

# COMMUNITY DEVELOPMENT DEPARTMENT

Monthly Report for February 2020

## CURRENT PLANNING

### A. Pre-application Review

1. Dick's Tire Haus – 320 E Main Street  
Proposal is to determine the allowed use of upstairs units, whether as offices or residential units.  
*Staff contact – Amy Bright*
2. Johansen Mechanical – 16372 177<sup>th</sup> Ave SE  
Proposal is to vacate ROW along 163<sup>rd</sup> adjacent to the applicants property.  
*Staff contact – Amy Bright*
3. Harry's Gastropub – 107 W. Main St  
Proposal is for the relocation of the Harry's on Tye business to be located in the previously occupied Main Street Café.  
*Staff contact – Amy Bright*
4. 4-Lot Short Plat – Ed Curnutt – 17701 157<sup>th</sup> Place SE  
Proposal is to subdivide the property into four (4) lots. There is a single-family residence that will be demolished.  
*Staff contact – Anita Marrero*
5. Short Plat – Howard Gorlick – 14010 Chain Lake Road  
Proposal is to subdivide the property into two (2) lots. There is an existing single-family residence on the property. Access to the property is through an access easement on the adjacent church property.  
*Staff contact – Anita Marrero*
6. Triplex Development – Rauna and Sergio Regalado – 18257 Blueberry Lane  
Proposal is to development the property into an attached 3-unit multi-family structure.  
*Staff contact – Anita Marrero*

### B. Planning Projects

1. Stanton Station, SEPA2019-16, 15125 179<sup>th</sup> Ave. SE  
The applicant is requesting Preliminary Plat approval and site plan approval for a 22 lot subdivision on approximately .9 acres within the Mixed Use - General (MG) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. The proposal was deemed complete on November 13, 2019. The Notice of Application was issued on November 25, 2019. The comment/appeal period ends December 9, 2019.  
*Staff contact – Amy Bright*
2. Eaglemont 7 Plat and PRD – 44 Lots  
After the approval of the Gilmartin Plat, the property was purchased by MainView Homes. MainView annexed the adjacent parcel 13107 Chain Lake Road. MainView submitted for Eaglemont Division 7 Preliminary Plat and PRD on March 28, 2019. The project was deemed complete on April 15, 2019. Comments were sent to the applicant on July 24, 2019. At this time, the applicant is working with the City of Monroe and Snohomish County regarding the realignment of Brown Road.  
*Staff contact – Amy Bright*
3. Suschik Reasonable Use and Variance  
The applicant is requesting Reasonable Use of their property located at 13290 Chain Lake Road for the construction of a single family residence. The property is almost entirely encumbered by wetland and associated buffers. The proposal was deemed complete on November 13, 2019. The Notice of Application was issued on November 25, 2019. The comment/appeal period ends December 9, 2019.

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*Staff contact – Amy Bright*

4. Belmark Apartments , SEPA2019-16, 15125 179<sup>th</sup> Ave. SE  
The applicant is requesting site plan approval for 20 new multi-family residential apartment units on approximately .86 acres in the Mixed Use – General (MG) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. The existing single-family residence will remain. The DNS has been issued. The comment/appeal period ends December 2, 2019. Out for comments.  
*Staff contact – Anita Marrero*
5. Eastside Masonry, SLSP2019-01, 13800 Fryelands Blvd.  
Demolition of the existing structures and proposed grading to provide temporary stormwater detention and treatment for future development of the site, which is approximately 6.82 acres. A Notice of Application was issued on May 9, 2019. The project was approved by the Hearing Examiner on August 15, 2019 and an NOD was issued. The project is currently in the appeal period with the WA Department of Ecology. Project has been approved. Demolition work has begun.  
*Staff contact – Anita Marrero*
6. Belmont Terrace Preliminary Plat/PRD, PLPRD2019-01, 18830 134<sup>th</sup> Street SE  
Preliminary plat and planned residential development approval for a 19-lot subdivision on approximately 4.75 acres in the Urban Residential (UR9600) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. A Notice of Application was issued on February 27, 2019. The application is under review. The project was approved by the Hearing Examiner and an NOD was issued. No appeals were received. The applicant has submitted for civil review.  
*Staff contact – Anita Marrero*
7. Garibaldi Preliminary Plat/PRD, PLPRD2018-02, 13624 & 13424 Chain Lake Road  
CPH Consultants, on the behalf of Garibaldi Lake, LLC, is requesting preliminary plat approval for a 61-lot Subdivision/Planned Residential Development. The application was submitted on December 19, 2018. The proposal includes associated grading, drainage improvements, landscaping, and street frontage improvements. There is a Category III wetland and unclassified stream onsite. The existing single-family residences and outbuildings will be demolished. The proposed development will take access off of Chain Lake Road. A Notice of Application was issued on January 16, 2019. The application is under review. A review comment letter was sent to the applicant. The application is on hold.  
*Staff contact – Anita Marrero*
8. Woods Creek Highlands Preliminary Plat/PRD, PLPRD2018-03, 13327 Chain Lake Road  
Barghausen Consulting Engineers, Inc., on the behalf of Woods Creek Development Inc., is requesting preliminary plat approval for a 24-lot Subdivision/Planned Residential Development. The application was submitted on December 21, 2018. The proposal includes associated grading, drainage improvements, landscaping, and street frontage improvements. The existing single-family residence will be demolished. The proposed development will take access off of Chain Lake Road via 134<sup>th</sup> Street SE. A Notice of Application was issued on January 25, 2019. Application is under review. The proposed project is scheduled for a public hearing before the hearing examiner in June. The Hearing Examiner approved and an NOD was issued. No appeals were received. The applicant has submitted for civil review. The applicant has applied for a minor modification to the preliminary plat/PRD approval. The NOA was issued. The minor modification was approved. Under civil review.  
*Staff contact – Anita Marrero*
9. Rivers Edge Affordable Housing Project, SLDP2018-03, SLVR2018-01, 147 S. Ann Street  
The project consists of demolition of the existing structures, identifying and removing contaminants related to the legacy of industrial use, grade/prepare the site to construct a 166-unit multi-family residential affordable housing development on approximately 9.6 acres. The proposal includes access, parking, connection to existing utilities, a stormwater plan, and pedestrian access trail. A compensatory mitigation plan has been designed to offset impacts to the shorelines/critical areas resulting from this project. The application was submitted on November 2, 2018. A comment

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review letter has been sent to the applicant. On hold. The project went to the Hearing Examiner on March 21<sup>st</sup> and the HE recommended approval to city council. DOE approved the Shoreline Variance. Grading and building permits have been issued. Under construction.

*Staff contact – Anita Marrero*

10. Kestrel Ridge PLPRD2018-01, 13217 & 13305 Chain Lake Road

The applicant, Prospect Development is requesting preliminary approval for a 31-lot Planned Residential Development. The proposal includes all associated improvements and open space. The application was deemed complete on September 21, 2018. The applicant is revising the site plan to include an adjacent parcel, change the location of one cut onto Chain Lake Road. Staff is currently waiting for a response to plan review comments or a redesign. A resubmittal of the project is expected in December.

*Staff contact – Amy Bright*

11. Sunnyside Gardens Townhomes, SEPA2018-03, 17510 West Main Street

The project consists of a mixed-use development with 11 multi-family buildings for a total of 46 townhome units and 1 commercial building on two parcels approximately 1.81 acres. The entrance will be off of West Main Street with an internal fire apparatus road that will provide access to each unit. The application was submitted on June 27, 2018. The project is under civil review. The applicant has submitted building permit applications for all buildings. A review comment letter has been sent to the applicant. On hold. Project has been approved. Grading permits have been issued. Under construction.

*Staff contact – Anita Marrero*

12. Clothier Short Plat SP2017-01, 13813 Chain Lake Road

The applicant, Shanna Clothier, is requesting preliminary short plat approval for a 7-lot short subdivision on approximately 3.62 acres in the Residential 4 Dwellings per acre (R4) zoning district. The property contains a Category II wetland and an existing single-family residence that will remain. A Notice of Application was issued. A review comment letter was sent to the applicant. Resubmitted plans and response from the applicant were provided to the city on January 30, 2018 and are under current review. A Notice of Decision was issued and no appeals were received. Under construction.

*Staff contact – Anita Marrero*

13. Main Brook Townhomes Plat, PL2017-02, XXXX W Main Street

The applicant, Hanson Homes, is requesting preliminary plat approval for a 19-lot subdivision containing eighteen (18) zero lot-line townhome lots and one (1) commercial lot to be developed in two (2) phases on approximately 1.42 acres in the Mixed-Use Commercial (MUC) zoning district. A Notice of Application was issued. A review comment letter was sent to the applicant. Resubmitted plans and response from the applicant were provided to the city on January 17, 2018 and are under current review. A hearing date has been set for Thursday, February 22, 2018. The Hearing Examiner approved the project. The applicant has submitted for civil plan review. The applicant has submitted a major preliminary plat amendment. The major amendment proposes to change the use of lot 19 from commercial to residential for a 10-unit apartment building. The project is scheduled to go to hearing in May. The project was approved and a Notice of Decision was issued. The applicant submitted for Final Plat Approval. The Final Plat has been recorded. The applicant has submitted for building permits.

*Staff contact – Anita Marrero*

14. Skyview Ridge – 42 Lot Plat/PRD

Council adopted ordinance No. 016/2017 on June 20, 2017 approving the final plat and planned residential development for the Skyview Ridge Subdivision (FPLPRD2017-01). The ordinance was published on June 23, 2017 and was effective on June 28, 2017. This plat was purchased by MainVue and is now known as Eaglemont Div. 6. Building permits have been submitted. A final plat application has been submitted for Phase II.

*Staff contact – Anita Marrero*

15. Bear Mountain Phase II Plat and PRD – 58 Lots – Final Plat

Final Plat of Phase II was approved.

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*Staff contact – Amy Bright*

16. Foxborough Plat – 18 Lots - Civil Review

The Civil Review application was submitted November 3, 2016. Council approved the Foxborough preliminary plat on November 15, 2016. Civil review comments were sent to the applicant on November 23, 2016. The applicant submitted corrections on January 25, 2017. A second plan review letter was sent on February 15, 2017. The applicant resubmitted on April 21, 2017. Revised plans were submitted May 18, 2017. The civil permits were issued on June 6, 2017.

*Staff contact – Shana Restall*

17. Iron Eagle (Hager) Plat and Rezone – 29 Lots

The preliminary plat for Iron Eagle was approved by City Council on July 24, 2016. A demolition permit for the existing church on site was submitted on March 6, 2017 and issued on April 14, 2017. Early Clear and Grade and Forest Practice permit applications were submitted for review on May 18, 2017, and the permits were issued July 7, 2017. The civil plans were submitted on June 19, 2017 and permits were issued on September 1, 2017. The applicant submitted for Final Plat in April 2018. Council adopted ordinance No. 007/2018 on June 12, 2018 approving the final plat and planned residential development for the Iron Eagle Subdivision (FP2018-02). The ordinance was published on June 15, 2018 and will be effective on June 20, 2018. Building permits have been submitted.

*Staff contact – Amy Bright*

18. Sweetbriar (Worthington Heights) Plat, PRD, and Rezone – 100 Lots

The applicant withdrew the original submittal and resubmitted on March 10, 2017. The withdrawal and resubmittal were due to code changes in density credits. Submitting under the new code will allow for a larger quantity of lots. City staff issued a Notice of Complete Application on March 10, 2017. A SEPA Determination of Non-significance was issued on April 3, 2017. A public hearing in front of the Hearing Examiner to consider the plat was initially scheduled for April 27, 2017 and notice was issued on April 3, 2017. The applicant had been informed previously that they would not be able to go forward with a public hearing if they did not submit to the City a letter from Williams authorizing proposed improvements within the Northwest Natural Gas Pipeline easement; a portion of which is located on the subject site. The applicant did not provide to the City said letter within a week of the scheduled hearing. Consequently, the April 27, 2017 hearing was cancelled. A subsequent hearing date was set for May 11, 2017 and notice was issued on April 24, 2017. Once again, a letter was not submitted to the City at least one week in advance of the hearing, and the second hearing date was cancelled. The applicant was informed that a public hearing will not be scheduled until written authorization from Williams is received by the City. Authorization from Williams was provided to the City on May 19, 2017. A public hearing for the proposed rezone was held on June 12, 2017 with the Planning Commission. The Planning Commission recommended approval of the rezone. First reading of Ordinance 015/2017 for the Worthington Heights rezone was held by the Council on June 20, 2017 and the ordinance was adopted on June 27, 2017. The public hearing for the proposed preliminary plat/PRD with the Hearing Examiner was held on June 29, 2017. Preliminary plat and PRD approval was granted on issued on July 19, 2017. No appeals were received. Grading and civil permits were issued on July 21, 2017. The applicant submitted the final plat on March 30, 2018. Staff is currently waiting on the applicant. Building permits have been submitted.

*Staff contact – Shana Restall*

19. Eaglemont Division IV Plat and PRD – 115 Lots

The preliminary plat and PRD of Eaglemont Division IV was granted preliminary approval on March 14, 2017. An Early Clear and Grade permit was issued on July 7, 2017. The Forest Practices permit was issued on May 2, 2017. Permits for retaining walls were issued on May 19, 2017. Grading permits were issued July 7, 2017. The applicant submitted a Civil Review application on March 13, 2017. Staff mailed a corrections letter to the applicant on April 5, 2017. The City received a response from the applicant on April 25, 2017. A second corrections letter was sent on July 10, 2017. Revised plans were submitted by the applicant on August 22, 2017. The civil permits were issued on August 24, 2017. The applicant submitted for the Final Plat of Phase 4B on October 28, 2019. Comments were sent on December 3, 2019.

*Staff contact – Amy Bright*

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### 20. Currie Farms Plat, PRD, and Rezone – 25 Lots

An open record hearing was held on December 15, 2016 and continued to January 5, 2017. The Hearing Examiner recommended approval of the Currie Farms preliminary plat, PRD, and rezone on January 19, 2017. Preliminary approval of the plat and PRD, as well as approval of the rezone was approved by the City Council on March 7, 2017. The applicant submitted for civil review on January 31, 2017. The City sent a plan review letter on February 27, 2017 and the applicant resubmitted Public Works corrections on March 23, 2017 and landscaping corrections on March 27, 2017. A second review letter from Public Works was mailed to the applicant in April 18, 2017. A second landscaping corrections letter was sent to the applicant on May 5, 2017. The civil permits were issued on May 9, 2017. Grading permits were issued on July 7, 2017. The applicant submitted a final plat for review. The City Council approved the final plat on November 21, 2017. Building permits have been submitted.

*Staff contact – Shana Restall*

### 21. Raspberry Hill Plat, PRD, and Rezone – 26 Lots

An application was submitted on October 27, 2016 for the Raspberry Hill preliminary plat, PRD, and rezone. A comment letter was mailed to the applicant on February 16, 2017, and, at this time, the clock is stopped. Resubmittal on June 15, 2017. The resubmittal was deemed complete on July 3, 2017. The Planning Commission Public Hearing for the Rezone Application was held on August 28, 2017. Findings of Fact and Conclusions for Raspberry Hill Rezone (RZ2016-03) to be approved by the Planning Commission at the September 11<sup>th</sup> meeting. First reading before council is set for September 26, 2017. The rezone was approved by council on October 3, 2017. The Preliminary Plat/PRD went to a Public Hearing before the Hearing Examiner on November 16, 2017. The Hearing Examiner issued a decision and approved with conditions the Preliminary Plat/PRD. Under construction. Model home permits have been issued.

*Staff contact – Anita Marrero*

### 22. Dickinson Short Plat – 3 Lots

Preliminary approval of the Dickinson Short Plat was granted by the City on May 2, 2017. The appeal period ended on May 16, 2017. No appeals were received. Civil construction plans have been submitted. Under review.

*Staff contact – Anita Marrero*

### 23. Wolf Short Plat – 5 Lots

The applicant has submitted required bonds. A corrections letter was sent to the applicant on July 5, 2017. The review is presently on hold awaiting the submittal of additional materials by the applicant. Mylars were submitted and signed by the city. The applicant recorded the short plat with the county.

*Staff contact – Shana Restall*

### 24. Genesee Short Plat – 2 Lots

An application was submitted on November 15, 2016. A notice of application was published and posted on December 20, 2016. At this time, the City is waiting on the Applicant. The applicant is planning on re-submitting in November. The Preliminary Short Plat was approved. The applicant has submitted for final short plat approval. The applicant has submitted for a minor modification due to the discovery of a gravel access easement in the wetland buffer.

*Staff contact – Anita Marrero*

### 25. Westcott Short Plat – 2 Lots

An application for a preliminary Short Plat was submitted on May 14, 2018. A notice of application was published and posted on June 7, 2018. A decision of Approval with Conditions of the Preliminary Short Plat was made on September 11, 2018. The Final Short Plat was applied for on November 30, 2018. A decision of Approval was made on January 17, 2019.

*Staff contact – Amy Bright*

### 26. Eaglemont Division V Plat – 16 Lots

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An application for the fifth phase of the Eaglemont subdivision was submitted on August 30, 2017. A notice of application was published and posted on September 15, 2017. A DNS was issued on October 9<sup>th</sup> and the comment period ended on October 23<sup>rd</sup>. The preliminary plat hearing was held on January 4, 2108. The Hearing Examiner approved the Preliminary Plat with conditions. Final Plat was submitted on August 28, 2018. Final Plat was approved with conditions on November 13, 2018.

*Staff contact – Amy Bright*

**27. Skyview Ridge - BLA**

MainVue Homes submitted a BLA for the previously approved Skyview Ridge project. This BLA will eliminate one lot and change the lot lines of three lots to allow MainVue to build their product in this plat. The Planning Director approved the BLA on February 22, 2018.

*Staff contact – Amy Bright*

**28. Blueberry Meadows Plat – 36 Lots**

An application for the Blueberry Meadows 36-lot plat was received by the City in April 2019. The Hearing Examiner granted preliminary approval on February 25, 2020.

*Staff contact – Shana Restall*

**C. Building Permits Reviewed**

There were 5 single-family building permits issued in January 2020. In contrast, 10 single-family building permits had been issued in January 2019. The building department conducted 180 inspections in the month of January 2020.



*Staff contact – Jessica Lether*

**D. Building/Code Enforcement**

1. Code enforcement committee continues to look at policies and procedures for new position.
2. Continued work on MMC updates for code enforcement, nuisances and building code chapters.
3. Code Enforcement interviews went well and we will be bringing one of the candidates back for a second interview.

**E. Business Licenses**

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There were 49 business license applications and 71 business license renewals received in February. An increase in business licensing is due to new code changes effective in January 2019, requiring contractors who gross more than \$2000 per year within the City of Monroe to hold a City endorsement.

### 1. New Business Applications – 49 total

Name	Address
JASMINE'S CLEANING	16624 167TH AVE SE MONROE WA 98272-2891
EASY GREEN LANDSCAPING LLC	252 E MCDUGALL ST MONROE WA 98272-2390
HERBAL COMMONS APOTHECARY	14751 N KELSEY ST STE 107107 MONROE WA 98272-1414
VANGUARD EXCAVATING LLC	16750 WALES ST SE MONROE WA 98272-2647
RICARDO'S LANDSCAPING	15435 ESTHER AVE SE MONROE WA 98272-2667
BLUEGILL TECHNOLOGIES LLC	14090 FRYELANDS BLVD SE STE 230 MONROE WA 98272-2763
24FEET COMMUNITY SERVICES NETWORK	19989 RAVENWOOD RD SE MONROE WA 98272-8322
BILL POINT GUITARS, LLC	10 E CASINO RD APT 8 EVERETT WA 98208-2630
J & L BBQ	19191 STATE ROUTE 2 STE 127 MONROE WA 98272-1553
DERRICK HOUGER	13448 SUMMIT AVE SE MONROE WA 98272-8778
OIL SPA	375 BUTLER AVE MONROE WA 98272-1527
ALTA CUSTOMS LLC	17461 147TH ST SE STE 14 MONROE WA 98272-2735
HARD GROUND EXCAVATION LLC	15611 179TH AVE SE MONROE WA 98272-1711
OIL SPA	375 BUTLER AVE MONROE WA 98272-1527
NEW X, INC	19916 OLD OWEN RD # 7 MONROE WA 98272-9778
BURGER KING #7960	19257 STATE ROUTE FRNT 2 MONROE WA 98272
DANA BECKER LLC	115 3/4 W MAIN ST STE 209 MONROE WA 98272-1804
LEWIS AND MAIN	104 N LEWIS ST MONROE WA 98272-1502
LAILEY CREATIVE	20696 134TH ST SE MONROE WA 98272-8424
CLARITY LEGAL NURSE CONSULTING LLC	17071 CURRIE RD SE MONROE WA 98272-2926
FULL ORBIT GAMES	20751 134TH ST SE MONROE WA 98272-8422
DISCOVER CHIROPRACTIC	603 W MAIN ST MONROE WA 98272-2101
ONE22 SUPPLY	19916 OLD OWEN RD # 501 MONROE WA 98272-9778
NIELSEN BROS. CARPET	8130 240TH ST SW # B-2 EDMONDS WA 98026-9119
BABBITT SEPTIC DESIGN, INC.	25113 90TH ST E BUCKLEY WA 98321-8994
MC CONSTRUCTION SERVICES LLC	4426 331ST AVE SE FALL CITY WA 98024-8723
RUBICON CONSTRUCTION, LLC	17001 INGLEWOOD RD NE UNIT 208 KENMORE WA 98028-3964
WESTERN EXTERMINATOR COMPANY	1105 10TH ST MARYSVILLE WA 98270-4217
COMPLETE TRENCHLESS	5608 17TH AVE NW SEATTLE WA 98107-5232
ALL CLIMATE, INC.	17527 NE 67TH CT REDMOND WA 98052-4939
ITM FIRE, LLC	3416 BROADWAY STE 3 EVERETT WA 98201-5082
INTERNATIONAL SECURITY SERVICE	702 W CASINO RD APT M101 EVERETT WA 98204-1675
TLC INVESTMENTS LLC	1244 GALLATIN PIKE S MADISON TN 37115-4613
MPH LLC	15021 228TH AVE SE MONROE WA 98272-9490
ASHLEY D SCHEIDER PHOTOGRAPHY	28616 SE 204TH ST UNIT RENTAL MAPLE VALLEY WA 98038-7822
HORIZON COMMUNICATIONS, INC.	6501 212TH ST SW LYNNWOOD WA 98036-7476
CAVALIERE CONSTRUCTION COMPANY, LLC.	7806 232ND ST SE WOODINVILLE WA 98072-4704
CONNECTING WITH HOMEOWNERS AND MANAGING THEIR	19716 61ST AVE SE SNOHOMISH WA 98296-8361

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SPECIALTY DOOR SERVICE	23102 55TH AVE W MOUNTLAKE TERRACE WA 98043-4712
SIMPLY FLAWLESS SKIN & BEAUTY LLC	7500 212TH ST SW STE 218 EDMONDS WA 98026-7618
GLACIER BACKFLOW	7010 73RD PL SE SNOHOMISH WA 98290-5906
KPG, P.S.	3131 ELLIOTT AVE STE 400 SEATTLE WA 98121-1006
BOB'S HEATING & AIR CONDITIONING, LLC	14148 NE 190TH ST WOODINVILLE WA 98072-8437
STRIPE RITE, INC.	1813 137TH AVE E SUMNER WA 98390-9645
INTERIOR SPECIALISTS, INC.	10 BUNSEN IRVINE CA 92618-4210
TP PLUMBING & DRAINS LLC	12015 MARINE DR TULALIP WA 98271-9306
SOJEN YOGA AND ENERGY	1802 131ST DR NE LAKE STEVENS WA 98258-9709
UNIPLEX CONSTRUCTION, LLC	14737 NE 87TH ST REDMOND WA 98052-6500
CADMAN, INC.	7554 185TH AVE NE STE 100 REDMOND WA 98052-8566

Business License Renewals – 71 total

*Staff contact – Amy Bright*

## LONG RANGE PLANNING

### A. Comprehensive Plan

1. 2018-2019 Comprehensive Plan Cycle

The 2018 – 2019 Comprehensive Plan Amendment Docket was remanded by the City Council back to the Planning Commission for additional review. A new public hearing was initially scheduled for March 23, 2020, but has been delayed until Planning Commission is able to meet.

*Staff contact – Shana Restall*

2. 2020-2021 Comprehensive Plan Cycle

A notice announcing that the City is accepting annual Comprehensive Plan amendments will be published in May 2020. Applications for amendments to the Comprehensive Plan will be accepted by the City until July 31, 2020, after which they will be processed pursuant to Chapter 22.74 MMC, Comprehensive Plan Amendments.

*Staff contact – Shana Restall*

### B. Code Amendments

1. Affordable Housing Code Amendment

Staff is in the process of updating its Affordable Housing code. To accomplish this, staff is forming an Affordable Housing Committee that will consist of community members, planning commissioners, and affordable housing proponents. The goal of the Affordable Housing Committee will be to draft a code that will address the affordable housing crisis and implement regulations that will allow and encourage more affordable forms of housing.

*Staff contact – Anita Marrero*

2. WCF Code Amendment

In September 2018, the Federal Communications Commission (FCC) issued a Declaratory Ruling and Order, FCC 18-133: Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment (“Order”) intended to facilitate and streamline implementation of small cell deployment infrastructure. The FCC Order requires amendments to the City’s municipal code. The amendments primarily pertain to, but not exclusively, small cell technology. The FCC Order became effective on January 14, 2019.

The FCC Order essentially makes it easier for private companies to take local governments to court if they believe municipal policies are effectively prohibiting network investment. To comply with this order, the City is proposing a new code chapter to regulate small wireless facilities as well as updating the current WCF code, MMC 22.62 Large Wireless Communication Facilities.

*Staff contact – Anita Marrero*

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3. Floodplain Regulations Code Amendment

On December 19, 2019, the Federal Emergency Management Agency (FEMA) sent the City correspondence relating to the new Snohomish countywide Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) that will become effective for the City of Monroe on June 19, 2020.

The City is required to adopt both the updated FIRMs and to update the flood damage prevention ordinance in order to remain in good standing with the National Flood Insurance Program (NFIP).  
*Staff contact – Anita Marrero*

4. UDR Code Housekeeping

As the UDR has been in use for nearly a year, staff is in the process of identifying and preparing amendments to rectify discrepancies and omissions.  
*Staff contact – Shana Restall*

5. Temporary Encampments Regulations

The City's temporary encampment regulations were not updated for compliance with state law when it changed in 2010. Additionally, Staff is updating the City's regulations for conformance with changes that would be instituted under HB 1754, which, as of March 11, 2020, was awaiting signature by Governor Inslee.  
*Staff contact – Shana Restall*

### C. Online Inspection Requests

- Currently our customers use a voicemail system to request building, planning and public works inspections. Often times these requests are missing information, the connection is not clear or there is a language barrier that may impede us from having enough information to do the requested inspection. Staff from building, planning, fire and public works have been working together to create an online request form specific to each department to provide another option for our customers. This form will be accessed through our website and will feature required field tabs like address, permit number and contact info, a comments tab for important information, and a list of inspections that they can click on to save time.

We are approximately 80% completed with the web link and department inspection forms, but we want to make sure the message gets out before we go live. This includes notices at the front counter, a group email list to current permit holders, changing the voicemail message, stickers to modify existing permit cards and several news releases. Our goal is to roll this out by the first of the year and encourage people to start using this more convenient option. We are also aware that some people might not want to use this option, so the standard voicemail system will be used at this time.

### D. Monroe – Duvall Shuttle

Ridership

Month	Days	Total	Adult	Youth	Senior
August, 2018	23	55	47	0	7
September, 2018	19	103	57	23	23
October, 2018	23	124	82	19	23
November, 2018	20	102	65	18	15
December, 2018	19	69	57	5	7
January, 2019	21	83	75	5	2
February, 2019	16	42	39	0	1

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March, 2019	21	89	75	3	2
April, 2019	22	112	103	0	4
May, 2019	22	112	104	0	2
June, 2019	20	79	40	31	2
July, 2019	22	201	99	72	27
August, 2019	22	142	66	48	20
September, 2019	20	136	65	61	6
October, 2019	23	306	137	145	20
<b>Total</b>	<b>313</b>	<b>1755</b>	<b>1111</b>	<b>430</b>	<b>161</b>

### Miscellaneous

1. Ranger Tugs (aka Fluid Motion)

In October 2019, City staff and Fire District 7 notified Ranger Tugs over potential code violations at the boat manufacturing facility in Monroe. City staff, Fire and the Ranger Tugs worked cooperatively to address these issues by addressing health and safety concerns. Although there are a few outstanding issues, Ranger Tugs was highly responsive to the City/Fire concerns by immediately addressing the most pressing issues. Please see the additional information in the attached email from Ranger Tugs to the City's Building Official.

2. Eastside Masonry

The demolition of the buildings has been completed and grading and clearing of the property will be ongoing until all materials and cleanup of the site has been accomplished. The intent of the owner is to develop a "pad ready" ready site in anticipation of a new structure. The type and use of the structure is unknown at this time.

*Staff contact – Anita Marrero*

3. Housing Action Plan

In October 2019, the City of Monroe applied for a Department of Commerce grant funded through HB1923, which provided \$5 million to increase residential building capacity in Washington communities. Of the list of eligible activities, as defined in the bill, the City choose to adopt a Housing Action Plan with a total funding request of \$50,000. The City Council accepted the grant funding at the January 21, 2020 council meeting.

The goal of a housing action plan is to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family market.

*Staff contact – Anita Marrero*

## CURRENT PLATS

### Plats

10 Lots or Greater

#### Recorded Final Plats

Name of Plat	# Lots
<b>A</b> Bear Mountain Estates Phase II	15
<b>B</b> Currie Farms	25
<b>C</b> Eaglemont Division IV	115
<b>D</b> Eaglemont Division V	16
<b>E</b> Eaglemont Division VI	42
<b>F</b> Iron Eagle	29
<b>G</b> Mainbrook Townhomes	19
<b>H</b> Sweetbriar	100

#### Plats with Preliminary Approval

Name of Plat	# Lots
<b>I</b> Belmont Terrace	19
<b>J</b> Blueberry Meadows	36
<b>K</b> Foxborough	18
<b>L</b> Raspberry Hills	26
<b>M</b> Wood Creek Highlands	24

#### Plats in Preliminary Review

Name of Plat	# Lots
<b>N</b> Eaglemont Division VII	44
<b>O</b> Garibaldi	61
<b>P</b> Kestrel Ridge	31
<b>Q</b> Stanton Station	22

### Short Plats

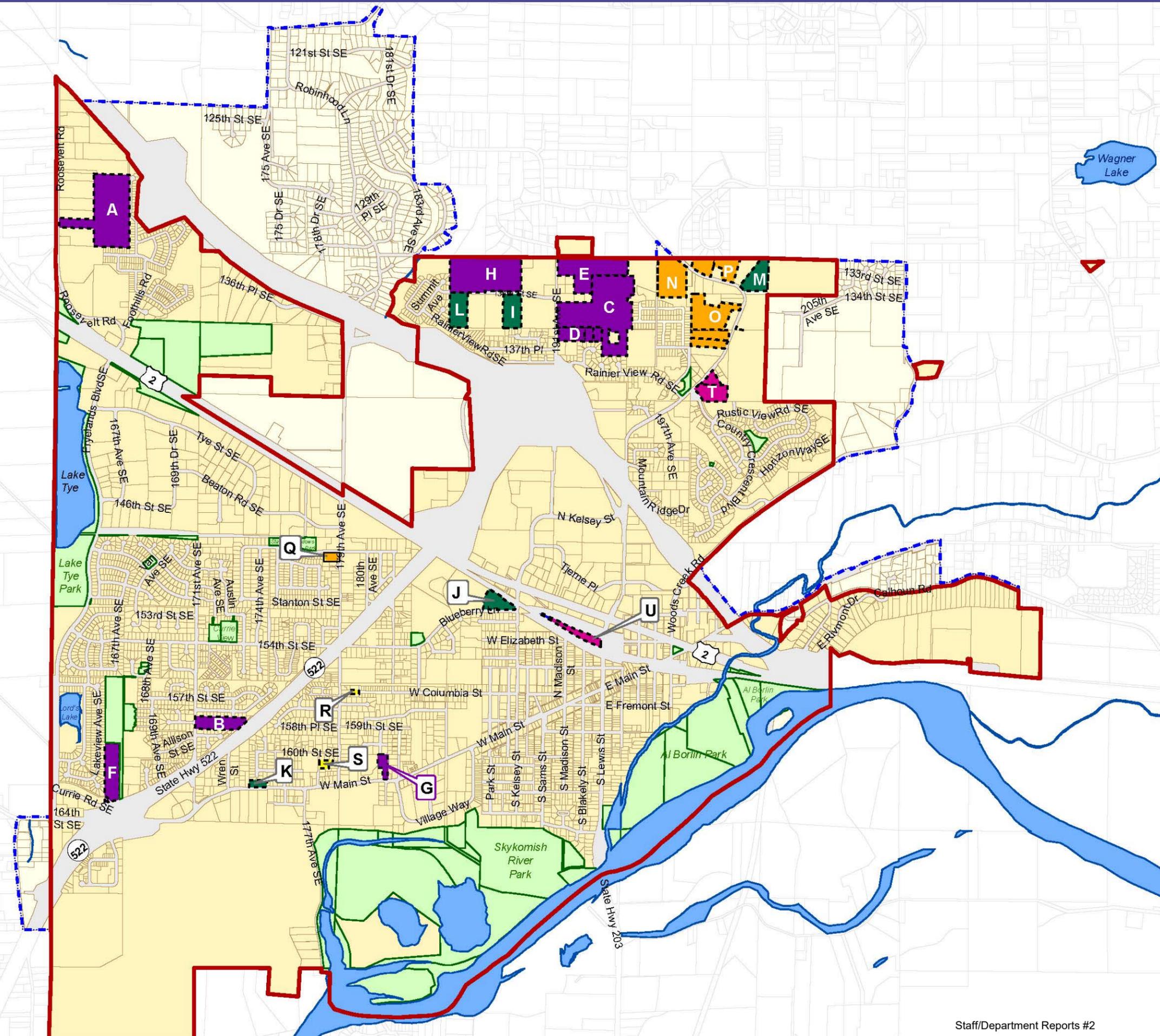
9 Lots or Less

#### Recorded Final Short Plats

Name of Plat	# Lots
<b>R</b> Wescott	2
<b>S</b> Wolfe	5

#### Short Plats with Preliminary Approval

Name of Plat	# Lots
<b>T</b> Clothier	7
<b>U</b> Genessee	2



### BOUNDARIES

- Monroe City Limits
- Urban Growth Area
- Parks
- Streets

0 750 1,500 3,000

Feet

