

RESOLUTION 2013/005

A RESOLUTION BY THE MONROE CITY COUNCIL ADOPTING THE HEARING EXAMINER'S FINDINGS OF FACT, CONCLUSIONS OF LAW, RECOMMENDATIONS, AND CONDITIONS OF APPROVAL FOR PRELIMINARY PLAT/PLANNED RESIDENTIAL DEVELOPMENT (PL201203) - EAGLEMONT.

WHEREAS, RAD Development submitted an application for a Preliminary Plat/Planned Residential Development (PL201203), commonly known as Eaglemont for the subdivision of approximately 35 acres located in the vicinity of 13611 197th Avenue SE into 146 single-family lots;

WHEREAS, the Hearing Examiner for the City of Monroe did hold a public hearing on January 24, 2013, regarding said proposed Preliminary Plat/Planned Residential Development (PL201203); and,

WHEREAS, the Hearing Examiner for the City of Monroe, upon due consideration and through the development of Findings of Fact, Conclusions of Law, Decision and Recommendations, recommended to the City Council on February 7, 2013, that said Preliminary Plat/Planned Residential Development (PL201203) be approved with conditions;

WHEREAS, the City Council considered the Findings of Fact, Conclusions of Law, Decision, and Recommendations for said Preliminary Plat/Planned Residential Development on February 26, 2013 and remanded back to the Hearing Examiner said Findings of Fact, Conclusions of Law, Decision, and Recommendations for clarification of findings regarding the preliminary plat/planned residential development of Eaglemont (PL2012-03) pertaining to decisional criteria in Monroe Municipal Code sections 17.12.030 and 18.38.120 with the revised findings of fact, conclusions of law, and recommendation to be submitted no later than 5:00 pm, Tuesday, March 5, 2013.

WHEREAS, the Hearing Examiner for the City of Monroe issued revised Findings of Fact, Conclusions of Law, Decision, and Recommendations on March 5, 2013; and,

WHEREAS, the City Council has considered the revised Findings of Fact, Conclusions of Law, Decision, and Recommendations along with the entire record regarding Eaglemont Preliminary Plat/Planned Residential Development and has determined to approve said Findings of Fact, Conclusions of Law, Decision, and Recommendations for said Preliminary Plat/Planned Residential Development (PL201303);

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE does resolve as follows:

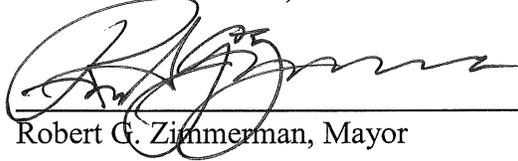
The Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation of Approval for the Preliminary Plat/Planned Residential Development (PL201203) of Eaglemont attached hereto as Exhibit 1 are hereby adopted and the Preliminary Plat Exhibit 2 is hereby approved subject to the following conditions:

1. The applicant shall dedicate right-of-way for streets as shown on the approved preliminary plat map. Frontage improvements, including curb, gutter, sidewalk, and street trees shall be provided for all streets within the subdivision. Traffic control devices and street signs shall be installed prior to final plat approval, and all public roads within the subdivision shall be constructed in accordance with the City's Public Works Design and Construction Standards and installed by the developer to the satisfaction of the City prior to final plat approval.
2. Improvements to 197th Ave. SE north to Chain Lake Road will meet the requirements of the International Fire Code (as amended by the MMC) for fire apparatus access roads.
3. Traffic impact fees in the amount of \$29,353.86 per the Washington State Department of Transportation Interlocal Guidelines for Coordination with the City of Monroe for Mitigation of Development Impacts shall be required and paid prior to final plat approval.
4. Traffic impact fees assessed in accordance with MMC 20.12 shall be required and paid prior to building permit issuance.
5. Park impact fees in accordance with MMC 20.10 shall be required and paid prior to final plat approval, or the applicant may defer payment to prior to building permit issuance.
6. School impact fees assessed in accordance with MMC 20.07 shall be required and paid prior to building permit issuance.
7. The water system capital improvement charge in accordance with MMC 13.04.272 shall be required and paid prior to building permit issuance.
8. The wastewater system capital improvement charge in accordance with MMC 13.08.272 shall be required and paid prior to building permit issuance.
9. Streetlights shall be installed as required under the City of Monroe Public Works Design and Construction Standards and as directed by the City Engineer.
10. Street trees shall be included in the street planter strips. Tree type, spacing, quantity, and location shall be determined by the City. Street trees shall be planted when a street frontage is fully owner occupied and as directed by the Parks Department. The City will coordinate tree plantings to the most favorable time of the year. All street frontage landscaping/irrigation improvements shall be bonded until such time that housing construction is completed and bonded work may be completed without risk of construction damages.
11. Mail routes shall be approved by the Postmaster, including mailbox types and locations.
12. If any wells are located on the site, they shall be abandoned prior to final plat approval in accordance with the requirements and criteria set forth by the Washington State Department of Ecology.

13. The Preliminary Plat/Planned Residential Development shall comply to the general requirements of a planned residential development in accordance with MMC 18.84.080

PASSED and APPROVED by the Mayor and City Council of the City of Monroe, Washington, at a regular meeting thereof held this 5th day of March, 2013.

CITY OF MONROE, WASHINGTON:



Robert G. Zimmerman, Mayor

EFFECTIVE: 03/05/13

APPROVED AS TO FORM:



J. Zachary Lell, City Attorney

ATTEST/AUTHENTICATED:



Eadye Martinson, Deputy City Clerk