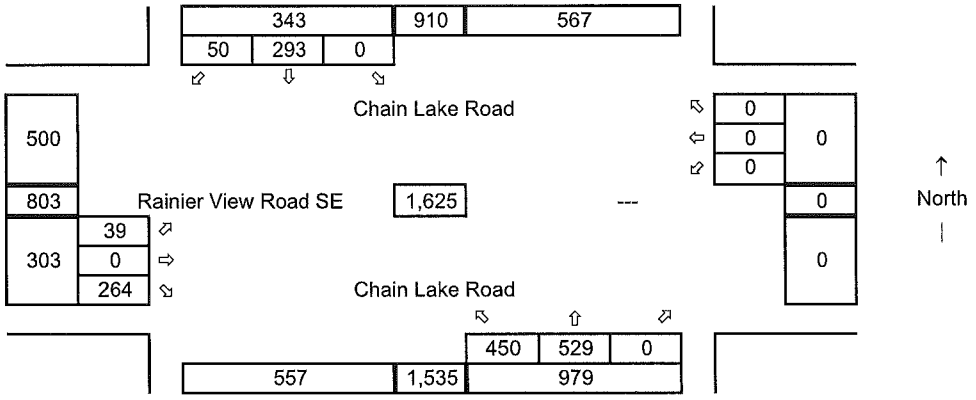
Year: 2/17/15

Data Source: TDG

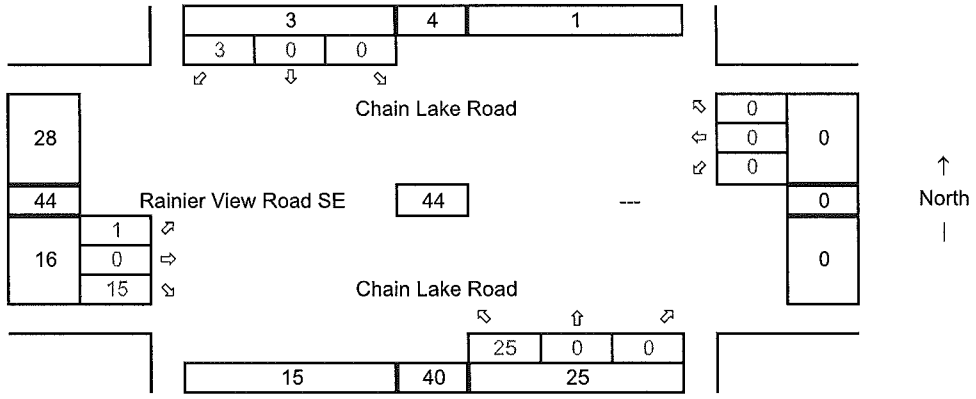


Future without Project
Average Weekday
PM Peak Hour

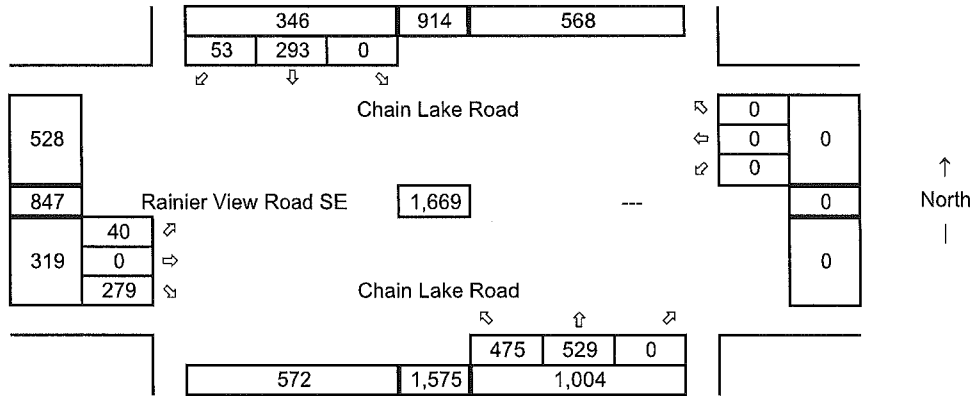
Year: 2025
Growth Rate = 1.0%
Years of Growth = 10
Total Growth = 1.1046



Total Project Trips
Average Weekday
PM Peak Hour

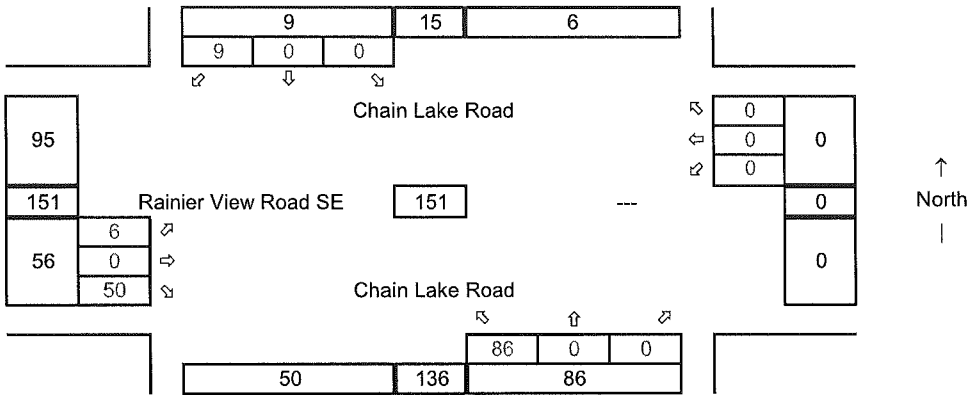


Future with Project
Average Weekday
PM Peak Hour

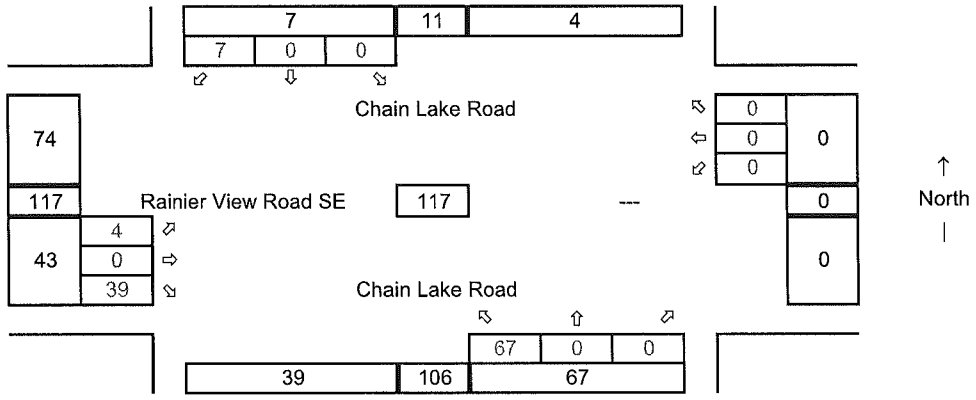


Rainier View Road @ Chain Lake Road with 400 Units and 1% Growth Rate

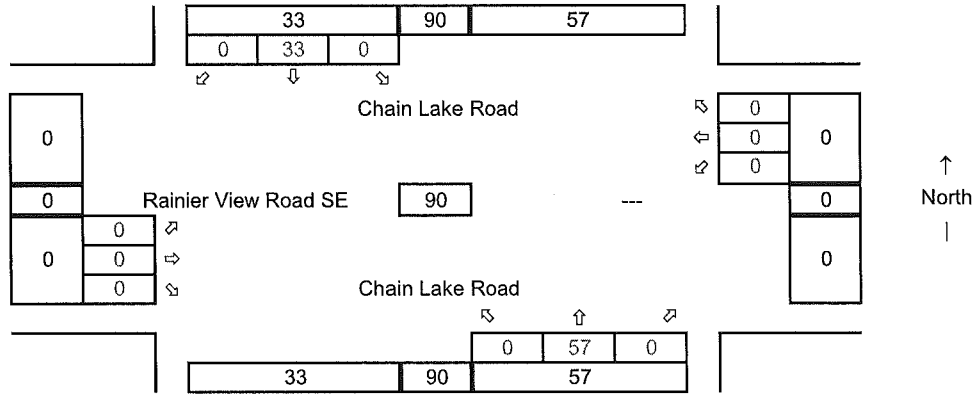
Eaglemont Phases 1-3
Average Weekday
PM Peak Hour



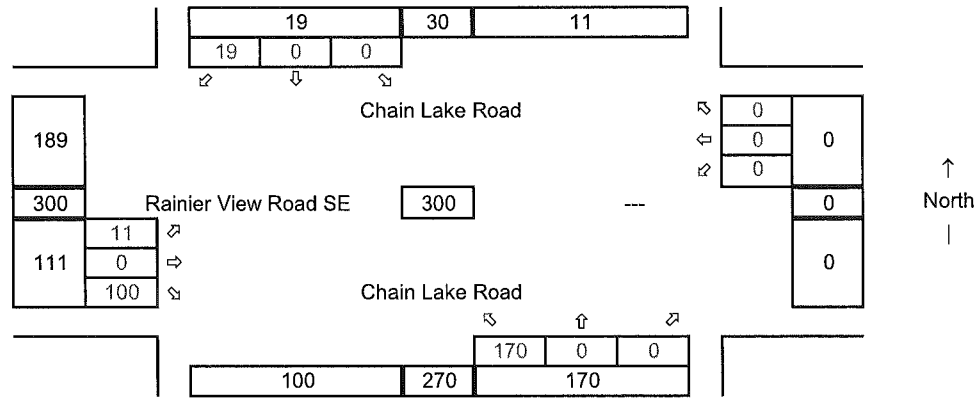
Eaglemont Phases 4-8
Average Weekday
PM Peak Hour



Future 100 Units
Average Weekday
PM Peak Hour



Future 300 Units
Average Weekday
PM Peak Hour



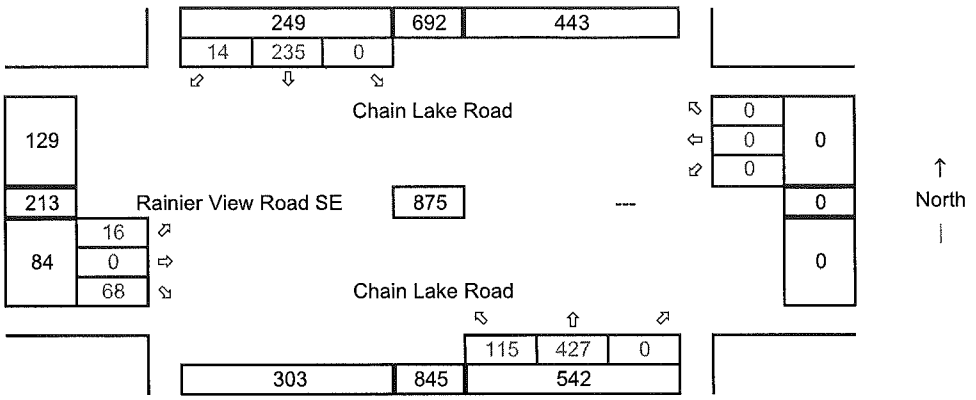
Rainier View Road at Chain Lake Road Without 400 Units and 2% Growth Rate

Synchro ID: 1

Existing
Average Weekday
PM Peak Hour

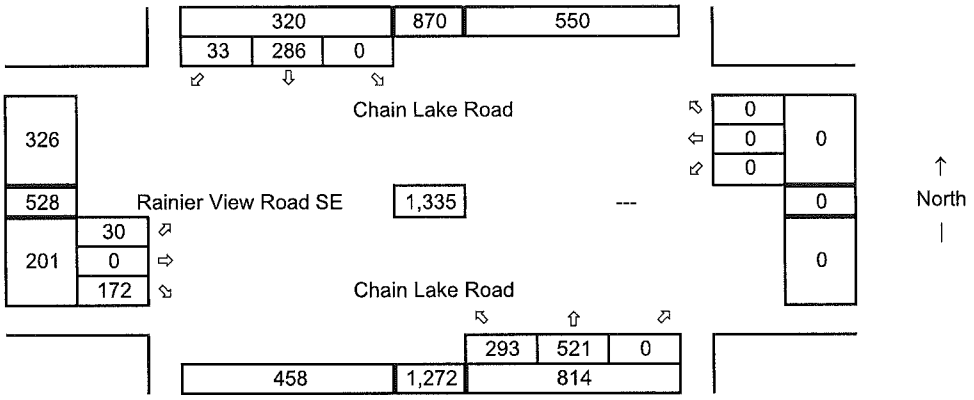
Year: 2/17/15

Data Source: TDG

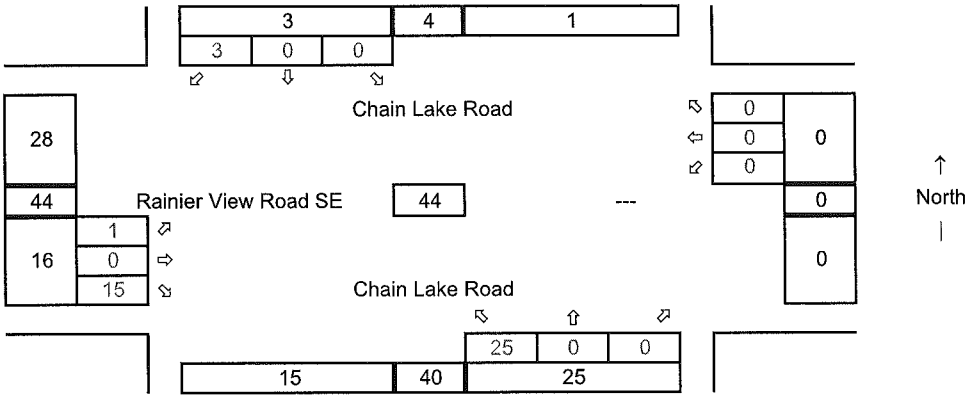


Future without Project
Average Weekday
PM Peak Hour

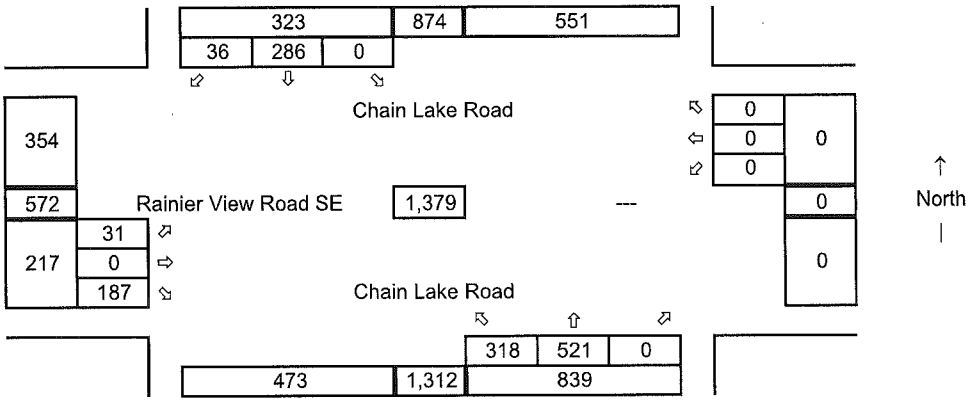
Year: 2025
Growth Rate = 2.0%
Years of Growth = 10
Total Growth = 1.2190



Total Project Trips
Average Weekday
PM Peak Hour

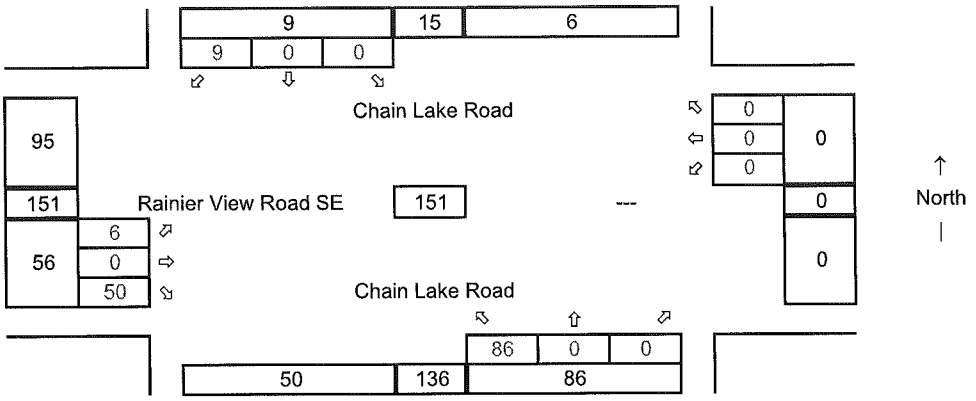


Future with Project
Average Weekday
PM Peak Hour

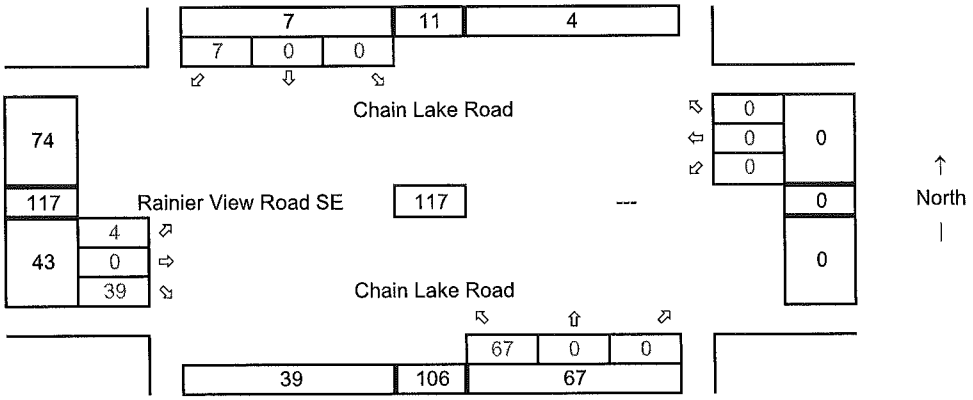


Rainier View Road at Chain Lake Road Without 400 Units and 2% Growth Rate

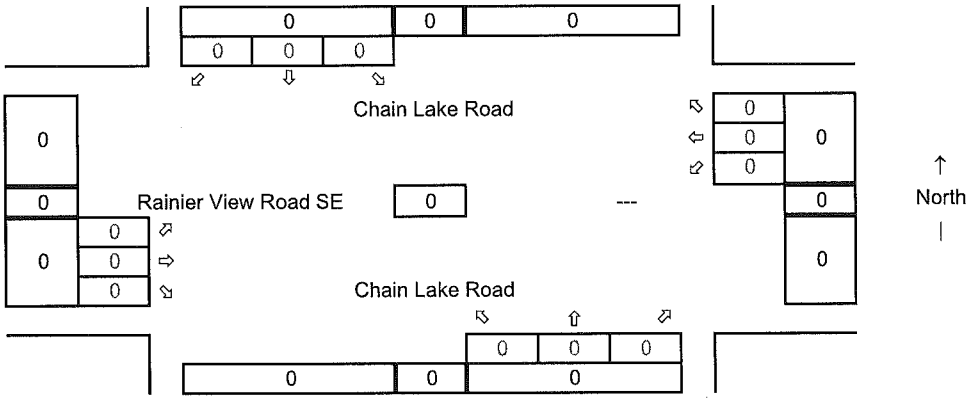
Eaglemont Phases 1-3
Average Weekday
PM Peak Hour



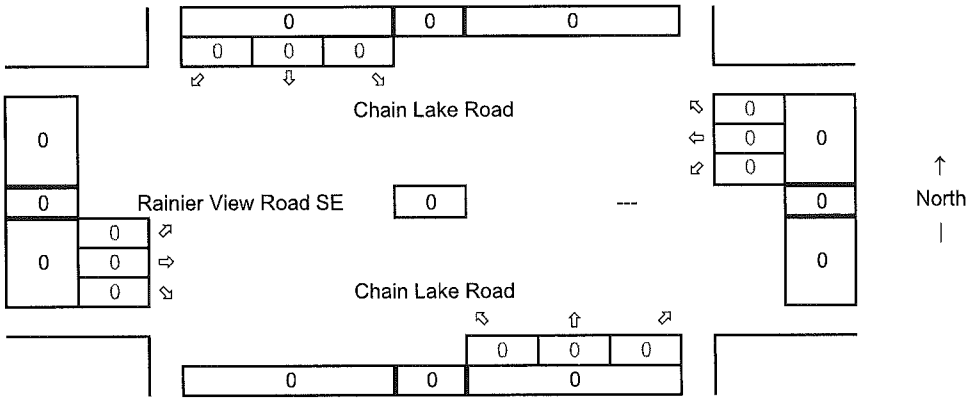
Eaglemont Phases 4-8
Average Weekday
PM Peak Hour



Future 100 Units
Average Weekday
PM Peak Hour



Future 300 Units
Average Weekday
PM Peak Hour



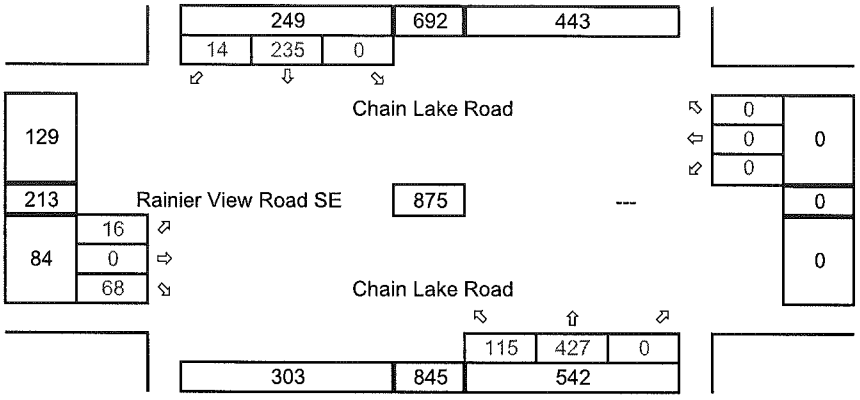
Rainier View Road @ Chain Lake Road with 400 Units and 2% Growth Rate

Synchro ID: 1

Existing
Average Weekday
PM Peak Hour

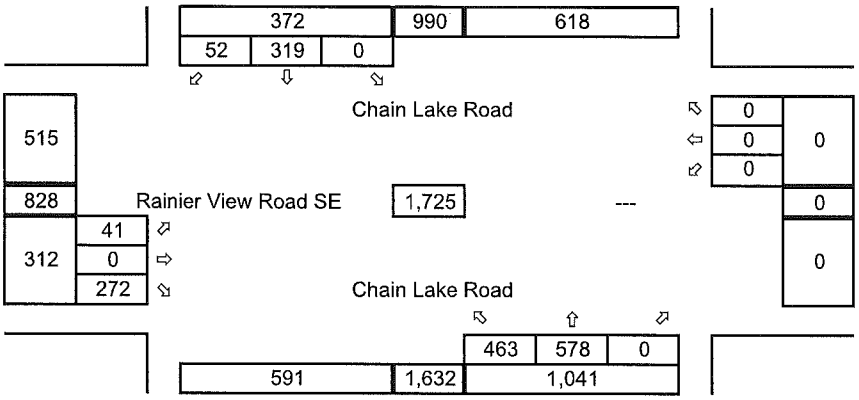
Year: 2/17/15

Data Source: TDG

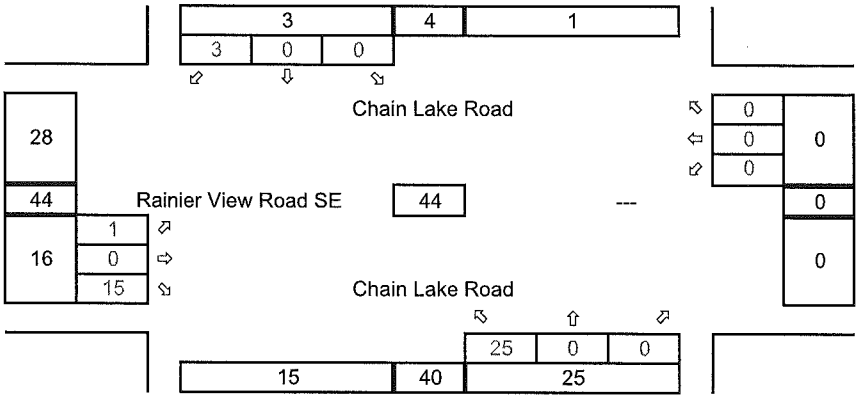


Future without Project
Average Weekday
PM Peak Hour

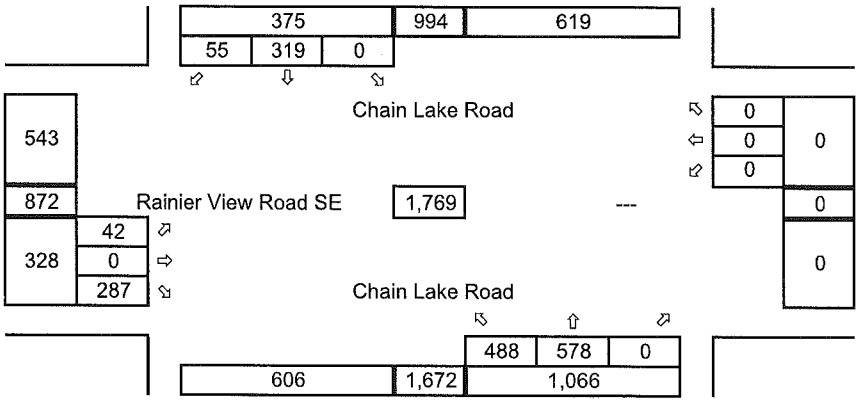
Year: 2025
Growth Rate = 2.0%
Years of Growth = 10
Total Growth = 1.2190



Total Project Trips
Average Weekday
PM Peak Hour

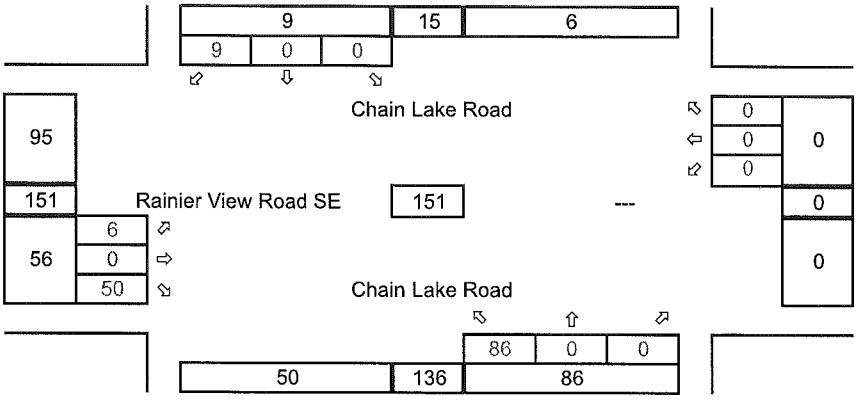


Future with Project
Average Weekday
PM Peak Hour

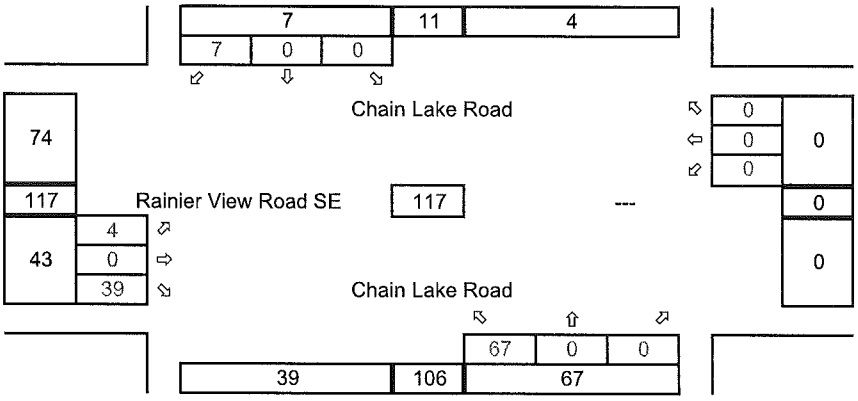


Rainier View Road @ Chain Lake Road with 400 Units and 2% Growth Rate

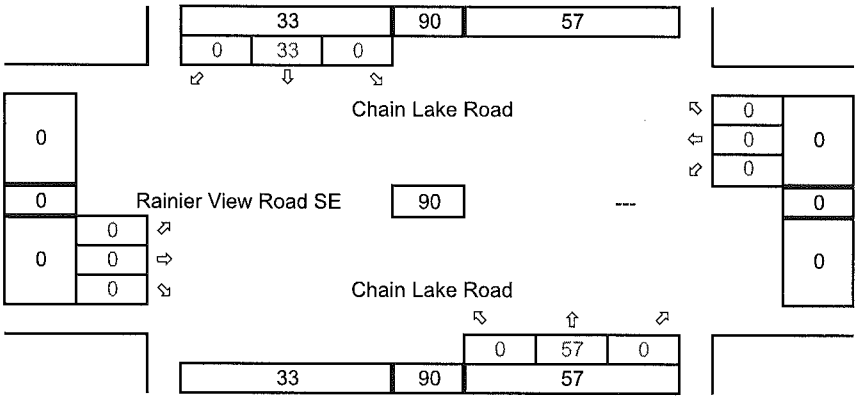
Eaglemont Phases 1-3
Average Weekday
PM Peak Hour



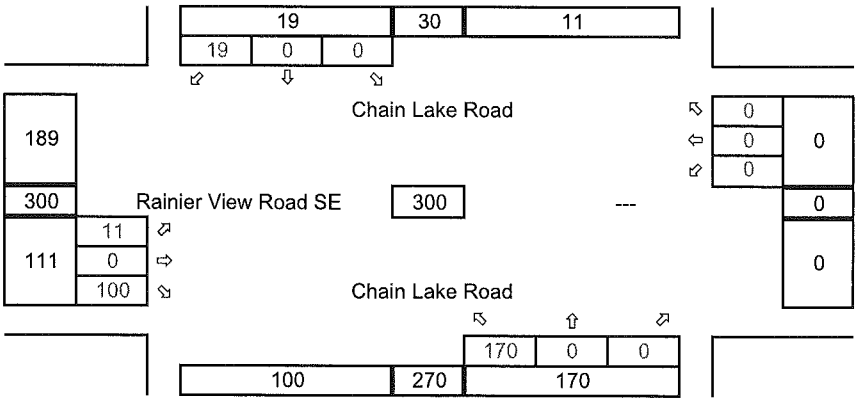
Eaglemont Phases 4-8
Average Weekday
PM Peak Hour



Future 100 Units
Average Weekday
PM Peak Hour



Future 300 Units
Average Weekday
PM Peak Hour



Intersection

Int Delay, s/veh 2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Traffic Vol, veh/h	16	68	115	427	235	14
Future Vol, veh/h	16	68	115	427	235	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	1	1	2	2	2	2
Mvmt Flow	18	76	128	474	261	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	999	269	277	0	-	0
Stage 1	269	-	-	-	-	-
Stage 2	730	-	-	-	-	-
Critical Hdwy	6.41	6.21	4.12	-	-	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	2.218	-	-	-
Pot Cap-1 Maneuver	271	772	1286	-	-	-
Stage 1	778	-	-	-	-	-
Stage 2	479	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	244	772	1286	-	-	-
Mov Cap-2 Maneuver	244	-	-	-	-	-
Stage 1	778	-	-	-	-	-
Stage 2	431	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.9	1.7	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1286	-	547	-	-
HCM Lane V/C Ratio	0.099	-	0.171	-	-
HCM Control Delay (s)	8.1	-	12.9	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.6	-	-

Intersection	
Int Delay, s/veh	5.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Traffic Vol, veh/h	28	164	280	472	260	31
Future Vol, veh/h	28	164	280	472	260	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	1	1	2	2	2	2
Mvmt Flow	31	182	311	524	289	34

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1453	306	323	0	-	0
Stage 1	306	-	-	-	-	-
Stage 2	1147	-	-	-	-	-
Critical Hdwy	6.41	6.21	4.12	-	-	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	2.218	-	-	-
Pot Cap-1 Maneuver	144	736	1237	-	-	-
Stage 1	749	-	-	-	-	-
Stage 2	304	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	108	736	1237	-	-	-
Mov Cap-2 Maneuver	108	-	-	-	-	-
Stage 1	749	-	-	-	-	-
Stage 2	228	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	24	3.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1237	-	398	-	-
HCM Lane V/C Ratio	0.252	-	0.536	-	-
HCM Control Delay (s)	8.9	-	24	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	1	-	3.1	-	-

Intersection	
Int Delay, s/veh	6.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Traffic Vol, veh/h	29	179	305	472	260	34
Future Vol, veh/h	29	179	305	472	260	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	1	1	2	2	2	2
Mvmt Flow	32	199	339	524	289	38

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1510	308	327	0	-	0
Stage 1	308	-	-	-	-	-
Stage 2	1202	-	-	-	-	-
Critical Hdwy	6.41	6.21	4.12	-	-	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	2.218	-	-	-
Pot Cap-1 Maneuver	133	734	1233	-	-	-
Stage 1	748	-	-	-	-	-
Stage 2	286	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	96	734	1233	-	-	-
Mov Cap-2 Maneuver	96	-	-	-	-	-
Stage 1	748	-	-	-	-	-
Stage 2	207	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	28	3.5	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1233	-	381	-	-
HCM Lane V/C Ratio	0.275	-	0.607	-	-
HCM Control Delay (s)	9	-	28	-	-
HCM Lane LOS	A	-	D	-	-
HCM 95th %tile Q(veh)	1.1	-	3.8	-	-

Intersection	
Intersection Delay, s/veh	33.3
Intersection LOS	D

Movement	EBU	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Traffic Vol, veh/h	0	38	262	0	446	529	0	293	52
Future Vol, veh/h	0	38	262	0	446	529	0	293	52
Peak Hour Factor	0.92	0.95	0.95	0.92	0.95	0.95	0.92	0.95	0.95
Heavy Vehicles, %	2	1	1	2	2	2	2	2	2
Mvmt Flow	0	40	276	0	469	557	0	308	55
Number of Lanes	0	1	0	0	1	1	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	2
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	2	0	1
HCM Control Delay	15.9	44	18
HCM LOS	C	E	C

Lane	NBLn1	NBLn2	EBLn1	SBLn1
Vol Left, %	100%	0%	13%	0%
Vol Thru, %	0%	100%	0%	85%
Vol Right, %	0%	0%	87%	15%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	446	529	300	345
LT Vol	446	0	38	0
Through Vol	0	529	0	293
RT Vol	0	0	262	52
Lane Flow Rate	469	557	316	363
Geometry Grp	7	7	2	5
Degree of Util (X)	0.863	0.945	0.533	0.607
Departure Headway (Hd)	6.617	6.109	6.077	6.016
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	549	596	594	599
Service Time	4.363	3.854	4.111	4.053
HCM Lane V/C Ratio	0.854	0.935	0.532	0.606
HCM Control Delay	38	49.1	15.9	18
HCM Lane LOS	E	E	C	C
HCM 95th-tile Q	9.4	12.5	3.1	4.1

Intersection	
Int Delay, s/veh	44.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Traffic Vol, veh/h	40	279	475	529	293	53
Future Vol, veh/h	40	279	475	529	293	53
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	2	2	2	2
Mvmt Flow	42	294	500	557	308	56

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1893	336	364	0	-	0
Stage 1	336	-	-	-	-	-
Stage 2	1557	-	-	-	-	-
Critical Hdwy	6.41	6.21	4.12	-	-	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	2.218	-	-	-
Pot Cap-1 Maneuver	77	708	1195	-	-	-
Stage 1	726	-	-	-	-	-
Stage 2	192	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	45	708	1195	-	-	-
Mov Cap-2 Maneuver	45	-	-	-	-	-
Stage 1	726	-	-	-	-	-
Stage 2	112	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	220	4.8	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1195	-	249	-	-
HCM Lane V/C Ratio	0.418	-	1.349	-	-
HCM Control Delay (s)	10.2	-	220	-	-
HCM Lane LOS	B	-	F	-	-
HCM 95th %tile Q(veh)	2.1	-	17.9	-	-

Intersection	
Int Delay, s/veh	5.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Traffic Vol, veh/h	30	172	293	521	286	33
Future Vol, veh/h	30	172	293	521	286	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	2	2	2	2
Mvmt Flow	32	181	308	548	301	35

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1483	318	336	0	-	0
Stage 1	318	-	-	-	-	-
Stage 2	1165	-	-	-	-	-
Critical Hdwy	6.41	6.21	4.12	-	-	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	2.218	-	-	-
Pot Cap-1 Maneuver	138	725	1223	-	-	-
Stage 1	740	-	-	-	-	-
Stage 2	298	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	103	725	1223	-	-	-
Mov Cap-2 Maneuver	103	-	-	-	-	-
Stage 1	740	-	-	-	-	-
Stage 2	223	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	25.6	3.2	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1223	-	382	-	-
HCM Lane V/C Ratio	0.252	-	0.557	-	-
HCM Control Delay (s)	8.9	-	25.6	-	-
HCM Lane LOS	A	-	D	-	-
HCM 95th %tile Q(veh)	1	-	3.3	-	-

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Traffic Vol, veh/h	31	187	318	521	286	36
Future Vol, veh/h	31	187	318	521	286	36
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	2	2	2	2
Mvmt Flow	33	197	335	548	301	38

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1538	320	339	0	-	0
Stage 1	320	-	-	-	-	-
Stage 2	1218	-	-	-	-	-
Critical Hdwy	6.41	6.21	4.12	-	-	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	2.218	-	-	-
Pot Cap-1 Maneuver	128	723	1220	-	-	-
Stage 1	738	-	-	-	-	-
Stage 2	281	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	93	723	1220	-	-	-
Mov Cap-2 Maneuver	93	-	-	-	-	-
Stage 1	738	-	-	-	-	-
Stage 2	204	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	29.7	3.4	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1220	-	368	-	-
HCM Lane V/C Ratio	0.274	-	0.624	-	-
HCM Control Delay (s)	9.1	-	29.7	-	-
HCM Lane LOS	A	-	D	-	-
HCM 95th %tile Q(veh)	1.1	-	4	-	-

Intersection

Int Delay, s/veh 67.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Traffic Vol, veh/h	42	287	488	578	319	55
Future Vol, veh/h	42	287	488	578	319	55
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	2	2	2	2
Mvmt Flow	44	302	514	608	336	58

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2001	365	394	0	-	0
Stage 1	365	-	-	-	-	-
Stage 2	1636	-	-	-	-	-
Critical Hdwy	6.41	6.21	4.12	-	-	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	2.218	-	-	-
Pot Cap-1 Maneuver	66	682	1165	-	-	-
Stage 1	704	-	-	-	-	-
Stage 2	176	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 37	682	1165	-	-	-
Mov Cap-2 Maneuver	~ 37	-	-	-	-	-
Stage 1	704	-	-	-	-	-
Stage 2	98	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 349.2	4.8	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1165	-	211	-	-
HCM Lane V/C Ratio	0.441	-	1.641	-	-
HCM Control Delay (s)	10.5	-	$ 349.2	-	-
HCM Lane LOS	B	-	F	-	-
HCM 95th %tile Q(veh)	2.3	-	22.6	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Intersection Delay, s/veh	44.1
Intersection LOS	E

Movement	EBU	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Traffic Vol, veh/h	0	42	287	0	488	578	0	319	55
Future Vol, veh/h	0	42	287	0	488	578	0	319	55
Peak Hour Factor	0.92	0.95	0.95	0.92	0.95	0.95	0.92	0.95	0.95
Heavy Vehicles, %	2	1	1	2	2	2	2	2	2
Mvmt Flow	0	44	302	0	514	608	0	336	58
Number of Lanes	0	1	0	0	1	1	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	2
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	2	0	1
HCM Control Delay	17.3	60.8	20
HCM LOS	C	F	C

Lane	NBLn1	NBLn2	EBLn1	SBLn1
Vol Left, %	100%	0%	13%	0%
Vol Thru, %	0%	100%	0%	85%
Vol Right, %	0%	0%	87%	15%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	488	578	329	374
LT Vol	488	0	42	0
Through Vol	0	578	0	319
RT Vol	0	0	287	55
Lane Flow Rate	514	608	346	394
Geometry Grp	7	7	2	5
Degree of Util (X)	0.975	1	0.583	0.657
Departure Headway (Hd)	6.833	6.324	6.064	6.008
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	534	578	596	598
Service Time	4.533	4.024	4.101	4.093
HCM Lane V/C Ratio	0.963	1.052	0.581	0.659
HCM Control Delay	58.9	62.4	17.3	20
HCM Lane LOS	F	F	C	C
HCM 95th-tile Q	13.1	14.6	3.7	4.8

Intersection	
Intersection Delay, s/veh	37.9
Intersection LOS	E

Movement	EBU	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Traffic Vol, veh/h	0	40	279	0	475	529	0	293	53
Future Vol, veh/h	0	40	279	0	475	529	0	293	53
Peak Hour Factor	0.92	0.95	0.95	0.92	0.95	0.95	0.92	0.95	0.95
Heavy Vehicles, %	2	1	1	2	2	2	2	2	2
Mvmt Flow	0	42	294	0	500	557	0	308	56
Number of Lanes	0	1	0	0	1	1	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	2
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	2	0	1
HCM Control Delay	16.9	51.3	18.6
HCM LOS	C	F	C

Lane	NBLn1	NBLn2	EBLn1	SBLn1
Vol Left, %	100%	0%	13%	0%
Vol Thru, %	0%	100%	0%	85%
Vol Right, %	0%	0%	87%	15%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	475	529	319	346
LT Vol	475	0	40	0
Through Vol	0	529	0	293
RT Vol	0	0	279	53
Lane Flow Rate	500	557	336	364
Geometry Grp	7	7	2	5
Degree of Util (X)	0.933	0.96	0.569	0.618
Departure Headway (Hd)	6.715	6.206	6.101	6.11
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	540	585	591	590
Service Time	4.461	3.952	4.131	4.144
HCM Lane V/C Ratio	0.926	0.952	0.569	0.617
HCM Control Delay	49.8	52.7	16.9	18.6
HCM Lane LOS	E	F	C	C
HCM 95th-tile Q	11.6	13	3.6	4.2

EXHIBIT B

EXHIBIT 3

SKY VIEW RIDGE

IN THE N.E. 1/4, N.E. 1/4 OF
SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
15-PLPR-0002

LOTS AND TRACTS AREAS

LOTS 1-36 (PHASE I)	223,080	SF	5.12	ACRES
LOTS 1-8 (PHASE II)	32,902	SF	0.75	ACRES
TRACT 999 (DETENTION TRACT)	32,978	SF	0.76	ACRES
TRACT 996 (P.& R.T. USABLE OPEN SPACE)	17,552	SF	0.40	ACRES
TRACT 997 (P.& R.T. USABLE OPEN SPACE)	7,981	SF	0.23	ACRES
TRACT 998 (P.& R.T. USABLE OPEN SPACE)	19,069	SF	0.44	ACRES
TRACT 995 (N.G.P.A. TRACT)	38,626	SF	0.89	ACRES
TRACT 994 (N.G.P.A. TRACT)	14,619	SF	0.34	ACRES
TRACT 993 (LANDSCAPE BUFFER)	10,363	SF	0.24	ACRES
TRACT 992 (LANDSCAPE BUFFER)	3,280	SF	0.10	ACRES
TRACT 991 (LANDSCAPE BUFFER)	1,291	SF	0.03	ACRES
TRACT 990 (LANDSCAPE BUFFER)	4,576	SF	0.11	ACRES
TRACT 989 (ACCESS AND UTILITIES TRACT)	4,213	SF	0.10	ACRES
TRACT 988 (ACCESS AND UTILITIES TRACT)	1,396	SF	0.03	ACRES

(P. & R.T. - PARK AND RECREATION TRACT)

PUGET SOUND ENERGY NOTE:

THE PUGET SOUND ENERGY EASEMENT CORRIDOR, OF WHICH APN #26103 IS A PART, IS RESERVED FOR FUTURE TO MEET REGIONAL POWER DEMANDS. IMPROVEMENTS MADE IN THIS CORRIDOR WITH THIS DEVELOPMENT MAY NOT BE COMPATIBLE WITH HIGH VOLTAGE TRANSMISSION WHEN IT IS INSTALLED. WHEN ELECTRIC FACILITIES ARE INSTALLED, CERTAIN USES AND OR IMPROVEMENTS OF THE EASEMENT AREA WILL BE SUBJECT TO THE EXISTING EASEMENTS AND LOCAL, STATE, AND FEDERAL REGULATIONS THAT GOVERN THE SAFE AND RELIABLE OPERATION OF REGIONAL TRANSMISSION FACILITIES OR USES WHICH IN THE OPINION OF PSE INTERFERES WITH OR ENDANGERS THE OPERATION OF SAID FACILITIES. REMEDIES MAY INVOLVE, BUT ARE NOT LIMITED TO, REMOVAL OF TREES AND VEGETATION, METAL OBJECTS/STRUCTURES, AND ANY OTHER STRUCTURES OR OBJECTS THAT MAY INTERFERE WITH OR IMPEDE THE CONSTRUCTION OF SAID TRANSMISSION AND ITS SAFE AND RELIABLE OPERATION. PSE'S CONSENT FOR USE WAS EXECUTED BY THE OWNER/DEVELOPER HANSON HOMES AT SKYVIEW RIDGE, LLC, 2016 AND RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO.

LOT RANGE AREAS

4,500 - 5,800 SQUARE FEET	21	LOTS	50.00	PERCENTAGE OF LOTS
5,801 - 6,800 SQUARE FEET	14	LOTS	33.33	PERCENTAGE OF LOTS
6,801 - 8,281 SQUARE FEET	7	LOTS	16.67	PERCENTAGE OF LOTS

PROJECT DESIGN TEAM

APPLICANT / OWNER
HANSON HOMES AT SKYVIEW RIDGE, LLC
P.O. BOX 2283
SNOHOMISH, WA 98291
(425) 316-1203
EMAIL: 201HANSONHOMES@GMAIL.COM
CONTACT: RICK HANSON

OWNER (1-062)
MURIEL ANDERSON
40502 PORTLUNAC RD N
DAVENPORT, WA 99122

LANDSCAPE
ORIGIN DESIGN GROUP
8011-47TH PLACE N.E.
LAKE STEVENS, WA 98258
(425) 346-1905
EMAIL: ORIGINDESIGNGMAIL.COM
CONTACT: KRYSTAL LOWE

PLANNER / PROJECT CONTACT
LAND RESOLUTIONS
3605 COLBY AVENUE
EVERETT, WA 98201
(425) 258-4438
CONTACT: RY MCDUFFY
RYM@CRLS.COM

ENGINEER
ONCEA ENGINEERING, INC.
2707 METAGRE AVENUE
EVERETT, WA 98201
(425) 367-3620
FAX (425) 259-1958
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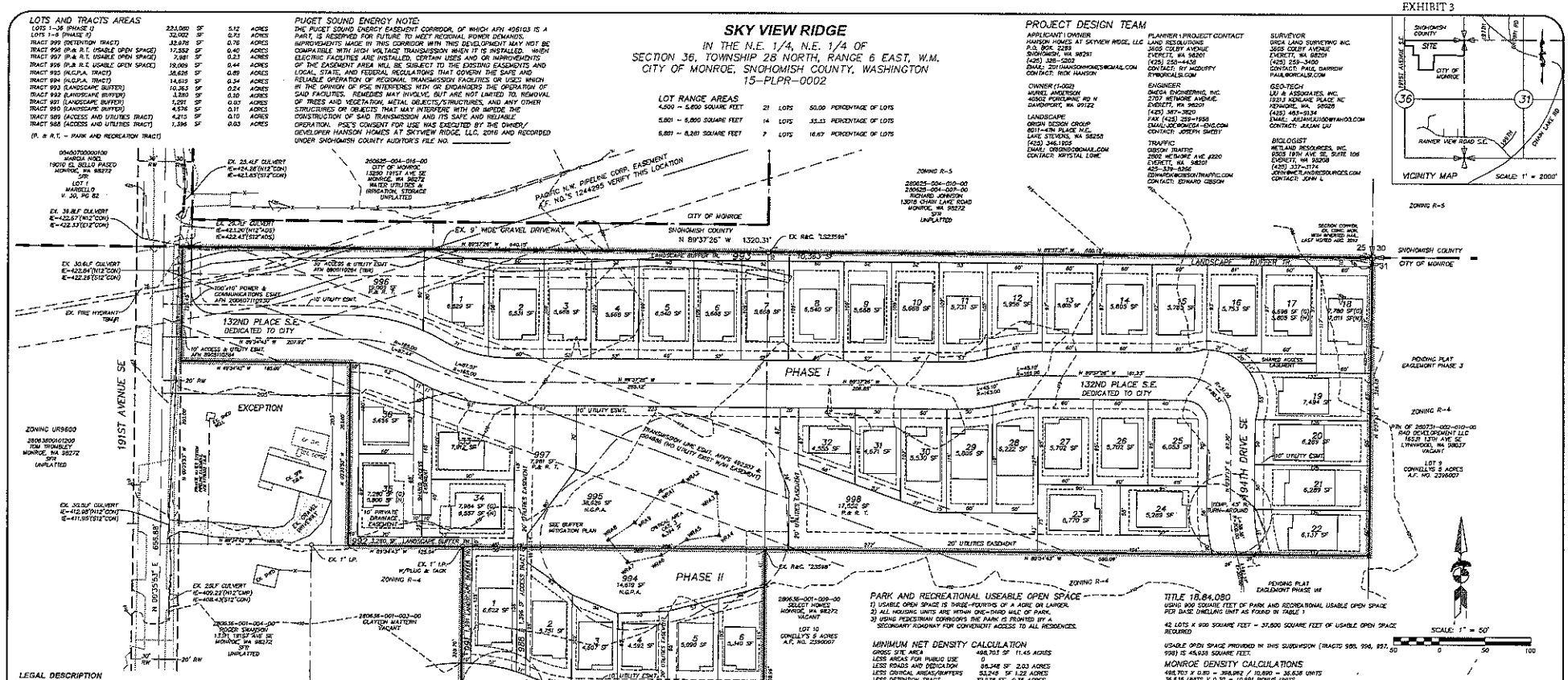
CONTACT: JOSEPH SMIDT

TRAFFIC
GIBSON TRAFFIC
2502 METAGRE AVE #220
EVERETT, WA 98201
425-339-8266
EDWARD@GIBSONTRAFFIC.COM
CONTACT: EDWARD GIBSON

SURVEYOR
ORCA LAND SURVEYING INC.
3605 COLBY AVENUE
EVERETT, WA 98201
(425) 259-3400
CONTACT: PAUL DARROW
PAUL@ORCALS.COM

GEO-TECH
LU & ASSOCIATES, INC.
10313 KIRKLAND PLACE NE
KENMORE, WA. 98028
(425) 483-9134
EMAIL: JULIAN@LUGEOTECH.COM
CONTACT: JULIAN LIU

BIOLOGIST
WETLAND RESOURCES, INC.
9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
(425) 337-7174
JOHN@WETLANDRESOURCES.COM
CONTACT: JOHN L.



LEGAL DESCRIPTION

PHASE I

THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE WEST 205.00 FEET OF THE SOUTH 205.00 FEET THEREOF;

AND EXCEPT THE WEST 20 FEET THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PHASE II

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN.

PROJECT INFORMATION

SITE ADDRESS:	13247 & 13221 191ST AVE SE, MONROE, WA 98272
TAX NUMBER:	28063600100500, 28063600101000 & 28063600100200
WITHIN UGA BOUNDARY	CITY OF MONROE
COMPREHENSIVE PLAN	SF 2-5
PROPOSED LAND USE EXISTING	SINGLE FAMILY RESIDENTIAL
ZONING:	R-4
SEWAGE DISPOSAL	CITY OF MONROE SEWER DEPARTMENT
WATER SUPPLY	CITY OF MONROE WATER DEPARTMENT
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT NO. 103
FIRE DISTRICT	MONROE F.P.D. # 3
PARK DISTRICT	CITY OF MONROE
PORTION OF PROJECT	AIRPORT OVERLAY ZONING DISTRICT
PORTION OF PROJECT	MONROE NORTH AREA COMMUNITY PLAN
MAXIMUM LOT COVERAGE	60 % OF LOT
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM LOT WIDTH	40 FEET
MINIMUM LOT SIZE	4,500 SF

GROSS SITE AREA	498,703	SF	11.45	ACRES
NET SITE AREA (LESS DEDICATION)	410,758	SF	9.42	ACRES
TOTAL LOTS PROPOSED	42 LOTS			
GROSS DENSITY (42/11.45)	3.67 D.U. PER ACRE			
AVERAGE LOT SIZE	6,073	SF	0.14	ACRES
SMALLEST LOT SIZE	4,555	SF	0.11	ACRES
USABLE OPEN SPACE PROVIDED	45,936	SF	1.05	ACRES
PERCENT OF GROSS SITE AREA	9.21	PERCENT OF SITE		
TOTAL ROAD DEDICATION PROPOSED	88,348	SF	2.03	
ROAD LENGTH PROPOSED	1,685	LF		
PERCENT OF GROSS SITE AREA	17.72	PERCENT OF SITE		

PROJECT PHASE AREAS

TOTAL SITE AREA	498,703	SF	11.45	ACRES
PHASE I	291,781	SF	6.96	ACRES
PHASE II	106,922	SF	2.40	ACRES

PARK AND RECREATIONAL USEABLE OPEN SPACE

1) USABLE OPEN SPACE IS THREE-FOURTHS OF A ACRE OR LARGER.
2) ALL HOUSING UNITS ARE WITHIN ONE-THIRD MILE OF PARK.
3) USING PEDESTRIAN CORRIDORS THE PARK IS FRONTED BY A SECONDARY ROADWAY FOR CONVENIENT ACCESS TO ALL RESIDENCES.

MINIMUM NET DENSITY CALCULATION

GROSS SITE AREA	498,703 SF	11.45 ACRES	
LESS AREAS FOR PUBLIC USE			
LESS ROADS AND DEDICATION	88,348 SF	2.03 ACRES	
LESS CRITICAL AREAS/BUFFERS	53,248 SF	1.22 ACRES	
LESS DETENTION TRACT	32,978 SF	0.76 ACRES	
NET SITE AREA	324,132 SF	7.44 ACRES	
NET DENSITY (42/7.44)	5.63 D.U. PER ACRE		

SURVEY NOTES:

1) TOPOGRAPHY INFORMATION PROVIDED BY ORCA LAND SURVEYING, INC. LOCATION OF OFF-SITE FEATURES & TOPOGRAPHY IS APPROXIMATE.
2) THE UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATIONS, AS SHOWN ON THIS PLAN, WERE DRAWN PER FIELD LOCATED PAINT MARKS AND AVAILABLE RECORDS.
BASIS OF BEARING: THE MONUMENTED WEST LINE OF THE S.W. QUARTER OF SECTION 31, AS THE BEARING OF NORTH 00°44'13" EAST, PER THE PLAT OF SINCLAIR HEIGHTS, RECORDED UNDER A.F. NO. 200605275141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SECTION SUBDIVISION: PLAT OF SINCLAIR HEIGHTS, A.F. NO. 200605275141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
BENCHMARK: SNOHOMISH COUNTY VERTICAL CONTROL POINT 2957, NAVD88, ELEV= 383.06' TBM#1: FIRE HYDRANT LOCATED IN THE NW CORNER OF SITE, ELE=424.82 ON THE EASTERLY FLANGE BOLT BETWEEN WORDS "AUBURN" & "BELL"
TITLE REPORT: CHICAGO TITLE COMPANY
(EXISTING EASEMENTS AS SHOWN OR NOTED FROM THE TITLE REPORT)
VERTICAL DATUM: NAVD88
DATUM CONVERSION: NAVD=-3.58'=NGVD29

PROJECT NOTES:

1) NO DUPLEX STRUCTURES PROPOSED WITHIN THIS SUBDIVISION.
2) ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA AND LANDSLIDE HAZARD AREA.
3) ALL LOT AREAS ARE GROSS AREAS UNLESS OTHERWISE NOTED.
4) NEAREST FIRE HYDRANT IS LOCATED 40' WESTERLY OF THE NW CORNER OF SITE ALONG THE WEST SIDE OF 191ST AVENUE SE.
5) FIRE HYDRANT(S) TO BE INSTALLED WITHIN THE SUBDIVISION AS DIRECTED BY THE FIRE MARSHAL.
6) BUILDING SETBACKS ARE 10' FRONT YARD TO RESIDENCE, 20' TO GARAGE, 5' SIDE YARDS, AND 10' REAR YARDS.
7) 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AND TRACTS AT TIME OF RECORDING.
8) ADJOINING LOT DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
9) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY LESS TRACTS 989, 990, 991, 992, 993, 994 AND A PORTION OF TRACTS 995 AND 997 AS DIRECTED BY THE CITY.
10) PROJECT MAY BE CONSTRUCTED IN TWO PHASES.
11) FOR HOPA SIGNAGE INFORMATION SEE WETLAND MITIGATION MAP PREPARED BY WETLAND RESOURCES, INC.

CITY OF MONROE NOTES:

1) CC&R'S AND BY LAWS TO BE PROVIDED WITH FINAL PRD PER MMC 18.84.080.E.
2) HOUSING STYLES AND DESIGN SHALL COMPLY WITH MMC 18.84.080.C.
3) THIS PROJECT SHALL COMPLY WITH DEPARTMENT OF ECOLOGY STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (CURRENT EDITION).
4) THIS PLAT IS LOCATED IN AN AREA OFTEN AFFECTED BY TRAFFIC AND NOISE ASSOCIATED WITH EVENTS AT THE EVERGREEN STATE FAIRGROUNDS.

TITLE 18.84.080

USING 900 SQUARE FEET OF PARK AND RECREATIONAL USABLE OPEN SPACE PER BASE DWELLING UNIT AS FOUND IN TABLE 1

42 LOTS X 900 SQUARE FEET = 37,800 SQUARE FEET OF USABLE OPEN SPACE REQUIRED

USABLE OPEN SPACE PROVIDED IN THIS SUBDIVISION (TRACTS 989, 996, 997, 998) IS 45,936 SQUARE FEET.

MONROE DENSITY CALCULATIONS

498,703 X 0.85 = 396,962 / 10,890 = 36.438 UNITS
36.438 UNITS X 0.30 = 10.931 BONUS UNITS
36.438 UNITS + 10.931 BONUS UNITS = 47.369 UNITS
WE ARE PROPOSING 42 UNITS WITHIN THIS APPLICATION

PHASE II CONSTRUCTION\RECORDING NOTE:

THE OWNER/DEVELOPER OF SKYVIEW RIDGE HEREBY ACKNOWLEDGES THAT SKYVIEW RIDGE PHASE II IS BEING PRELIMINARY PLATTED AT HIS OWN RISK. LOTS 1 THROUGH 6 AND THE EXTENSION OF 133RD STREET S.E. THROUGH SKYVIEW RIDGE PHASE II AS SHOWN HEREON SHALL NOT BE DEVELOPED, UNTIL SUCH TIME AS THE DEVELOPMENT TO THE EAST, EAGLEMONT PHASE III IS DEVELOPED AND RECORDED ALLOWING PUBLIC ACCESS TO THE PROPERTY. UPON RECORDING OF SKYVIEW RIDGE PHASE I, LOTS 1 THROUGH 6 PHASE II AND THE EXTENSION OF 133RD STREET S.E. SHALL BE RECORDED AS A FUTURE DEVELOPMENT TRACT. CERTAIN ASPECTS OF PHASE II SHALL BE DEVELOPED AND IMPROVED WITH THE CONSTRUCTION AND RECORDING OF PHASE I. THESE WILL INCLUDE PROJECT IMPROVEMENTS WITHIN TRACTS 989 AND 996. ALSO CERTAIN UTILITIES SHALL BE CONSTRUCTED THROUGH PHASE I FOR THE BENEFIT OF PHASE I.

FIRE SUPPRESSION NOTES:

THE LOTS WITHIN SKYVIEW RIDGE SUBDIVISION SHALL REQUIRE A RESIDENTIAL SPRINKLER SYSTEM THAT IS TO BE APPROVED BY THE CITY'S FIRE MARSHAL AND INSTALLED IN EACH OF THE NEW HOMES. IF THE BUILDER/DEVELOPER CHOOSES TO CONSTRUCT THE FUTURE HOMES ON THE LOTS WITHIN SKYVIEW RIDGE PRIOR TO THE CONSTRUCTION AND APPROVAL OF THE SECONDARY ACCESS AS DESCRIBED BELOW.

THE SECONDARY ACCESS SHALL BE CONSTRUCTED EASTERLY AND NORTHERLY THROUGH THE PROPOSED PLAT OF EAGLEMONT PHASES II AND III TO THE INTERSECTION OF 197TH AVENUE S.E. AND CHAIN LAKE ROAD.

ONCE THIS FUTURE ACCESS IS CONSTRUCTED AND APPROVED THE NEED FOR THE RESIDENTIAL SPRINKLER SYSTEMS SHALL NOT BE REQUIRED WITHIN ANY HOME TO BE CONSTRUCTED.

PAUL J. DARROW
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR

LAND RESOLUTIONS
LAND USE CONSULTANTS
Design • Planning • Management
3605 Colby Avenue - Everett, WA 98201
Tel: (425) 258-4438 - Fax: (425) 258-1615
landuse@crwhok.com

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX 425-259-1918

PRELIMINARY PLAT AND
PLANNED RESIDENTIAL DEVELOPMENT
FOR
SKY VIEW RIDGE
15-PLPR-0002

IN THE NE 1/4 OF THE NE 1/4 OF
SECTION 36, T.28 N., R.6 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY,
WASHINGTON

SHEET 1 OF 1

PROJECT: 2014-109 | DWG BY: RLM | DATE: 3/09/16 | REV: -

MONROE THIS WEEK

April 29, 2016 Edition 16

Mayor

Geoffrey Thomas
gthomas@monroewa.gov

Councilmembers

Patsy Cudaback
Kevin Hanford
Ed Davis
Jason Gamble
Jim Kamp
Jeff Rasmussen
Kirk Scarboro
councilmembers@monroewa.gov

City Hall

806 West Main Street
Monroe, WA 98272
Phone: 360.794.7400
Open 8AM – 5PM, M-F

Appointment Openings

No Openings At This Time

Job Openings

Senior Engineer – Development Review
Senior Planner
Seasonal Parks

Events this Week

04/30 *YMCA "Healthy Kids Day", Monroe Family YMCA, 10AM-1PM*

Monroe Boys & Girls Club "Mom & Son Carnival", Monroe Boys & Girls Club, 5-7PM

05/03 *City Council Finance & Human Resources Committee Meeting, City Hall, Permit Center, 6PM*

City Council Meeting, Council Chambers, City Hall, 7PM

From the Office of Mayor Thomas

To highlight some of the things going on in our community, I am writing this weekly city update, "Monroe This Week. If you have any suggestions or questions regarding "Monroe This Week" or the stories below, please contact me at GThomas@MonroeWa.gov.

Yours in Service,

Mayor Geoffrey Thomas

Be In The Know!

2016 Community Awards

Just about every City talks about being a PLACE where people live, work, shop, and recreate; but it takes more than all that for a PLACE to transform into a COMMUNITY. Don't get me wrong, a community is where people live, work, shop, and recreate, but what truly makes community is having people who genuinely care about one another and who personally cultivate opportunity, hope, love, charity, and faith in one another. That is, a place becomes a community when people GET INVOLVED.

On Thursday, April 27, 2016, our Monroe Chamber of Commerce hosted the 2016 Monroe Community Awards to celebrate and give thanks for the efforts that people and organizations make when they get involved. To every person and every organization that contributes to our community, I thank you for your dedication, your work, your sacrifice, and your passion. Your work transforms the PLACE of Monroe into this COMMUNITY of Monroe! From my heart to yours -- THANK YOU!!!

At the 2016 Community Awards, our Chamber recognized the following individuals:

- 2016 Parade Grand Marshalls
  Chef Adam and Chris Hendrickson
- President's Award
  Chef Adam
- Outstanding Community Advocate Award
  Chris Hendrickson

City of Monroe
Year-to-Date Comparisons

The following are year-to-date comparisons

Sales Tax Revenues
'15 to 3/31/15: $973,181
'16 to 3/31/16: $1,100,427
UP $127,246 or 13.08%

Real Estate Excise Tax
'15 to 3/31/15: $159,109
'16 to 3/31/16: $205,780
UP $46,671 or 29.33%

Lodging Tax Revenues
'15 to 3/31/15: $10,441
'16 to 3/31/16: $13,813
UP $3,371 or 32.29%

Business License Fees
'15 to 3/31/15: $13,344
'16 to 3/31/16: $14,221
UP $877 or 6.57%

Building Permit Revenues
'15 to 3/31/15: $82,947
'16 to 3/31/16: $85,216
UP $2,269 or 2.74%

Planning Fee Revenues
'15 to 3/31/15: $9,090
'16 to 3/31/16: 7,625
DOWN $1,465 or -16.12%

New House Permits
'15 to 3/31/15: 21
'16 to 3/31/16: 19
DOWN 2 units or 9.5%

Multi-Family Permits (# units)
'15 to 3/31/15: 13
'16 to 3/31/16: 4
DOWN 9 units or 69.2%

Building Division Inspections
'15 to 3/31/15: 398
'16 to 3/31/16: 420
UP 22 or 5.5%

(Awards Continued)

- Business Excellence Award
  Coastal Community Bank
- Volunteer of the Year
  Michol Phillips
- Community Caring Award
  Phil Spirito
- Ed Utterback Revitalization Award
  The Downtown Monroe Association
- Outstanding Customer Service Award
  Pharm-A-Save
- Entrepreneurial Spirit Award
  Jim Lee
- Chamber Member of the Year Award
  Lisa Caldwell

I congratulate each of you on being recognized and thank you for your work.

THANK YOU Monroe School District Board!!

At the 2016 Community Awards, hosted by the Monroe Chamber of Commerce, the Monroe School District Board of Directors recognized the City of Monroe for our community's contribution to the new synthetic turf ballfield at Monroe High School. The field improvements were funded by a Monroe School District Bond, Snohomish County Tourism Promotion Area Grant, and the City of Monroe.

The recognition the Board presented to the City is AWESOME! It is a bright yellow softball with "2016 Field of Dreams" and each of the School Board Directors' signatures. I look forward to presenting this to the City Council on Tuesday, May 3, 2016. We will post a picture after the City Council meeting and find a public space to display this recognition. Thank you to our School District staff and School Board!!!

Downtown Stakeholder Meeting

On Tuesday, May 3, 2016, a project "kick-off" meeting will be held with the City of Monroe's Consultant, BDS Planning & Urban Design, and will introduce the Downtown Main Street program project. This meeting will evaluate and lay-out the necessary steps to establish a Downtown Main Street program. The meeting will be held at City Hall in the Council Chambers from 3 - 4:30 p.m. A Downtown walking tour will immediately follow.

Downtown Art Update

I am excited to announce that the City of Monroe received four responses to the City's request for proposals for a downtown outdoor sculpture. An artist selection committee of eight people will next review the proposals and rate the quality of the artist's body of work and how it meets the City's Public Art Policy selection criteria. The selection committee will make a recommendation to the Monroe City Council for final selection.

Council Updates!

Monroe Community Coalition

At the April 26, 2016, City Council meeting, Council discussed and considered recommendations brought forward by the Monroe Community Coalition including:

1. Not allowing alcohol on public property including at events;
2. Making possession of vaping devices unlawful by people who are not old enough to vape;
3. Prohibiting smoking and vaping in city parks; and
4. Adopting a civil penalty that would apply to the renter or owner of property where 10 or more people under the age of 21 are found drinking alcohol.

Council requested City staff bring back more information about item nos. 2, 3, and 4 in that list. Staff will present to Council on these topics at upcoming Council meetings in May and June. For more information, please refer to the Council agendas found at: http://monroewa.gov/AgendaCenter/City-Council-3.

Police Body Cameras

The Monroe City Council will be considering a resolution authorizing a pilot program for the deployment of body-worn cameras by the Monroe Police Department, establishing a community involvement process to provide input regarding the development of operational policies governing the use of body-worn cameras, and requesting information regarding appropriate redaction policies and costs, at their regular business meeting of Tuesday, May 10, 2016; 7 p.m. Public comments may be offered during the COMMENTS FROM CITIZENS portion of the following Council Meetings:

- Tuesday, May 3, 2016; 7 p.m., Monroe City Hall, Council Chambers.
- Tuesday, May 10, 2016; 7 p.m., Monroe City Hall, Council Chambers.

Comments will be limited to 5 minutes per person.