



**STAFF REPORT AND RECOMMENDATION  
ON AN APPLICATION FOR  
A PRELIMINARY SUBDIVISION**

**PL2012-03 - EAGLEMONT**

**DATE: January 24, 2013**

**TO: HONORABLE PHIL OLBRECHTS  
CITY OF MONROE HEARING EXAMINER**

**FROM: MARK LANDKAMMER, PLANNER  
PLANNING & PERMITTING DIVISION**

**HEARING DATE: January 24, 2013**

**SUBJECT: STAFF REPORT AND RECOMMENDATION FOR PRELIMINARY  
PLAT (PL2012-03) OF EAGLEMONT**

**REQUEST**

The applicant has requested approval for a residential subdivision of eight existing lots into 146 single-family lots on approximately 35 acres in accordance with the provisions of the City of Monroe Comprehensive Plan and the Monroe Municipal Code (MMC). All existing structures will be removed prior to development. The lots will be served by public water and sewer systems. Access to the proposed subdivision will be through the extension of 199<sup>th</sup> Avenue SE from the south and 197<sup>th</sup> Avenue SE from the north.

**APPLICABLE CITY CODES**

The request to subdivide this property will be reviewed in accordance with the provisions of the City of Monroe Comprehensive Plan 2005-2025, Subdivisions (MMC Title 17), Planning and Zoning (MMC Title 18), Environment (MMC Title 20) and Development Review Procedures (MMC Title 21). The proposal is also subject to the City of Monroe Public Works Design and Construction Standards (as amended) and the City of Monroe Landscape Design Manual (as amended). The application has a vesting date of October 15, 2012.

**EXHIBIT # M-1**

## **LOCATION**

The project is located west of Chain Lake Road approximately one mile north of US 2. Snohomish County Assessor's Tax Parcel Numbers: 28073100201000, 28073100203300, 28073100203400, 28073100201100, 28073100203200, 28073100504000, 01010300050200, 01010300050100. Current site address: 13611 197<sup>th</sup> Ave. SE, Monroe, WA.

## **COMPREHENSIVE PLAN DESIGNATION**

The City of Monroe Comprehensive Plan designates the site as Residential 2 to 5 Dwelling Units per Acre (R 2-5). The Comprehensive Plan Section LUP 1.1 (2) (pg. LU-28) provides the following policies for land within this designation:

*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.*

## **ZONING**

The site lies within the Residential 4 Dwellings per Acre (R4) Zoning District.

## **ENVIRONMENTAL REVIEW**

A Mitigated Determination of Non-Significance was issued on December 6, 2012. The MDNS provided a public comment period ending on September 27, 2012. One appeal has been submitted by the Sinclair Heights Homeowners Association Board (Exhibits D1, D2, D3). In addition, written citizen's comments were received by the City (Exhibits M24-M29).

## **PUBLIC HEARING DATE**

January 24, 2012 has been set as a public hearing date for the Preliminary Plat application. The property was posted and noticed as described in Exhibits M9-M13E.

## **APPLICANT**

RAD DEVELOPMENT  
16531 13<sup>th</sup> Ave. W. #A107  
Lynnwood, WA 98037  
425-299-2600

**SURVEYOR**

Land Resolutions  
3605 Colby Avenue  
Everett, WA 98201  
425-258-4438

**PROPERTY OWNER**

RAD DEVELOPMENT  
16531 13<sup>th</sup> Ave. W. #A107  
Lynnwood, WA 98037  
425-299-2600

**PROJECT DATA**

Size of Site                    35 acres  
Lots                              146 single family lots  
Residential Units            146  
Parking Spaces                Minimum of two parking spaces provided per lot  
Lot Size                         Ranging in size from 4,500 to 12,000 square feet

**UTILITIES/SERVICES**

Sanitary Sewer                City of Monroe  
Water                             City of Monroe  
School                            Monroe School District No.103  
Fire                                Monroe Fire District No.3  
Power                              Snohomish County PUD No.1  
Gas                                 Puget Sound Energy

**SURROUNDING COMPREHENSIVE PLAN DESIGNATION(S)**

North                              1 DU/5 acres (Snohomish County)  
South                               2-5 Dwelling Units Per Acre  
West                                2-5 Dwelling Units Per Acre  
East                                2-5 Dwelling Units Per Acre

**SURROUNDING ZONING**

North:                              R-5 (Rural 5-Acre Snohomish County)  
South:                               R4  
East:                                 R4  
West:                                R4

**LEGAL DESCRIPTION**

Having Snohomish County Tax Parcel Numbers 28073100201000, 28073100203300, 28073100203400, 28073100201100, 28073100203200, 28073100504000, 01010300050200, and 01010300050100. See preliminary plat (Exhibit M8) for complete legal description.

### **SITE CHARACTERISTICS**

The project site consists of approximately 35 acres with an overall slope from a high of 400-foot elevation in the north to a low of 265-feet in the south. The site is largely forested with some clearings to the north and south portions of the site. Surrounding properties are large lot single family homes with an existing single family subdivision to the south. The site has no critical areas, and the SEPA review identified no significant adverse environmental impacts.

### **DWELLING UNIT DENSITY CALCULATIONS**

The site is planned as a Planned Residential Development (PRD). In accordance with MMC 18.10.010, density calculations for the gross 35-acre site would permit up to 146 dwelling units under the minimum parcel size standard of 4,500 square feet for a PRD in the R4 Residential zone. All applicable lot performance standards under the zone will apply. A total of 146 lots, 4,500 square feet or greater in size, are proposed for this site.

The project also effectively addresses City efforts to meet 2025 population growth targets developed by Snohomish County and assigned to the city.

### **COMPLIANCE WITH THE COMPREHENSIVE PLAN 2005-2025**

The preliminary plat as presented is consistent with the City of Monroe's Comprehensive Plan. Development of single-family dwellings served by public utilities is consistent with the R2-5 Comprehensive Plan designation. The proposed density falls within the range provided in the City of Monroe Comprehensive Plan for the R2-5 designation.

**UTILITIES:** There is sufficient capacity available in the City's public water and sanitary sewer system to serve the proposed subdivision. All lots shall be required to connect to the City's water and sewer system. Sanitary sewer and water lines will be constructed in the proposed new streets in accordance with the City's Public Works Design and Construction Standards. Stormwater management will be designed to meet the requirements of the Department of Ecology Storm Water Management Manual for Western Washington (latest edition) as administered by the City Engineer.

**STREETS / TRAFFIC:** Impacts to the city 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 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 prior to building permit issuance and will be based on the fee schedule in effect at the time of building permit issuance.

Frontage improvements and paving, including curb, gutter, sidewalk, and street trees will be installed along all streets within the subdivision in accordance with the City's Public Works Design and Construction Standards. Improvements to 197<sup>th</sup> 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.

**PARKS:** 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 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 prior to final plat approval, or the applicant may defer payment to prior to building permit issuance. Park impact fees will be based on the fee schedule in effect at the time of payment.

The preliminary plat as presented includes areas for private parks that meet or exceed all requirements for a PRD (MMC18.84),

**SCHOOLS:** Impacts to the Monroe School District #103, in the form of additional students, are mitigated through mitigation programs. The City of Monroe has adopted the Monroe School District 2010 - 2015 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 will be paid prior to building permit issuance and will be based on the fee schedule in effect at the time of building permit issuance.

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". The streets created within the subdivision will include sidewalks on both sides of the street.

**COVENANTS, CONDITIONS AND RESTRICTIONS:** Prior to final plat approval, the developer will submit to the city four copies of any proposed Conditions, Covenants and Restrictions (CC&Rs). The City will review the CC&R's to ensure consistency with the conditions for the subdivision.

### **CONCURRENCY**

Per MMC 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 impact mitigation fees for water, wastewater, parks, transportation and schools. Stormwater is mitigated on site by the applicant during subdivision improvement construction. The Police and Fire Departments raised no concerns regarding level of service standards.

According to the facts presented in the development application as well as the analysis completed by the City Staff, the City has adequate capacity and 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 (City of Monroe)
- b. Wastewater (City of Monroe)
- c. Stormwater drainage
- d. Police protection (City of Monroe)

- e. Fire protection (Monroe Fire District No. 3)
- f. Parks and recreation (City of Monroe)
- g. Arterial roadways (City of Monroe)
- h. Public schools (Monroe School District No. 103).

## **RECOMMENDATION**

Staff recommends approval of the preliminary plat PL2012-03 (Eaglemont), 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 197<sup>th</sup> 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 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 13.04.025 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 as 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 damage.
11. Mail routes shall be approved by the Postmaster, including mailbox types and locations.
12. A homeowners association (HOA) shall be established and include all proposed lots. Covenants, Conditions & Restrictions (CC&R's) governing the HOA shall be submitted to the city for review prior to final plat approval. The CC&R's shall require the property owners to maintain, in a uniform manner, adjacent city right-of-way located between their property and the back of street curbs.
13. If any wells are located on the site, they shall be abandoned prior to final plat approval in accordance the requirements and criteria set forth by the Washington State Department of Ecology.