CITY OF MONROE
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COMMUNITY DEVELOPMENT

Mr. Paul Popelka
City of Monroe

Re: Eaglemont Planned Residential Development by Land Resolution as detailed by RAD Development, Lynnwood, WA

Mr. Popelka:

We are writing you regarding the proposed development of the Eaglemont community located off of Rainier View Rd. SE, west of Chain Lake Road and north of Sinclair Heights, in Monroe, WA. We currently live in Sinclair Heights, which is the neighborhood adjacent to the the proposed development and have grave concerns.

When Sinclair Heights community was being built, there were two access roads, one on either end of the neighborhood. The city of Monroe closed the road on the west side of our development, forcing all traffic from neighborhoods located beyond Sinclair Heights to access their homes through Rainier View Road only. At the time we were informed that this was a temporary closure, though to date no new road has been built.

As was discovered during a house fire in 2006, this poses a danger in the event of an emergency. If access to Rainier View Road is impeded, there is no existing alternate ingress or egress to this area. As mentioned above, our community, Trombley, and all residences north that depend on Rainier View Road were confined with no alternate route for over four hours before we could depart from or return to our homes. This also impeded any emergency vehicles from being able to respond if another emergency would have arisen within this time frame.

Now the city of Monroe is considering the building of 146 - 149 additional homes whose main access will be from Rainier View Road. This only exacerbates the existing problem.

To continue with traffic, Chain Lake Road is a small, two-lane road in dire need of repair. It is extremely doubtful that the road will hold up to the increased traffic flow during construction. This issue needs to be addressed prior to any approval of additional building in this area, including other developments in the works. The proposal predicts an additional 1397 trips per day on Chain Lake Road without addressing the impact this traffic will impart to the surrounding infrastructures.

The city of Monroe is also planning on using the existing underground utilities of Sinclair Heights, including storm-water run-off. It might be prudent for the city of Monroe to revisit the drainage issues which have plagued Sinclair Heights for the past several years. Though I know code is by the fifty year average (storm drains), the storm drainage within Sinclair Heights is insufficient for the rainfall over the last several years. Now you're planning to invade the watershed above our community, which absorbs and filters rainfall, and build 146+ new homes. The surface run-off without absorption is

going to pose a serious flooding issues within our existing community, as our drainage system cannot handle our current water flow volume, let alone that of a neighborhood located above us.

According to the environmental impact study, the developer acknowledges erosion that may occur as a result of construction. Once the neighborhood is complete, 39.8% of the existing land will be covered in impervious surfaces. That equates to 14.05 acres that will now no longer be part of the watershed and able to quickly absorb rainfall. This is extremely disconcerting to the people who have a residence below.

Sinclair Heights is a neighborhood of sixty-eight homes and within the community we have two retention ponds and four natural growth protection areas (NGPA's). In viewing the site map for Eaglemont, we are astonished and somewhat incredulous that we find no listing nor mention of any NGPA's or open areas within this development. It leaves us to wonder what code changes have taken place that these are not included or required in a new development. Furthermore, no new parks are shown as being proposed, let alone developed. The plot map resembles an urban development as opposed to a suburban community.

In closing, several years ago at a meeting at city hall, the Sinclair Heights community was informed that prior to any new construction around Sinclair Heights, the developers would be required to build additional access roads to alleviate existing traffic concerns.

Sincerely,

Robert M. Sas Baermann
Teri L. Baermann
19609 Rainier View Rd. SE; Monroe, WA 98272