

**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

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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 3<sup>RD</sup> day of May, 2016.

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

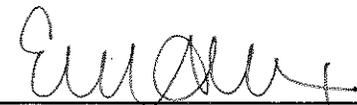
CITY OF MONROE, WASHINGTON

(SEAL)

  
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Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Elizabeth M. Smoot, MMC, City Clerk  
\_\_\_\_\_  
J. Zachary Lell, City Attorney

1 **BEFORE THE HEARING EXAMINER FOR THE CITY OF MONROE**

2 Phil Olbrechts, Hearing Examiner

<p>3 RE: Skyview Ridge</p> <p>4 Preliminary Plat &amp; PRD</p> <p>5 15-PLPR-0002</p>	<p>6 <b>FINDINGS OF FACT, CONCLUSIONS OF LAW AND FINAL DECISION.</b></p>
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7 **SUMMARY**

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

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

25 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**

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

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

19 Susan Davis, neighboring property owner, testified that her family owns 21.5 acres  
20 adjoining the subject property to the north. She noted that according to her father a  
21 30-foot easement along the northern border of the subdivision was intended to be  
22 joined with an adjoining 30-foot easement immediately to the north to provide access  
23 to her property and the Davis property. The thirty-foot easement serving her property  
24 had been reserved for access when her family had transferred the intervening property  
25 to the City for its water tower. The two adjoining easements were intended to provide  
a through connection between 191<sup>st</sup> and 197<sup>th</sup> 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  
132<sup>nd</sup> 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  
197<sup>th</sup> 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 194<sup>th</sup> 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.

1 Roxanne Batter asked questions of staff and the applicant.

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

8 Mr. McDuffy stated that he has reviewed the title reports regarding the 30-foot  
9 easement along the north edge of the proposed subdivision and the easement doesn't  
10 provide any access to the Johnson properties. The adjoining 30-foot easements were  
11 not intended to be combined. In response to examiner questions, Mr. McDuffy noted  
12 that if 194<sup>th</sup> were punched through to Lot 16, there would be no benefit to his project,  
13 it would not create any secondary access to his proposed subdivision. He noted that  
14 the Johnson property has access to 191<sup>st</sup> through its 30-foot easement and can get to  
15 197<sup>th</sup> through an adjoining property to the east. He acknowledged that if connections  
16 were made to 191<sup>st</sup> or 197<sup>th</sup> that the proposed 194<sup>th</sup> street extension would then give  
17 him secondary access.

18 Ms. Davis noted that the County's cluster and RUTA regulations should be entered  
19 into the record. The examiner said he could take judicial notice of these development  
20 standards. Ms. Davis noted that she has an ownership interest in the adjoining  
21 Johnson property to the east and that this property is 14 acres in size. Ms. Davis noted  
22 that the Davis and Johnson properties don't have access to 191<sup>st</sup>, 197<sup>th</sup> or Chain Link  
23 Road due to gas and power easements and proximity to the existing intersection of  
24 136<sup>th</sup> and 197<sup>th</sup> Street.

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

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

4 **Substantive:**

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

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

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

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

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

21 Under strict application of MMC 18.10.050 and 18.10.140, the maximum number of  
22 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  
23 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  
24 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  
25 density for the zone. As proposed, the project meets all other bulk and dimensional  
requirements.

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

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

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

25 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

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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 191<sup>st</sup> Avenue SE.

F. Streets and Traffic. Access to the development is proposed via 191<sup>st</sup> 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

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

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

5 Based on the Traffic Impact Study dated May 1, 2015 and the revised traffic  
6 summary dated March 14, 2016 (Ex. 17), the development is anticipated to  
7 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.

8 Impacts to the City's transportation system are mitigated through the collection of  
9 traffic mitigation fees. In accordance with the City's traffic impact mitigation fee  
10 program as established under MMC Chapter 20.12, impact fees require a standard  
11 fee amount per dwelling unit as a condition of residential development within the  
12 City. Traffic impact fees shall be paid in accordance with MMC Chapter 20.12  
13 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.

14 G. Davis/Johnson Requested Road Stub. The record does not establish that the  
15 Lot 16 road stub requested by Ms. Davis will materially improve upon any traffic  
16 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.

17 Overview. As an overview of this issue, and as outlined in Conclusion of Law No.  
18 17, the City can only take property away from the applicant in order to create a  
19 stub road if such a road would help alleviate a problem caused by the  
20 development. Secondary access to the Skyview Ridge development in Phase I is  
21 dependent upon the completion of the Eaglemont project. Consequently, a stub  
22 road would arguably improve upon traffic flow and safety by serving as a backup  
23 access point should Eaglemont not be completed. However, there is no evidence  
24 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.

25 Background. As background, during the hearing, the examiner was presented for  
the first time with a request that the applicant extend proposed 194<sup>th</sup> 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

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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 191<sup>st</sup> 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 191<sup>st</sup> Ave to 197<sup>th</sup> 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 132<sup>nd</sup> Pl. SE, to the south.

Access to 191<sup>st</sup> 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, 132<sup>nd</sup> St. will connect to 191<sup>st</sup> 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 191<sup>st</sup> as unsafe. Arguably, therefore, the applicant’s 191<sup>st</sup> 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 191<sup>st</sup>.

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

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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 191<sup>st</sup>, 197<sup>th</sup> or Chain Link Road. Ms. Davis argued against her interest on this point<sup>1</sup>, 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 197<sup>th</sup> without Skyview Ridge. Given the large size of the Davis parcels, their extensive street frontage along 197<sup>th</sup> 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 191<sup>st</sup>, 197<sup>th</sup> 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

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<sup>1</sup> 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).

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

### 3 CONCLUSIONS OF LAW

#### 4 **Procedural:**

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

#### 8 **Substantive:**

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

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

#### 19 **Subdivision Criteria**

20 **MMC 17.12.030(H):** ... *The hearing authority shall inquire into how the public  
21 interest of future residents of the preliminary plat are to be served by the subdivision  
22 and its dedications. It shall determine if provisions are made to protect the public  
23 health, safety and general welfare by the provision of open spaces, drainage ways,  
24 streets, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds,  
25 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;*



- 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<sup>2</sup> approve a preliminary development plan if the plan meets the following criteria:*

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<sup>2</sup> 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

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*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).

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

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

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

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

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

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

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

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

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

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

25 13. Access with the pending Eaglemont development has been coordinated to the  
26 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*

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

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

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

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

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

#### 15 **Requested Stub Road**

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

20 The pertinent case on this issue is one of the infamous “road to nowhere” cases,  
21 *Unlimited v. Kitsap County*, 50 Wn. App. 723 (1988). As in this application, Kitsap  
22 County required the dedication of right of way in *Unlimited* for a proposed  
23 subdivision to connect to adjoining undeveloped property. The *Unlimited* court found  
24 the dedication to be an unconstitutional taking without compensation, since “*there is*  
25 *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

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

2 As determined in Finding of Fact No. 6G, the preponderance of evidence does not  
3 establish that a connection to the requested Lot 16 stub road would be built anytime  
4 within the foreseeable future. This situation is somewhat distinguishable to *Burton*  
5 and *Unlimited* in that the applicant of this case might be partially responsible for one  
6 of the access limitations of the Davis properties as identified in Finding of Fact No.  
7 6G, but any such contributing factor is relatively modest. The majority of access  
8 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.

### 9 DECISION

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

- 14 1. The applicant shall submit housing elevation drawings (similar to those  
15 provided at the preliminary stage) concurrent with building permit submittal  
16 demonstrating compliance with the housing standards per MMC section  
18.84.080(G).
- 17 2. The applicant shall provide a copy of the Covenants, Conditions, and  
18 Restrictions (CC&R's) to the City for review at the time of submittal of final  
19 PRD per MMC section 18.84.080(E).
- 20 3. All street frontage landscaping/irrigation improvements shall be bonded until  
21 such time that housing construction is completed.
- 22 4. Irrigation is required for all street trees and newly planted vegetation within  
23 the right-of-way and within Tracts (where applicable and required by the  
24 City). The applicant shall submit an irrigation plan prior to construction for  
review and approval by the City.
- 25 5. The NGPE split-rail fencing shall be identified on the landscape and civil  
plans consistent with the Critical Area Study.





## LIST OF EXHIBITS – **REVISED**

**PROJECT:** Preliminary Plat / Planned Residential Development  
Application under file # 15-PLPR-0002  
**ADDRESS:** 13207 & 13221 191<sup>st</sup> 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 Williams 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 Eglemont 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

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**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 191<sup>st</sup> Avenue SE Monroe, WA, 98272  
 Shooting Star Farm LLC, 18811 134<sup>th</sup> 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 191<sup>st</sup> Avenue SE, Monroe WA (Exhibit 2).

Staff Analysis to Hearing Examiner

5. Address of Property: 13207 and 13221 191<sup>st</sup> 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 191<sup>st</sup> 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-foot 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 191<sup>st</sup> Avenue SE and frontage improvements will be required along 191<sup>st</sup> Avenue SE which will include pavement, widening, curb, gutter, planter and sidewalk. In addition, a road extension for 194<sup>th</sup> Drive SE will be required to connect these projects improvements to the future road improvements within Eaglemont Plat at the intersection of 194<sup>th</sup> Drive SE and 133<sup>rd</sup> 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*

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*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,

$498,703 \times .80 = 398,962 \text{ sq. ft.} / 10,890 \text{ sq. ft.} = 36.636 \text{ dwelling units.}$

$36.636 \times .30 = 10.991 \text{ density bonus lots.}$

$36.636 \text{ lots} + 10.991 \text{ bonus lots} = 47.627 \text{ lots}$

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

## Staff Analysis to Hearing Examiner

<b>Landscape</b>					
<b>Buffer<sup>14,15</sup></b>	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. MMC Title 18 Planned Residential Development Decision Criteria:

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 191<sup>st</sup> 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). Tract 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.

*Staff Response. 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 191<sup>st</sup> 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 191<sup>st</sup> 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 191<sup>st</sup> 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).

## Staff Analysis to Hearing Examiner

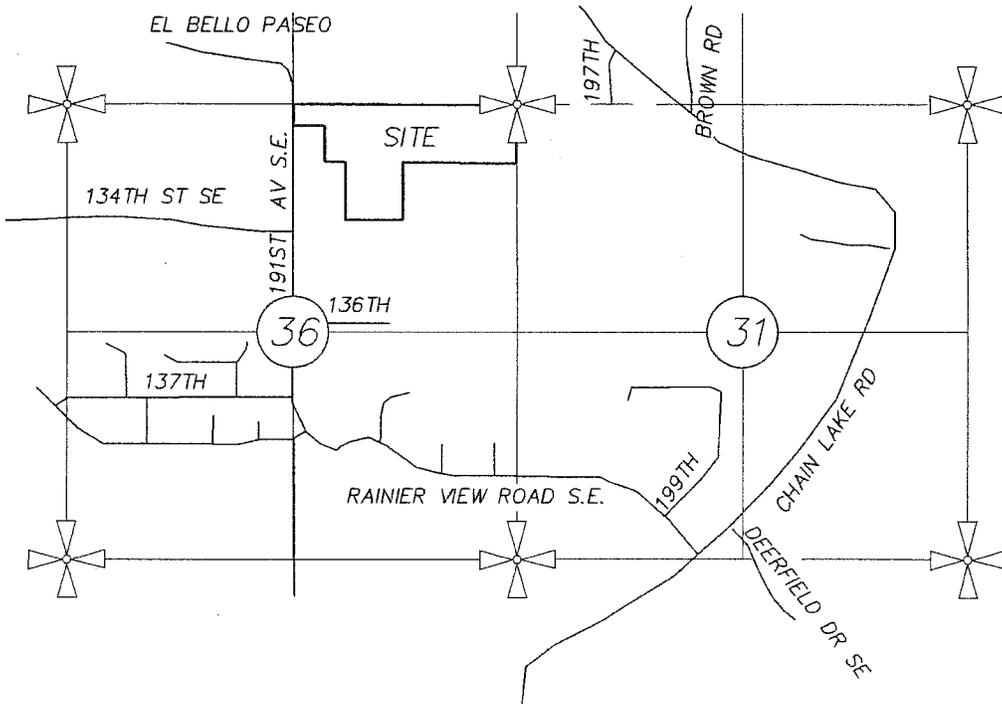
2. The applicant shall provide a copy of the Covenants, Conditions, and Restrictions (CC&R's) to the City for review at the time of submittal of final PRD per MMC section 18.84.080(E).
3. All street frontage landscaping/irrigation improvements shall be bonded until such time that housing construction 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

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

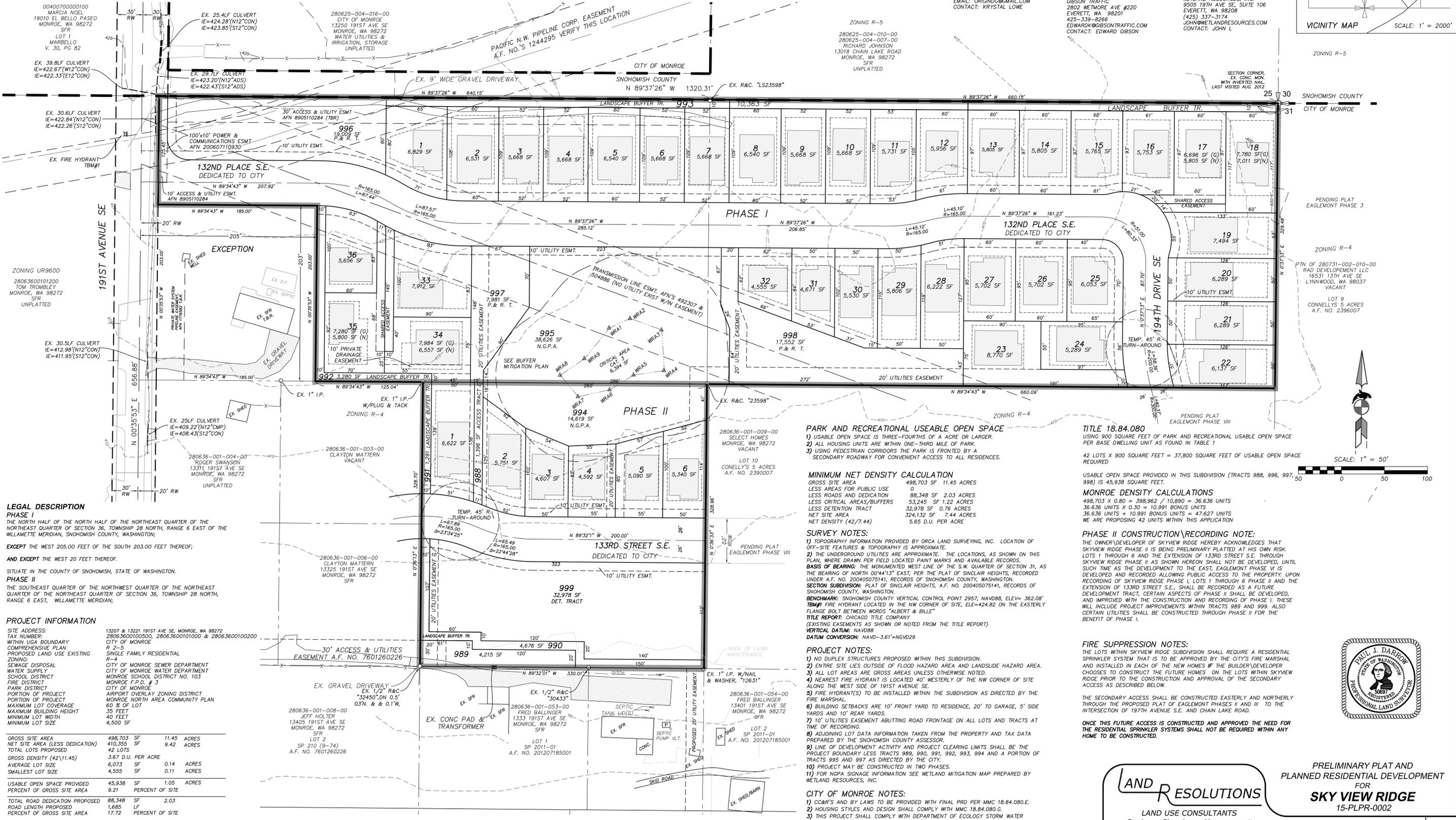
Table with 3 columns: LOT RANGE AREAS, LOTS, PERCENTAGE OF LOTS. Rows include 4,500 ~ 5,800 SQUARE FEET (21 LOTS, 50.00%), 5,801 ~ 6,800 SQUARE FEET (14 LOTS, 33.33%), and 6,801 ~ 8,281 SQUARE FEET (7 LOTS, 16.67%).

PROJECT DESIGN TEAM

APPLICANT | OWNER: HANSON HOMES AT SKYVIEW RIDGE, LLC. PLANNER | PROJECT CONTACT: ORCA LAND SURVEYING, INC. SURVEYOR: ORCA LAND SURVEYING, INC. ENGINEER: OMEGA ENGINEERING, INC. TRAFFIC: GIBSON TRAFFIC. BIOLOGIST: WETLAND RESOURCES, INC.

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.

Table with 3 columns: LOTS AND TRACTS AREAS, SF, ACRES. Lists various tracts (e.g., TRACT 998, TRACT 997) and their respective areas.



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.

PROJECT INFORMATION: SITE ADDRESS: 13207 & 13221 191ST AVE SE, MONROE, WA 98272. TAX NUMBER: 28063600100200. WITHIN UGA BOUNDARY: R 2-5 SINGLE FAMILY RESIDENTIAL.

Table with 3 columns: GROSS SITE AREA, NET SITE AREA, TOTAL LOTS PROPOSED, GROSS DENSITY, AVERAGE LOT SIZE, SMALLEST LOT SIZE, USABLE OPEN SPACE PROVIDED, TOTAL ROAD DEDICATION PROPOSED.

Table with 3 columns: PROJECT PHASE AREAS, TOTAL SITE AREA, PHASE I, PHASE II.

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 88,348 SF 2.03 ACRES. LESS CRITICAL AREAS/BUFFERS 53,245 SF 1.22 ACRES.

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.

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.

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.

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.

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.

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.

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.

LAND RESOLUTIONS LAND USE CONSULTANTS Design • Planning • Management 3605 Colby Avenue Everett, WA 98201

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





**Planning & Permitting Division  
Permit Assistance Center**

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

FOR OFFICE USE ONLY	
PERMIT #(s)	15-PLPR-0007
	HE 2153

CITY OF MONROE  
RECEIVED

MAY 20 2015

**COMBINED PERMIT APPLICATION**

**PERMIT SUBMITTAL HOURS**

COMMUNITY DEVELOPMENT

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

Building	Operations	Fire	Land Use
<input type="checkbox"/> Commercial T/I	<input checked="" type="checkbox"/> Engineering Review	<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Demolition	<input type="checkbox"/> Fencing	<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Boundary Line Adjustment /Lot Consolidation
<input type="checkbox"/> Garage/Carport	<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> High Piled Storage	<input type="checkbox"/> Conditional/Special Use
<input type="checkbox"/> Mechanical	<input checked="" type="checkbox"/> Retaining wall	<input type="checkbox"/> Hood Suppression	<input type="checkbox"/> Land Clearing/Forest Practices
<input type="checkbox"/> New Construction (Commercial/Residential)	<input type="checkbox"/> Rockery	<input type="checkbox"/> Operational	<input checked="" type="checkbox"/> Planned Residential Development
<input type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Right-of-Way Disturbance	<input type="checkbox"/> Spray Booth	<input type="checkbox"/> Shoreline Permit
<input type="checkbox"/> Racking	<input type="checkbox"/> Special Flood Hazard Area	<input type="checkbox"/> Tents & Canopies	<input type="checkbox"/> Short Plat
<input type="checkbox"/> Residential Remodel	<input type="checkbox"/> Utility Service	<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Subdivision/Plat
<input type="checkbox"/> Sign	<input type="checkbox"/> Other _____		<input type="checkbox"/> Variance
<input type="checkbox"/> Other _____			<input type="checkbox"/> 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: [Signature] MEMBER Printed Name: Rich Hanson  
 Mailing Address: PO Box 2289 Fax # ( ) \_\_\_\_\_  
 City Snohomish State WA Zip 98291 E-mail rollhansonhomes@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 191<sup>st</sup> 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 134<sup>th</sup> 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

CITY OF MONROE  
RECEIVED

MAY 20 2015

COMMUNITY DEVELOPMENT



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

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 191<sup>st</sup> 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

$498,703 \times 0.80 = 398,962 / 10,890 = 36.636$  units  
 $36.636 \text{ units} \times 0.30 = 10.991$  bonus units.  $36.636 \text{ units} + 10.991 \text{ bonus units} = 47.627$   
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](mailto:ry@orcalsi.com)

Sincerely,  
  
Ry L McDuffy  
Land Resolutions 2014-109



## Determination of Completeness

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

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](mailto:kshaw@monroewa.gov).

Thank you,



Christina LaVelle

Planning Technician

360- 863-4533/ [cllavelle@monroewa.gov](mailto:cllavelle@monroewa.gov)

City of Monroe



# 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

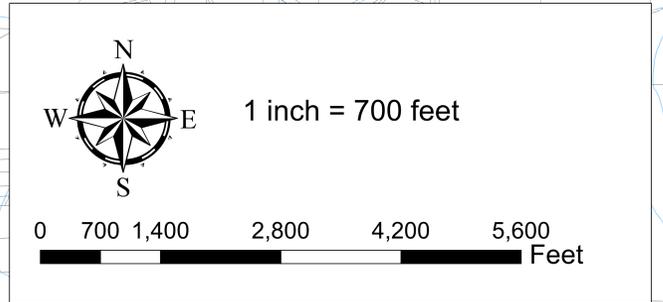
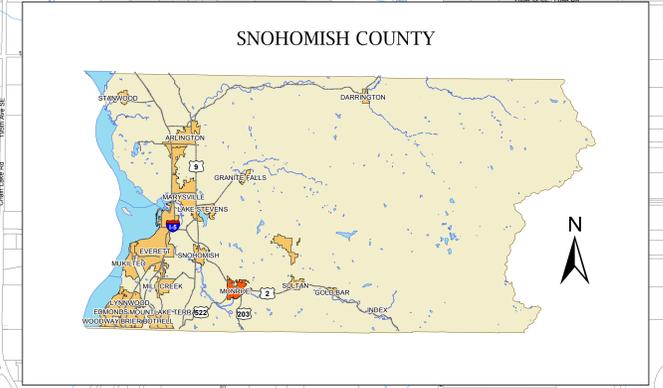
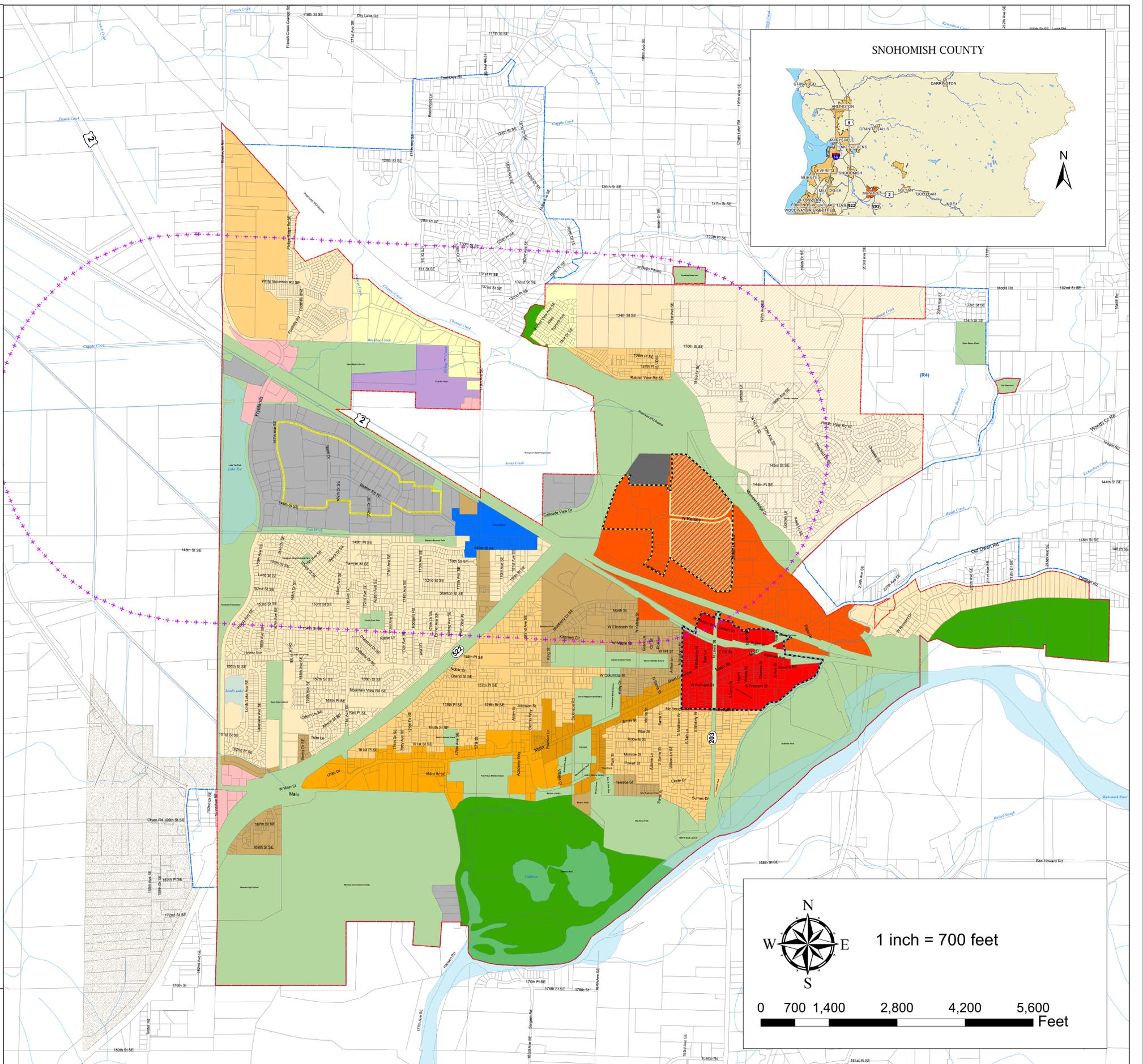
- Southwest Study Area
- Urban Growth Area
- Monroe City Limits

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



# 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

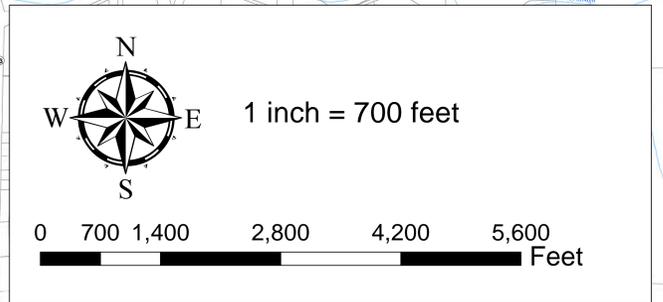
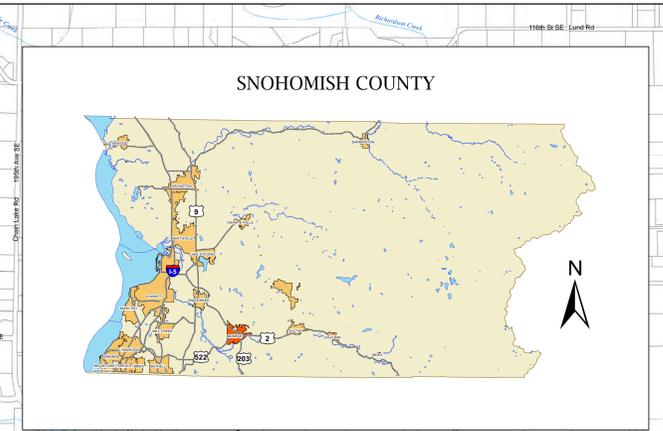
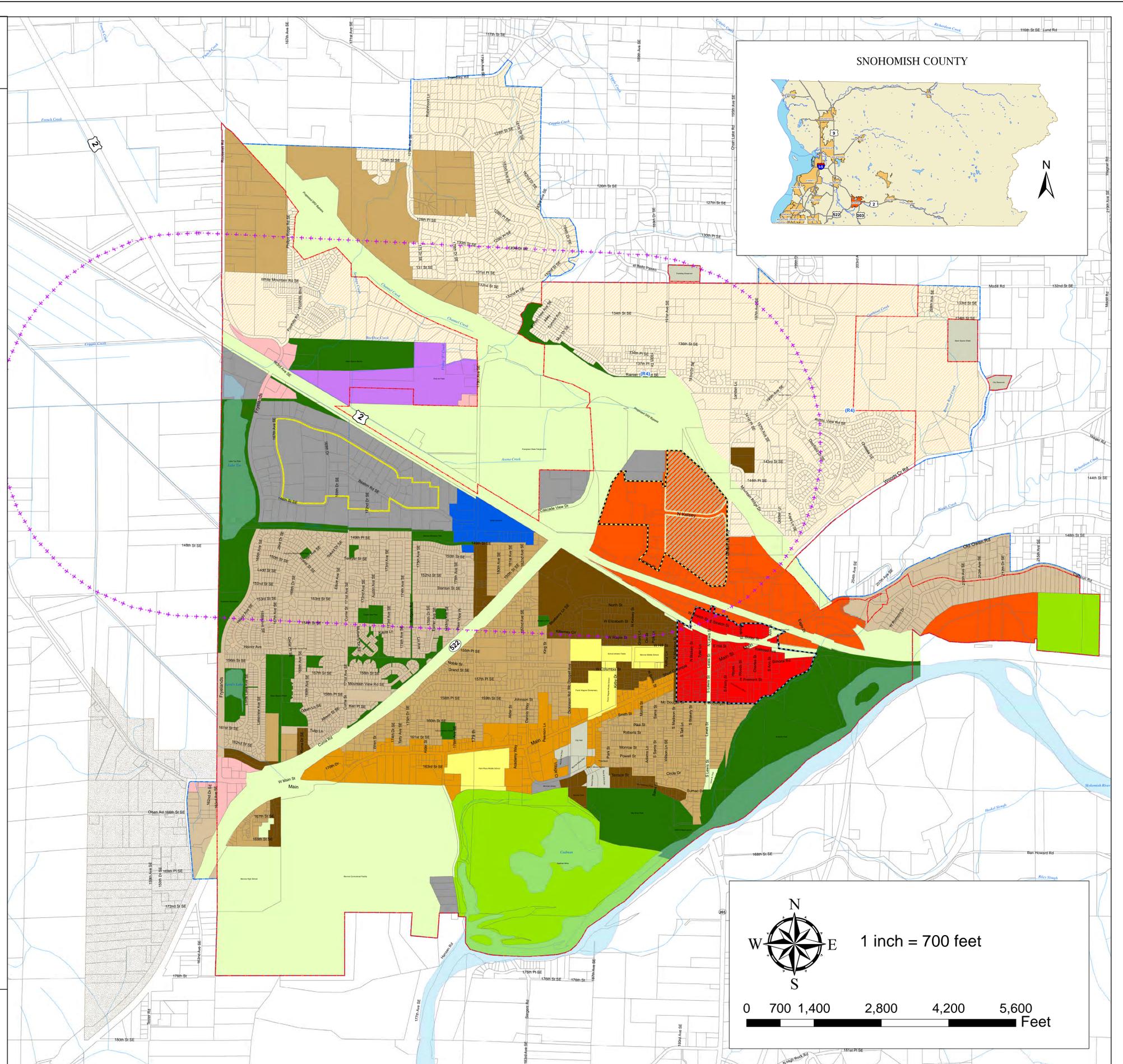
- Southwest Study Area
- Urban Growth Area
- Monroe City Limits

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



## 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

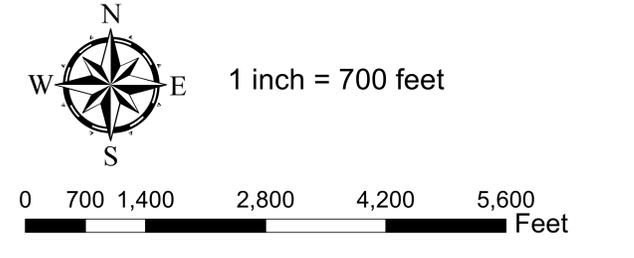
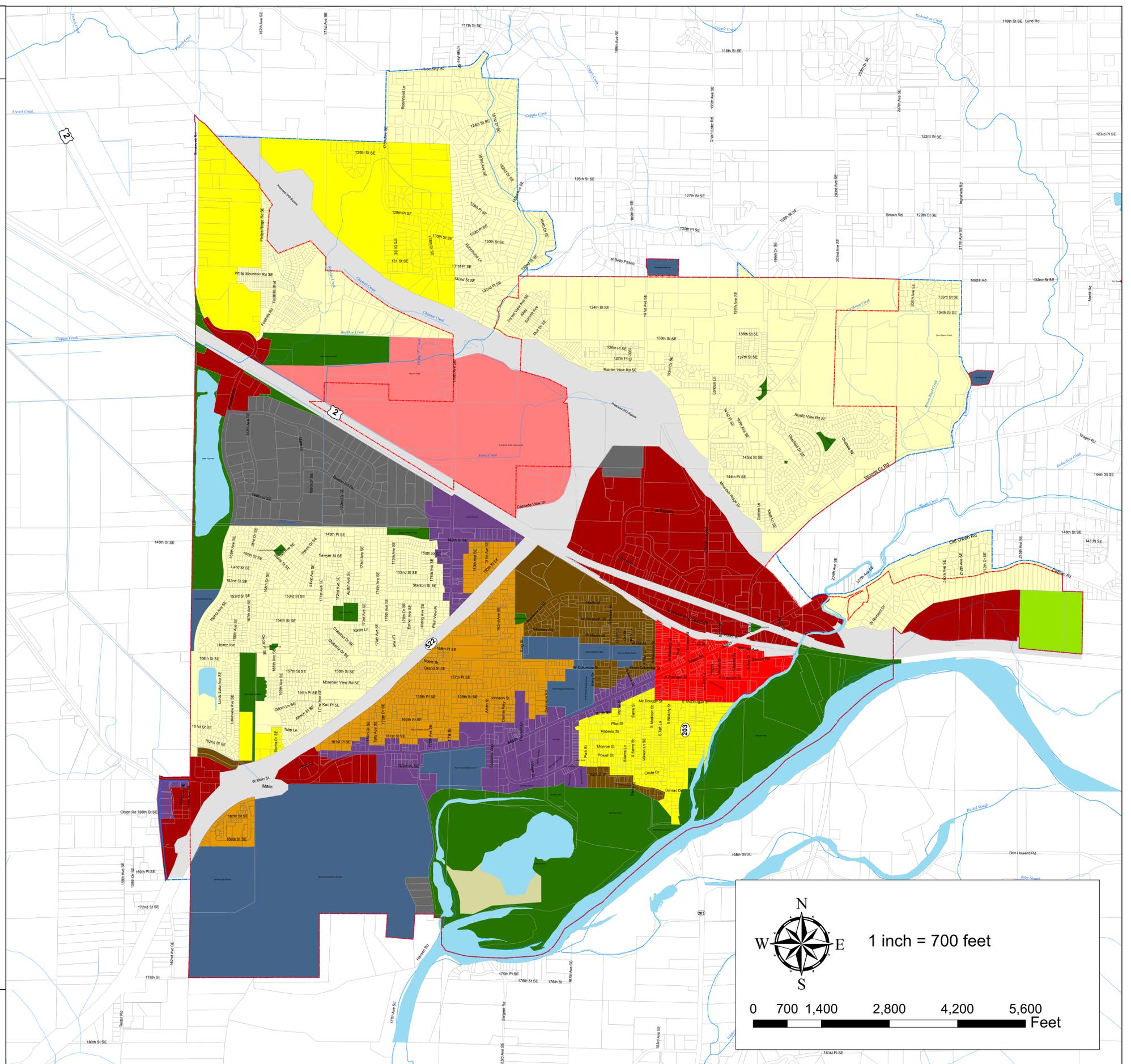
- Urban Growth Area
- Monroe City Limits

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).





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

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## NOTICE OF LAND USE APPLICATION

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**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 191<sup>st</sup> 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](http://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](mailto: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](mailto: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.

**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

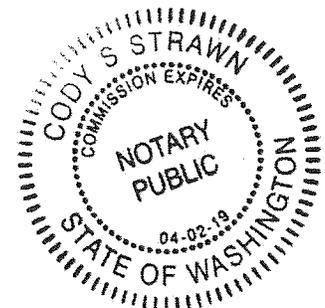
On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 07/21/15

Signature Jody Vigneron Date 7/21/15

Subscribed and sworn to me this day July 21<sup>st</sup> 2015

Notary Public: Cody S. Strawn



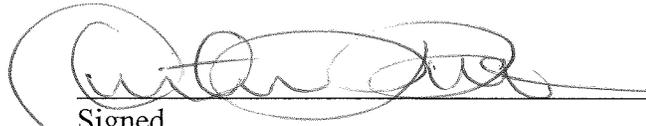
NOTICE OF LAND USE APPLICATION NOTICE is hereby given that the City of Monroe has received an application for the following project. You are invited to comment on this proposed project. A public hearing is required for this project and will be noticed separately. Project Name & File: Preliminary Plat 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](http://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](mailto: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](mailto: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 191<sup>st</sup> Avenue S.E.  
Address

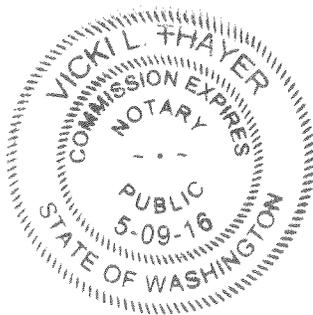
COUNTY OF SNOHOMISH) Preliminary Plat & Planned Residential  
Development for Sky View Ridge/ 15-PLPR-0002  
Application Name and File

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 17<sup>th</sup>, 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 191<sup>st</sup> 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<sup>st</sup> day July 2015

NOTARY SEAL



  
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 191<sup>st</sup> Ave. S.E. and 19319 136<sup>th</sup> 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.

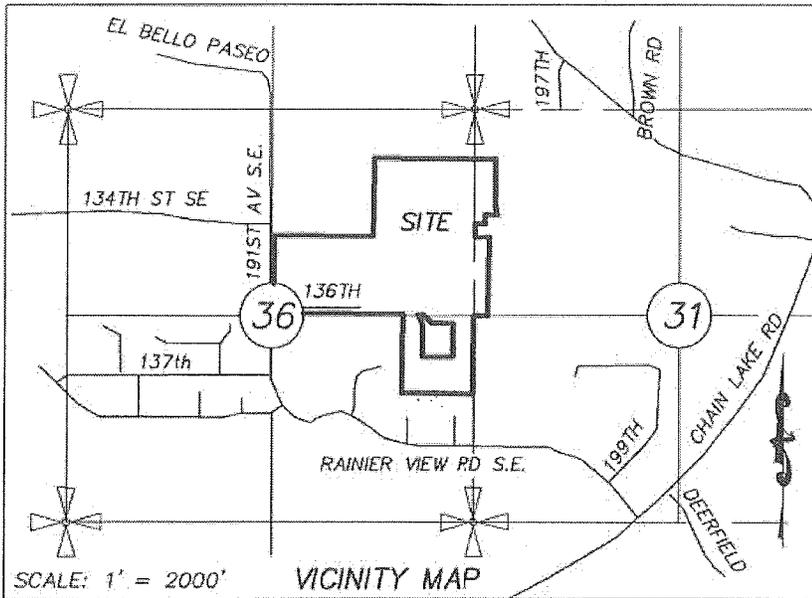
**PERMITS:** Preliminary Subdivision, Preliminary Planned Residential Development (PRD), and Environmental Review permits are contained in the current application. Grading permit, utility permits, building permit and other construction related permits will be required.

**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](http://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](mailto: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](mailto: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 191<sup>st</sup> Ave. S.E. and 19319 136<sup>th</sup> Street S.E**

This site is reserved for addressing any area in white 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

<b>OWNERZIP</b>
99122
98272
98272
2038
98272-9606
98272-9170
98272-9401
98272-7729
98272
98272
98272-9401
98272
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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 191<sup>st</sup> Avenue S.E.  
Address

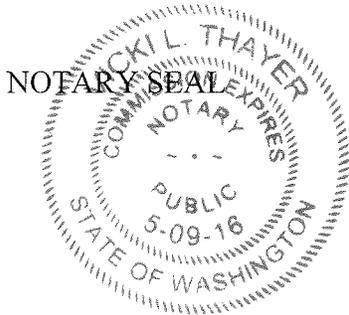
COUNTY OF SNOHOMISH) Preliminary Plat & Planned Residential  
Development for Sky View Ridge/ 15-PLPR-0002  
Application File and Name

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 21<sup>th</sup> 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 191<sup>st</sup> Avenue S.E. on site; and on the correct date of posting of said notice, to wit:

13207 & 13221 191<sup>st</sup> Avenue S.E.  
Location of Notice

Michael Tuomisto  
Signed

Subscribed and sworn to me this 21<sup>st</sup> day of July, 2015



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 #

COUNTY OF SNOHOMISH)

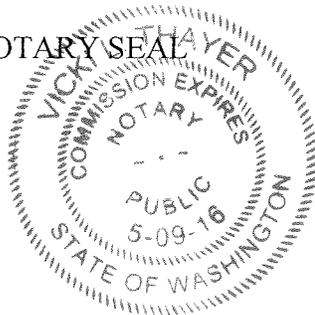
Richard Hanson, Hanson Homes  
Applicant

I, Christina LaVelle, being first duly sworn on oath depose and say that on the 20<sup>th</sup> 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 191<sup>st</sup> 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 21<sup>st</sup> day July 2015

NOTARY SEAL



  
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@psc Cleanair.org'; 'SEPA@psc Cleanair.org'; 'marsha.ingle@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@Epmail.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'; 'joseph@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 191<sup>st</sup> 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](mailto: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  
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MASTER E-MAIL LIST for NOA AND SEPA

Last updated on: 4/30/2015

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PHIL SPIRITO, HEAD LIBRARIAN- Updated 11/25/2014	MONROE PUBLIC LIBRARY					<a href="mailto:pspirito@sno-isle.org">pspirito@sno-isle.org</a>		
LAURA ANTHONY- Updated 10/2/2014	SNO-ISLE LIBRARY DISTRICT, MONROE LIBRARY	1070 VILLAGE WAY	MONROE	WA	98272-2035	<a href="mailto:lanthony@sno-isle.org">lanthony@sno-isle.org</a>		
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ROBIN FEEDMAN	WASTE MANAGEMENT					<a href="mailto:rfreedma@wm.com">rfreedma@wm.com</a>		
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US POST OFFICE - when applicable	POST MASTER	122 N BLAKELEY	MONROE	WA	98272	MAIL		
WES SMITH	REPUBLIC SERVICES	1600 127TH AVE NE	BELLEVUE	W	98005	<a href="mailto:WSmith3@republicservices.com">WSmith3@republicservices.com</a>		
FAYE RYAN	PUGET SOUND ENERGY					<a href="mailto:faye.ryan@pse.com">faye.ryan@pse.com</a>		
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<b>COUNTY</b>								
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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	<a href="mailto:Maria.Schmidt@snoco.org">Maria.Schmidt@snoco.org</a>		
	SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES (PDS)							
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<b>STATE</b>								
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MASTER E-MAIL LIST for NOA AND SEPA

Last updated on: 4/30/2015

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LAURA ANTHONY- Updated 10/2/2014	SNO-ISLE LIBRARY DISTRICT, MONROE LIBRARY	1070 VILLAGE WAY	MONROE	WA	98272-2035	lanthony@sno-isle.org		
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EILEEN LEFEBVRE	PROVIDENCE HEALTH					Eileen.lefebvre@providence.org		
NORMA WALKER	EVERGREEN HEALTH MONROE	14701 179TH AVE. SE	MONROE	WA	98271	nwalker@valleygeneral.org	360-794-1489	
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<b>COUNTY</b>								
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CLARISSA BARRETT	SNOHOMISH COUNTY PUBLIC WORKS, ENVIRONMENTAL REVIEWER	3000 ROCKEFELLER AVENUE, MS-604	EVERETT	WA	98201	Clarissa.barrett@snoco.org	425-388-3311	
MIKE FITZGERALD, FIRE MARSHAL	SNOHOMISH COUNTY FIRE PROTECTION DISTRICT 3	163 VILLAGE COURT	MONROE	WA	98272	mfitzgerald@monroefire.org		(425) 754-8726

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	<a href="mailto:Maria.Schmidt@snoco.org">Maria.Schmidt@snoco.org</a>		
	SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES (PDS)							
KAREN KERWIN	SNOHOMISH COUNTY TRAFFIC MITIGATION, TRAFFIC OPERATIONS, SNOHOMISH COUNTY DEPARTMENT OF PUBLIC WORKS	3000 ROCKEFELLER, M/S 607	EVERETT	WA	98201	<a href="mailto:k.kerwin@snoco.org">k.kerwin@snoco.org</a>		
STATE								
STEVEN VAN SLYKE, COMPLIANCE MANAGER	PUGET SOUND CLEAN AIR AGENCY	1904 3RD AVE STE 105	SEATTLE	WA	98115	<a href="mailto:stevev@psccleanair.org">stevev@psccleanair.org</a>	206-689-4066	
ENVIRONMENTAL REVIEWER	PUGET SOUND CLEAN AIR AGENCY					<a href="mailto:SEPA@psccleanair.org">SEPA@psccleanair.org</a>		
HEATHER	PUGET SOUND PARTNERSHIP	326 EAST "D" STREET	TACOMA	WA	98421	<a href="mailto:marsha.engel@psp.wa.gov">marsha.engel@psp.wa.gov</a>	360-464-1232	
IVAN MILLER, AICP	PUGET SOUND REGIONAL COUNCIL	1011 WESTERN AVENUE, SUIT 500	SEATTLE	WA	98104	<a href="mailto:imiller@psrc.org">imiller@psrc.org</a>	206-464-7549	
ENVIRONMENTAL REVIEWER	PARKS AND RECREATION COMMISSION					<a href="mailto:eip@parks.wa.gov">eip@parks.wa.gov</a>		
STEPHEN POSNER	ENERGY FACILITY SITE EVALUATION COUNCIL (EFSEC)	PO BOX 43172	OLYMPIA	WA	98504-3172	<a href="mailto:sposner@utc.wa.gov">sposner@utc.wa.gov</a>	360-664-1903	
KELLY MCLAIN	WASHINGTON STATE DEPARTMENT OF AGRICULTURE	PO BOX 42560	OLYMPIA	WA	98504-2560	<a href="mailto:kmclain@agr.wa.gov">kmclain@agr.wa.gov</a>	360-902-2067	
REVIEWER	WASHINGTON STATE DEPARTMENT OF COMMERCE			WA		<a href="mailto:ike.nwankwo@commerce.wa.gov">ike.nwankwo@commerce.wa.gov</a>		
ANTHONY BOSCOLO	WASHINGTON STATE DEPARTMENT OF COMMERCE					<a href="mailto:anthony.boscolo@commerce.wa.gov">anthony.boscolo@commerce.wa.gov</a>		
REVIEW TEAM	WASHINGTON STATE DEPARTMENT OF COMMERCE, GROWTH MANAGEMENT SERVICES	P.O. BOX 42525	OLYMPIA	WA	98504-8350	<a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a>	360-725-4000	
BOB ZEIGLER	WASHINGTON STATE DEPARTMENT OF FISH AND WILDLIFE	PO BOX 43200	OLYMPIA	WA	98504-3155	<a href="mailto:Robert.Zeigler@dfw.wa.gov">Robert.Zeigler@dfw.wa.gov</a>	360-902-2578	
ENVIRONMENTAL REVIEWER	WASHINGTON STATE DEPARTMENT OF FISH & WILDLIFE, REGION 4	16018 MILL CREEK BOULEVARD	MILL CREEK	WA	98012-1296	<a href="mailto:sepadesk@dfw.wa.gov">sepadesk@dfw.wa.gov</a>	(425) 775-1311	
ERIC HEINITZ, SEPA COORDINATOR	WASHINGTON STATE DEPARTMENT OF CORRECTIONS	PO BOX41112	OLYMPIA	WA	98504-1112	<a href="mailto:efheinitz@doc1.wa.gov">efheinitz@doc1.wa.gov</a>	360-725-8397	
MARK SOLTMAN	WASHINGTON STATE DEPARTMENT OF HEALTH	PO BOX 47820	OLYMPIA	WA	98504-7820	<a href="mailto:marksoltman@doh.wa.gov">marksoltman@doh.wa.gov</a>	98504-7830	
KELLY COOPER	WASHINGTON STATE DEPARTMENT OF HEALTH	PO BOX 47820	OLYMPIA	WA	98504-7820	<a href="mailto:Kelly.Cooper@doh.wa.gov">Kelly.Cooper@doh.wa.gov</a>	360-664-8150	
TERRI SINCLAIR-OLSON	WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES, OPERATIONS & SUPPORT DIVISION	PO BOX 45848	OLYMPIA	WA	98504-5848	<a href="mailto:Terri.Sinclair-Olson@dshs.wa.gov">Terri.Sinclair-Olson@dshs.wa.gov</a>	360-902-8160	
CARTER TIMMERMAN	WSDOT AVIATION	18204 59TH Dr. NE, SUITE B	ARLINGTON	WA	98223	<a href="mailto:timmerc@wsdot.wa.gov">timmerc@wsdot.wa.gov</a>	360-709-8019	
ENVIRONMENTAL REVIEWER	WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, SEPA CENTER	P.O. BOX 47015	OLYMPIA	WA	98504-7015	<a href="mailto:sepacenter@dnr.wa.gov">sepacenter@dnr.wa.gov</a>	360-902-1789	
RAMIN PAZOOKI	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, NORTHWEST REGION	PO BOX 330310	SEATTLE	WA	98133	<a href="mailto:ramin.pazooki@wsdot.wa.gov">ramin.pazooki@wsdot.wa.gov</a>		
RANDY KLINE	WASHINGTON STATE PARKS & RECREATION COMMISSION	PO BOX 42650	OLYMPIA	WA	98504-2650	<a href="mailto:randy.kline@parks.wa.gov">randy.kline@parks.wa.gov</a>	360-902-8632	
FEDERAL								
ELAINE L. SOMERS	US ENVIRONMENTAL PROTECTION AGENCY, REGION 10	USEPA REGION 10, 1200 SIXTH AVENUE (MAIL CODE: ETPA088)	SEATTLE	WA	98101	<a href="mailto:somers.elaine@epa.gov">somers.elaine@epa.gov</a>	206-553-2966	
ENVIRONMENTAL REVIEWER	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, REGION 10	1200 SIXTH AVENUE, SUITE 900	SEATTLE	WA	98101	<a href="mailto:epa-seattle@epa.gov">epa-seattle@epa.gov</a>	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	<a href="mailto:erin.l.legge@usace.army.mil">erin.l.legge@usace.army.mil</a>		
JENNIFER COLESON, ENVIRONMENTAL SPECIALIST	UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE	SUITE 450, WEST 316 BOONE AVENUE	SPOKANE	WA	99201-2348	<a href="mailto:Jennifer.coleson@wa.usda.gov">Jennifer.coleson@wa.usda.gov</a>	509-323-2964	

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

# AFFIDAVIT OF POSTING NOTICE OF APPLICATION

STATE OF WASHINGTON)

13207 & 13221 191<sup>st</sup> Avenue S.E.

Project location

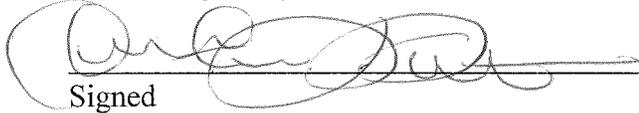
Preliminary Plat & Planned Residential  
Development for Sky View Ridge/ 15-PLPR-0002  
File Number and Application Name

COUNTY OF SNOHOMISH)

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 20<sup>th</sup> 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 191<sup>st</sup> Avenue S.E.** at Monroe City Hall and the Monroe Library at the following addresses:

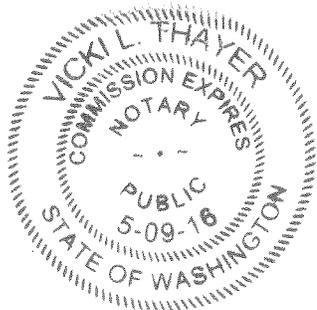
806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272

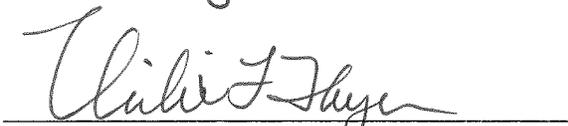
**Location of notice**

  
Signed

Subscribed and sworn to me this 21<sup>st</sup> day of July, 2015

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



# 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 191<sup>st</sup> 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](mailto: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.monroewa.gov/skyview](http://www.monroewa.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](mailto:kshaw@monroewa.gov)

**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

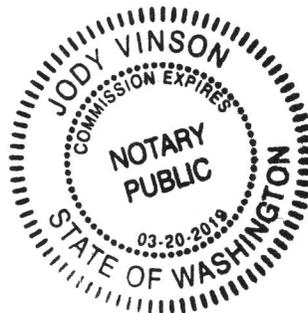
On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 03/15/16

Signature *[Handwritten Signature]* Date 3/16/16

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

Notary Public: *Jody Vinson*



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](mailto: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.monroewa.gov/skyview](http://www.monroewa.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](mailto: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)

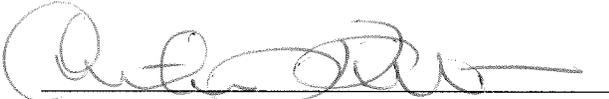
13207 & 13221 191<sup>st</sup> Avenue S.E.

**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 191<sup>st</sup> 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 15<sup>th</sup> day March 2016

NOTARY SEAL

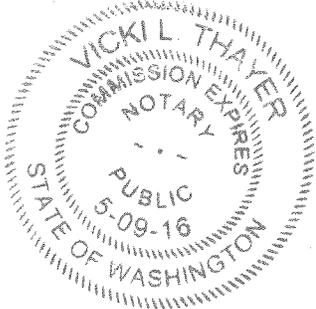


NOTARY PUBLIC in and for the State of  
Washington, residing at:

Snohomish County \_\_\_\_\_

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2016



# 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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**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

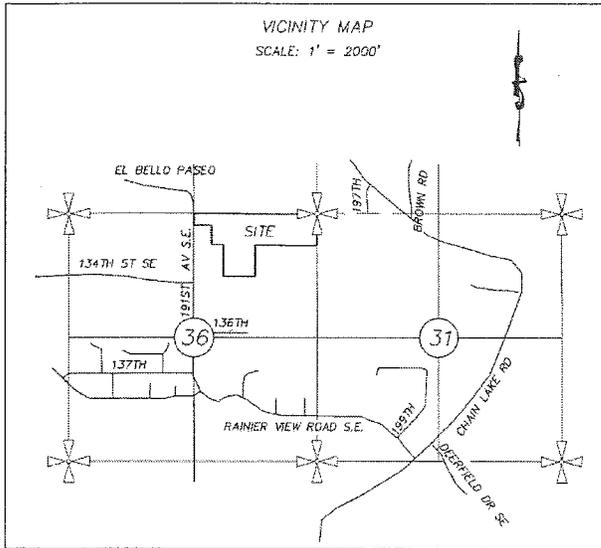
**Date of Notice of Determination of Non-significance (SEPA):** February 16, 2016

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

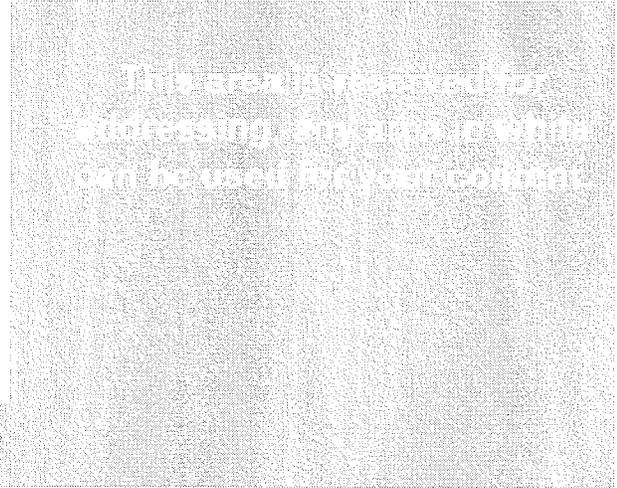
**Staff Contact:** Kristi Kyle, Senior Planner at 360.863.4513 or [kkyle@monroewa.gov](mailto:kkyle@monroewa.gov)

Posted/Mailed: March 15, 2016

Published: March 15, 2016



**VICINITY MAP  
SKYVIEW RIDGE PLAT/PRD  
13207 & 13221 191<sup>st</sup> 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 JEI	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 MAI	MONROE	WA	98272
NOEL MAR	19010 EL B	MONROE	WA	98272-9170
RAD DEVEL	16531 13TI	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
VALENZUEI	116 MAPLE	SNOHOMIS	WA	98290-2937
VATTER TR	18925 EL B	MONROE	WA	98272



**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

Ask a Question

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 5 x 8 - SpaceSaver Format Product SKU: PC41-P  <i>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</i>		23	\$21.42	
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				
<b>Order Sub Total:</b>			\$21.42	
<b>Invoice Subtotal:</b>			\$21.42	
<b>Total Invoice:</b>			\$21.42	

Reviews

# AFFIDAVIT OF POSTING ON SITE NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON) 13207 & 13221 191<sup>st</sup> Avenue S.E.  
Address

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

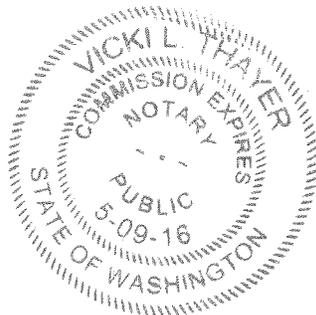
I, Namie Woolworth (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 15th day of March, 2016, I posted (1) Notice of Land Use Public Hearing for the Preliminary Plat & Planned Residential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

13207 & 13221 191<sup>st</sup> Avenue S.E.  
Location of Notice

Namie Woolworth  
Signed

Subscribed and sworn to me this 15<sup>th</sup> day of March, 2016

NOTARY SEAL



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 #

COUNTY OF SNOHOMISH)

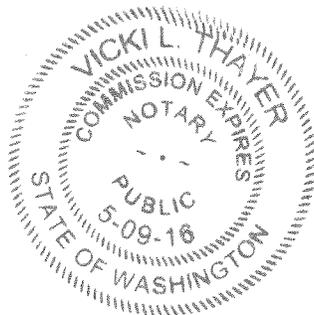
Richard Hanson, Hanson Homes  
Applicant

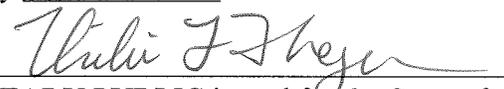
I, Christina LaVelle, being first duly sworn on oath depose and say that on the 15th day of March, 2016, I emailed the **Notice of Land Use Public Hearing for the Preliminary Plat & Planned Residential Development for Sky View Ridge/ 15-PLPR-0002 located at 13207 & 13221 191<sup>st</sup> Avenue S.E.** 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 15<sup>th</sup> 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



# 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 191<sup>st</sup> 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](mailto: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.monroewa.gov/skyview](http://www.monroewa.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](mailto:kshaw@monroewa.gov)

## 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.lefevre@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@psc Cleanair.org'; 'SEPA@psc Cleanair.org';  
'marsha.ingle@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'; 'joseph@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 191<sup>st</sup> 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](mailto: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](mailto:clavelle@monroewa.gov)

[www.monroewa.gov](http://www.monroewa.gov)



**AFFIDAVIT OF POSTING  
NOTICE OF LAND USE PUBLIC HEARING**

STATE OF WASHINGTON)

13207 & 13221 191<sup>st</sup> 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 191<sup>st</sup> 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 15<sup>th</sup> day of March, 2016

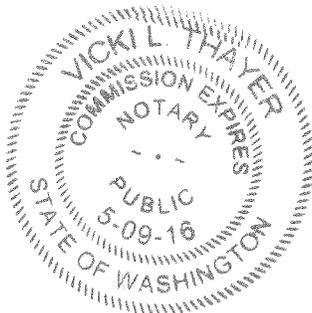
NOTARY SEAL

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

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2016





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 191<sup>st</sup> 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

Kim Shaw  
August 7, 2015  
Page 2

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](mailto:Doug.Gresham@ecy.wa.gov).

Sincerely,

A handwritten signature in cursive script that reads "Doug Gresham". The signature is written in black ink on a white background.

Doug Gresham, PWS  
Wetland Specialist  
Shorelands and Environmental Assistance Program

DEG:awp

e-cc: Paul Anderson, Ecology



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

August 10, 2015

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

RECEIVED  
 JUL 14 2015  
 CITY OF MONROE

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,

A handwritten signature in black ink, appearing to read "Mark A. Oens", is written over a horizontal line.

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

**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 132<sup>nd</sup> 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: [Signature]  
Supervisor Real Estate

Date: 3/9/16

Agreed to and Accepted:

[Signature]

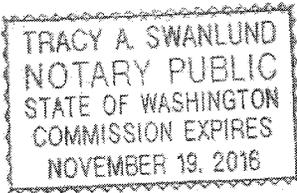
By: RICHARD D. HANSON MEMORIAL

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.



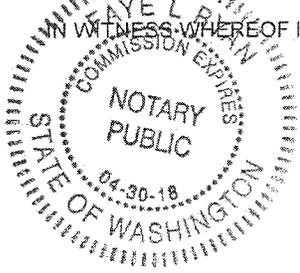
[Signature]  
(Signature of Notary)  
Tracy Swanlund  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington,  
residing at Monroe  
My Appointment Expires: 11-19-16

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

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skaub )

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 Douglas, 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.

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



[Signature]  
(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\\_Broc\\_hure.pdf](http://pse.com/accountsandservices/YourProperty/Documents/6105_NCC_Broc_hure.pdf)

[faye.ryan@pse.com](mailto: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](mailto: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](http://pse.com/accountsandservices/YourProperty/Documents/6105_NCC_Brochure.pdf)

[faye.ryan@pse.com](mailto: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](mailto: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](mailto:faye.ryan@pse.com))  
**Cc:** Rick Hanson ([2011hansonhomes@gmail.com](mailto: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](mailto:ry@orcalsi.com)

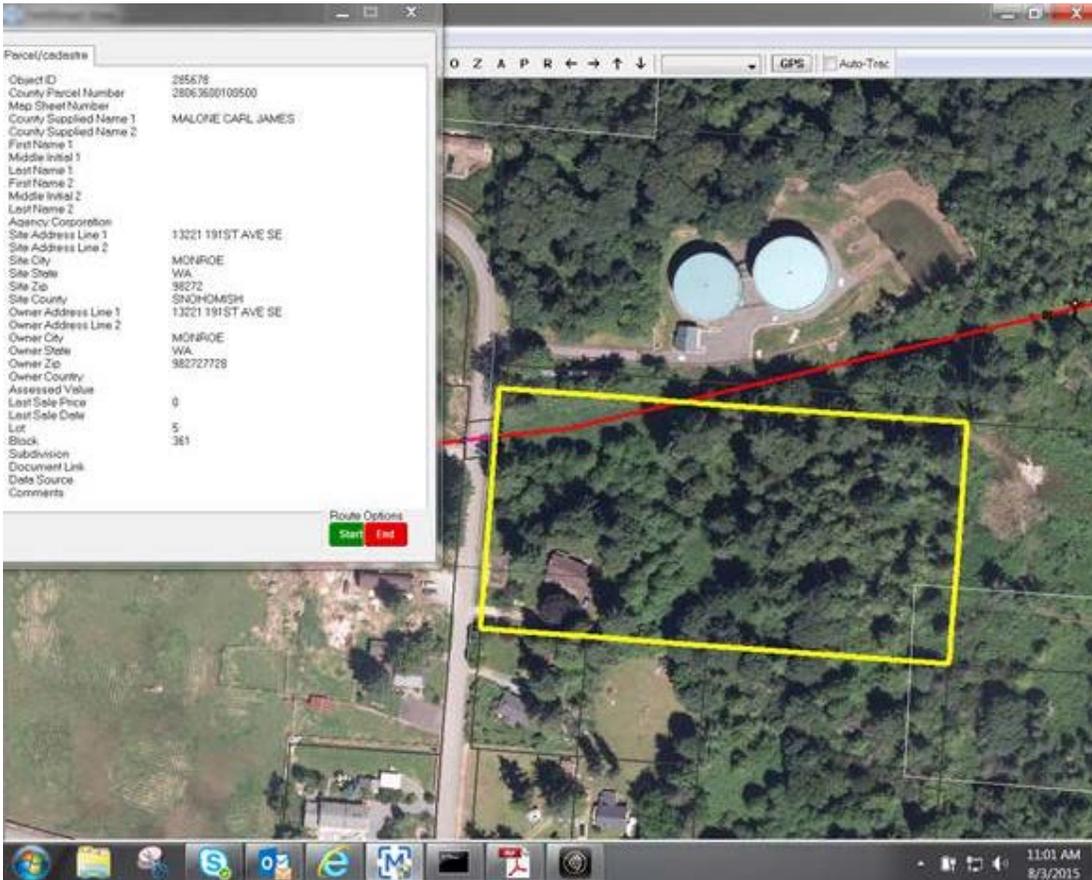
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I am using the Free version of SPAMfighter.  
SPAMfighter has removed 5411 of my spam emails to date.

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 191<sup>st</sup> 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.

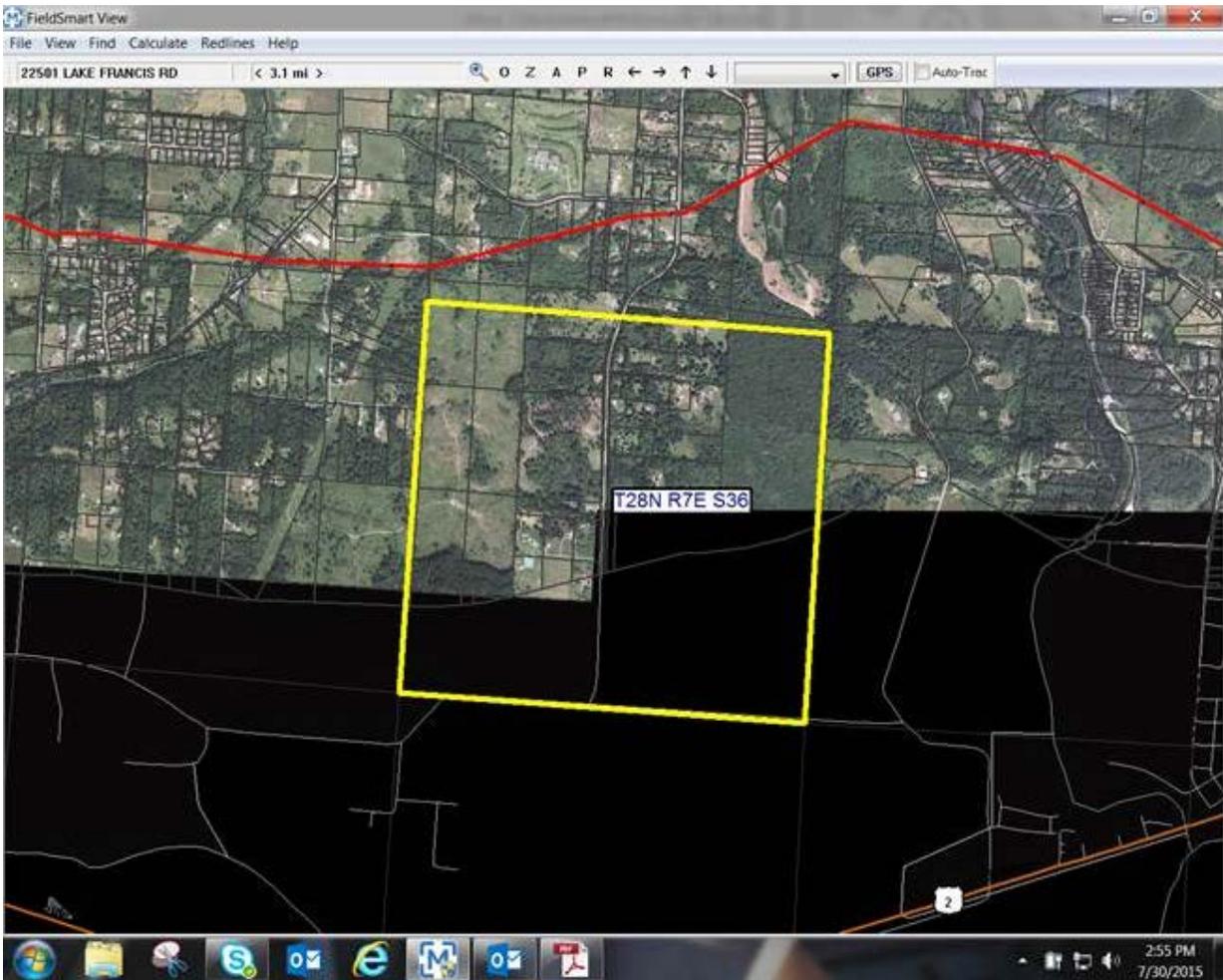
We are going to get you a more specific vicinity map tomorrow. I think that will be more helpful.

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 191<sup>st</sup> 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](mailto: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](mailto:clavelle@monroewa.gov)

[www.monroewa.gov](http://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

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, 191<sup>st</sup> 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 191<sup>st</sup> (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



## 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 191<sup>st</sup> 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](http://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.

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

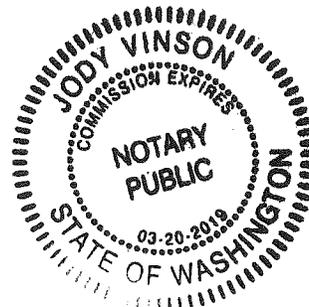
On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 02/16/16

Signature *[Handwritten Signature]* Date 2/17/16

Subscribed and sworn to me this day 2/17/2016

Notary Public: *[Handwritten Signature]*



CITY OF MONROE DETERMINATION OF NON-SIGNIFICANCE (DNS) NAME OF 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](http://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](mailto: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.



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 JEI	13405	191'	MONROE WA	98272-7729
JACKSON R	13328	191'	MONROE WA	98272
JOHNSON F	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 MAI	MONROE WA	98272
NOEL MAR	19010	EL B	MONROE WA	98272-9170
RAD DEVEL	16531	13TI	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
VALENZUEI	116	MAPLE	SNOHOMIS WA	98290-2937
VATTER TR	18925	EL B	MONROE WA	98272



**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

Ask a Question

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 5 x 8 - SpaceSaver Format Product SKU: PC41-P  <i>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</i>		23	\$21.42	
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				
<b>Order Sub Total:</b>			\$21.42	
<b>Invoice Subtotal:</b>			\$21.42	
<b>Total Invoice:</b>			\$21.42	

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 191<sup>st</sup> Avenue SE, Monroe WA. **PROPOSER:** 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](http://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](mailto: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 POSTING ON SITE  
NOTICE OF CITY OF MONROE DETERMINATION  
OF NON-SIGNIFICANCE**

STATE OF WASHINGTON) 13207 &13221 191<sup>st</sup> Avenue S.E.  
Address

COUNTY OF SNOHOMISH) SEPA Determination- SEPA 2015-07  
Application File and Name

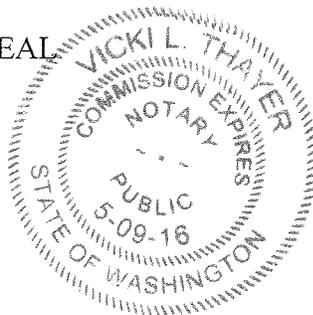
I, Christina LaVelle (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 16<sup>th</sup> day of February, 2016, I posted (1) Notice of City of Monroe Determination of Non- Significance (DNS) for the Skyview Preliminary Plat and PRD located at 13207 &13221 191<sup>st</sup> Avenue S.E. on site; and on the correct date of posting of said notice, to wit:

13207 &13221 191<sup>st</sup> Avenue S.E.  
Location of Notice

[Signature]  
Signed

Subscribed and sworn to me this 18<sup>th</sup> day of March, 2016

NOTARY SEAL



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

Snohomish County  
Printed Name: Vicki Thayer

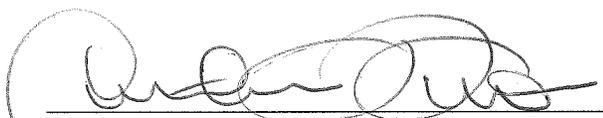
My commission expires: 5/9/2016

**AFFIDAVIT OF EMAILING  
NOTICE OF CITY OF MONROE DETERMINATION  
OF NON-SIGNIFICANCE**

STATE OF WASHINGTON) SEPA DETERMINATION- SEPA 2015-07  
Application Name & File #

COUNTY OF SNOHOMISH) Richard Hanson, Hanson Homes  
Applicant

I, Christina LaVelle, being first duly sworn on oath depose and say that on the 16<sup>th</sup> 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 191<sup>st</sup> 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 18<sup>th</sup> day February 2016

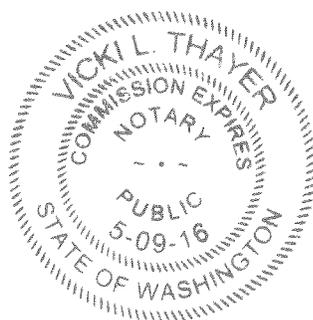
NOTARY SEAL

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

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2016



## 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@psc Cleanair.org'; 'SEPA@psc Cleanair.org'; 'marsha.ingle@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'; 'joseph@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 191<sup>st</sup> 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](http://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](mailto: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 191<sup>st</sup> Avenue S.E.

Project location

COUNTY OF SNOHOMISH)

SEPA Determination- SEPA 2015-07  
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 16<sup>th</sup> 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 191<sup>st</sup> Avenue S.E. at Monroe City Hall and the Monroe Library at the following addresses:

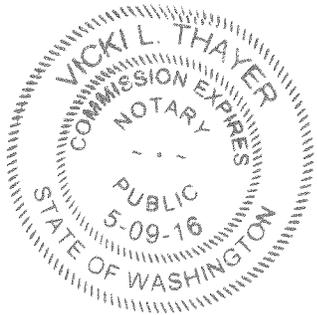
806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272

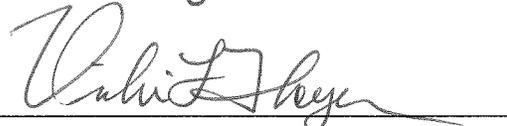
**Location of notice**

  
Signed

Subscribed and sworn to me this 18<sup>th</sup> day of February, 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



**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!*

Exhibit 11-G

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 194<sup>th</sup> 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 191<sup>st</sup> 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 191<sup>st</sup> Ave SE. The current plat configuration with the proposed 132<sup>nd</sup> Place SE placement would essentially prevent a road connection for the Johnson/Davis property from 191<sup>st</sup> 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 197<sup>th</sup> Ave SE and 130<sup>th</sup> 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 197<sup>th</sup> 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 132<sup>nd</sup> Place SE will create poor design on the Johnson/Davis site in the future, not in keeping with the City's road standards.

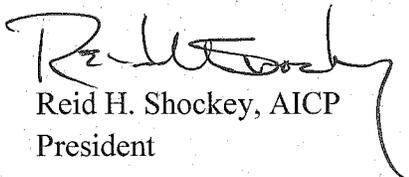
The Johnsons and Davis' know that their property is not yet within the Monroe city limits. They are however inside the RUTA, which means that someday they will be inside the Urban Growth Area, which in turn will qualify them for annexation. When their property is developed to urban densities, they are 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](mailto: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,

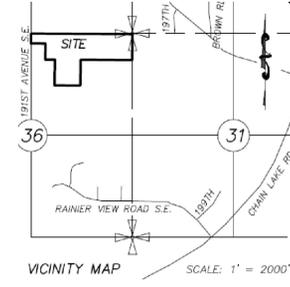
Tamara Krache  
[tkrache@gmail.com](mailto:tkrache@gmail.com)

**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.



DATE	REVISION	BY
10-9-15	1	KL
12-18-15	2	KL
2-1-16	3	KL
3-21-16	4	KL



ORIGINDESIGN@GMAIL.COM  
425.346.1905



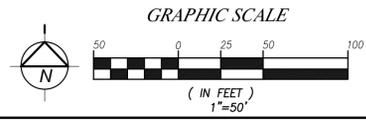
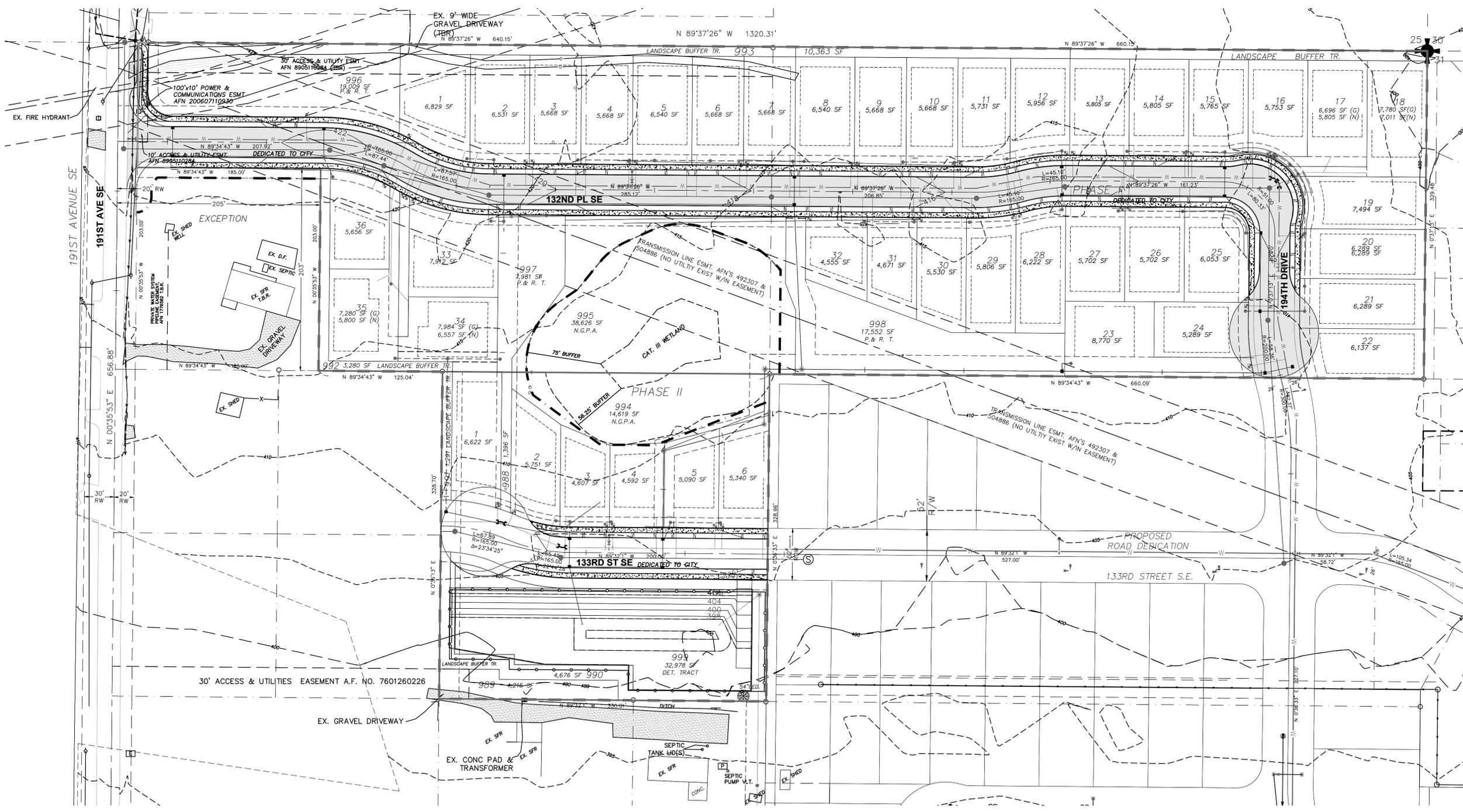
STATE OF WASHINGTON  
LICENSED LANDSCAPE ARCHITECT  
*Crystal Lowe*  
CRYSTAL LOWE  
LICENSE NO. 1206  
EXPIRES ON FEB 27 2017

**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	<i>Cercidiphyllum japonicum</i> 'Red Fox' / RED FOX KATSURA	2" CAL.	B&B, 35' O.C. OR AS SHOWN BRANCHED @ 8' HT.
	*	<i>Amelanchier grandiflora</i> 'Cole's Select' / SERVICE BERRY OR <i>Acer circinatum</i> / VINE MAPLE OR <i>Cornus kousa</i> / KOUSA DOGWOOD	1 3/4" CAL.	B&B, 20' O.C.
	3	<i>Malus tshonoskii</i> / TSHONOSKII CRABAPPLE	1 3/4" CAL.	B&B, 20' O.C.
	*	<i>Pyrus calleryana</i> 'Capital' / CAPITAL PEAR	2" CAL.	B&B, 35' O.C. OR AS SHOWN BRANCHED @ 8' HT.
	*	<i>Cham. nootka</i> 'Pendula' / WEEPING ALASKAN CEDAR	6' MIN. HT.	B&B, SPACING AS SHOWN
	*	<i>Thuja plicata</i> 'Hogan' / HOGAN CEDAR	6' MIN. HT.	B&B, 15' O.C.
	30	<i>Thuja occidentalis</i> 'Smaragd' / EMERALD GREEN ARBORVITAE	6' MIN. HT.	B&B, 15' O.C.

SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	*	<i>Arbutus unedo</i> 'Compacta' / COMPACT STRAWBERRY BUSH	2 GAL. MIN.	CON. GRWN, 5' O.C.
	*	<i>Cornus sericea</i> / RED-OSIER DOGWOOD	2 GAL. MIN.	CON. GRWN, 5' O.C.
	*	<i>Euonymus japonica aureo-variegata</i> / VARIEGATED EUONYMUS	2 GAL. MIN.	CON. GRWN, 4' O.C.
	*	<i>Pieris japonica</i> 'Forest Flame' / FOREST FLAME LILY OF THE VALLEY	2 GAL. MIN.	CON. GRWN, 4' O.C.
	*	<i>Lonicera pileata</i> / PRIVET HONEYSUCKLE	2 GAL. MIN.	CON. GRWN, 3' O.C.
	*	<i>Nandina d.</i> 'Gulf Stream' / DWARF HEAVENLY BAMBOO	2 GAL. MIN.	CON. GRWN, 3' O.C.
	*	<i>Physocarpus opulifolius</i> 'Diablo' / DIABLO NINE BARK	2 GAL. MIN.	CON. GRWN, 5' O.C.
	*	<i>Prunus laurocerasus</i> 'Otto Luyken' / OTTO LUYKEN LAUREL	2 GAL. MIN.	CON. GRWN, 3' O.C.
	*	<i>Symphoricarpos albus</i> / COMMON SNOWBERRY	2 GAL. MIN.	CON. GRWN, 5' O.C.
	*	<i>Ribes sanguineum</i> / RED-FLOWERING CURRANT	2 GAL. MIN.	CON. GRWN, 5' O.C.
	*	<i>Potentilla F.</i> 'Abbotswood' / ABBOTSWOOD CINQUEFOIL	2 GAL. MIN.	CON. GRWN, 5' O.C.
	16	<i>Juniperus scopulorum</i> 'Wichita Blue' / WICHITA BLUE JUNIPER	2 GAL. MIN.	CON. GRWN, 5' O.C.

GROUND COVER

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	*	<i>Mahonia aquifolium</i> / OREGON GRAPE	4" POTS	CON. GRWN, 24" O.C.
	*	<i>Rubus calycinoides</i> '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.

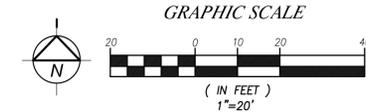
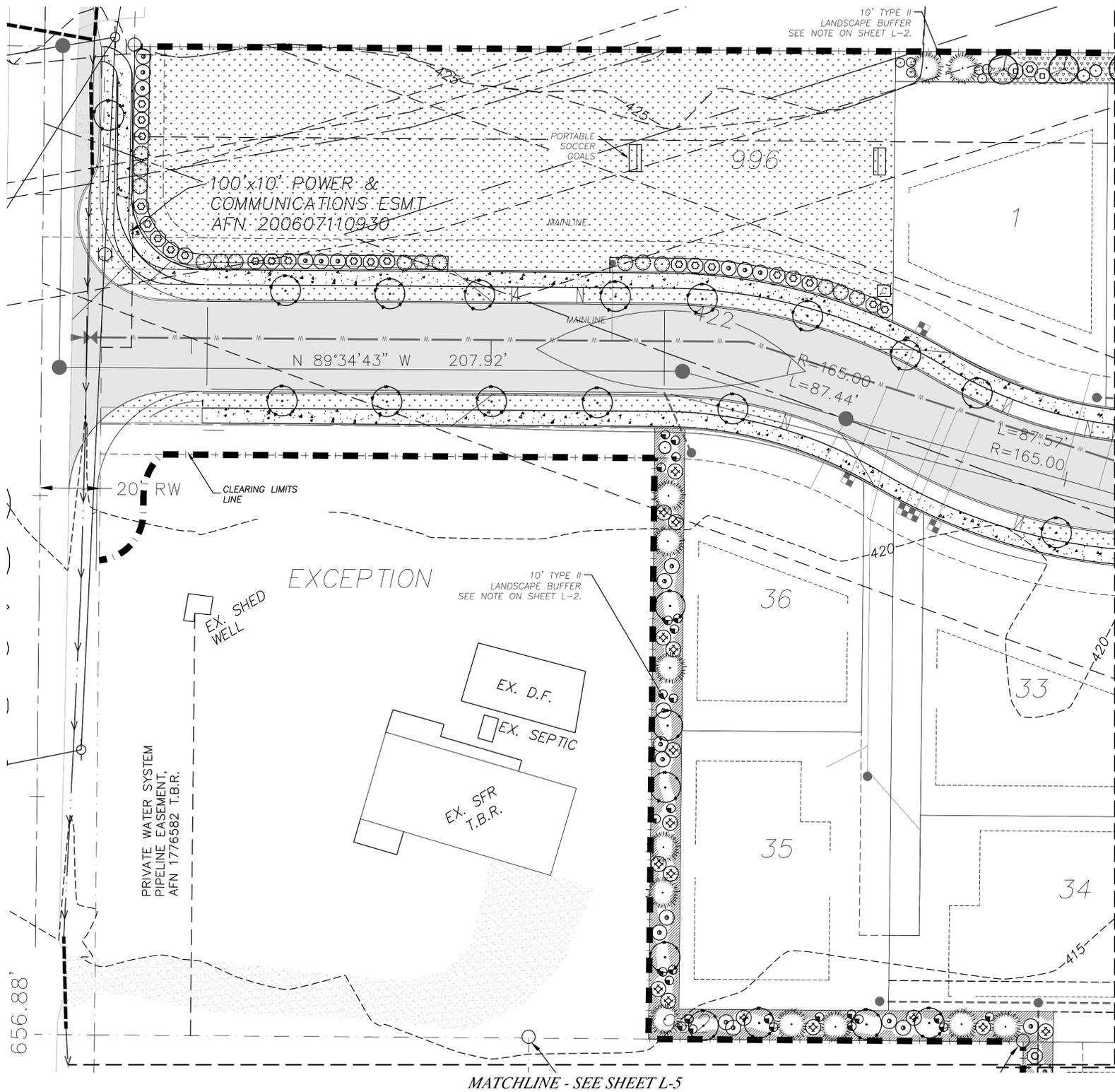
A MIX OF EVERGREEN AND BROADLEAF TREES AND SHRUBS SPACED TO CREATE A FILTERED SCREEN.

- 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.



DATE	REVISION	BY
10-9-15	1	KL
12-18-15	2	KL
2-1-16	3	KL
3-21-16	4	KL

ORIGIN DESIGN GROUP

ORIGIN@GMAIL.COM  
425.346.1905

STATE OF WASHINGTON  
LICENSED LANDSCAPE ARCHITECT

*Crystal Lowe*

CRYSTAL LOWE  
LICENSE 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

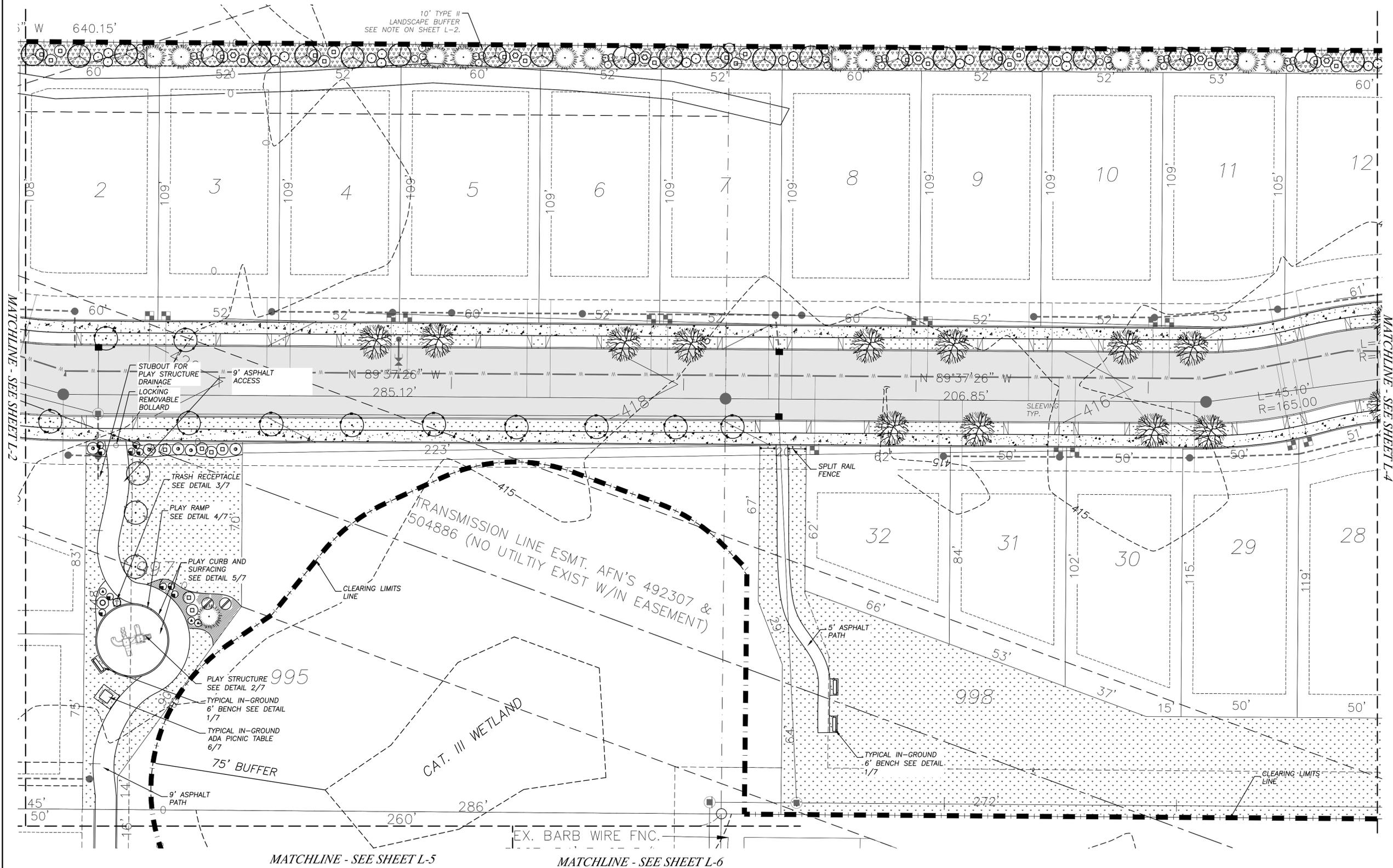
DRAWN BY: KL

CHECKED BY: KL

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
10-9-15	1	KL
12-18-15	2	KL
2-1-16	3	KL
3-21-16	4	KL



STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT  
*Crystal Lowe*  
CRYSTAL LOWE  
LICENSE 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

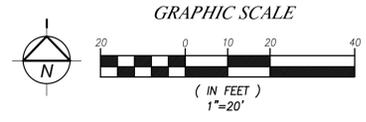
ODG JOB NO.: 15-077

DRAWN BY: KL

CHECKED BY: KL

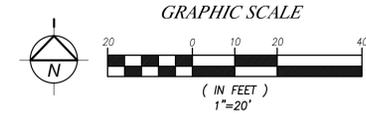
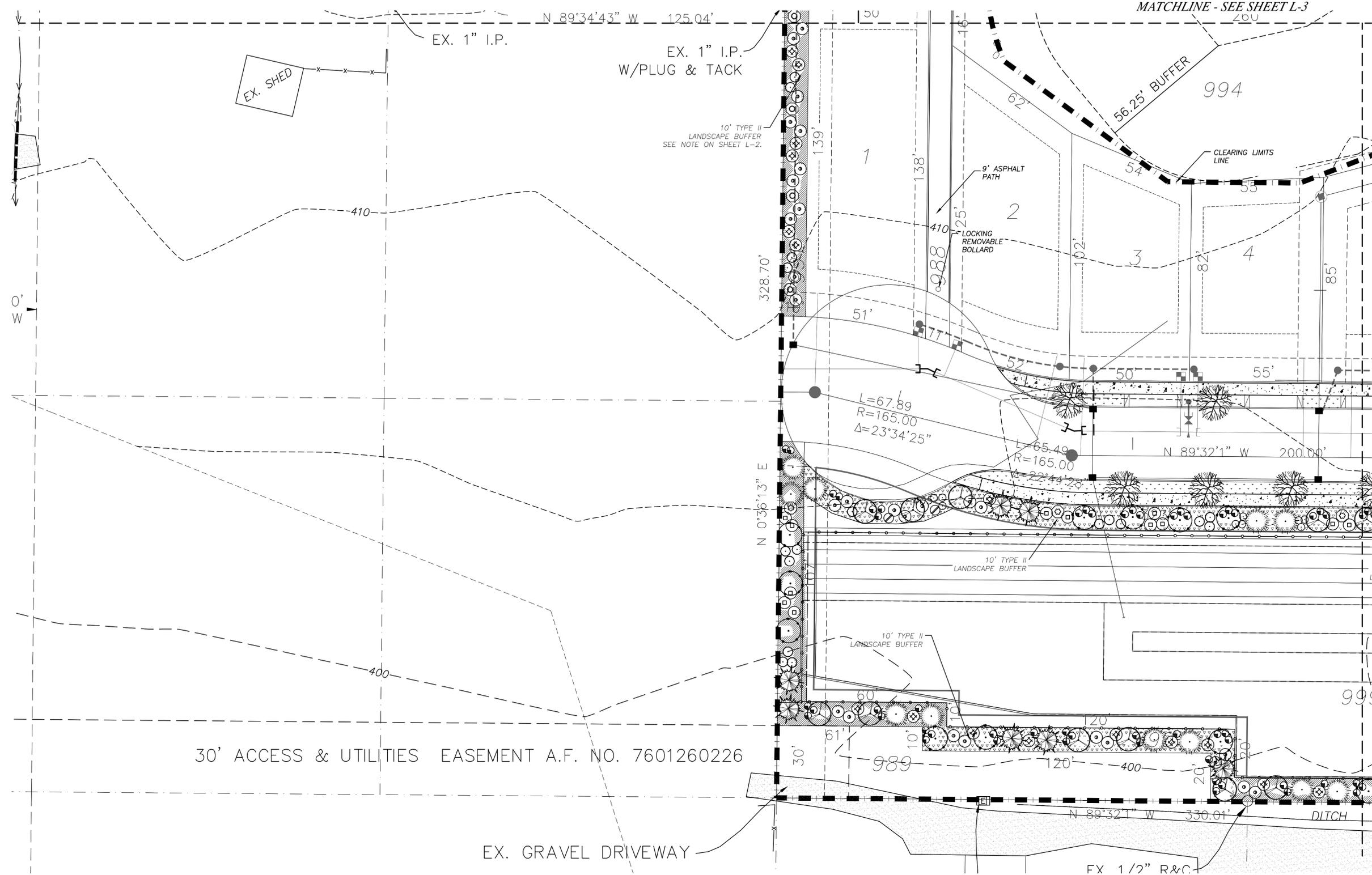
**LANDSCAPE PLAN**

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.



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



**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

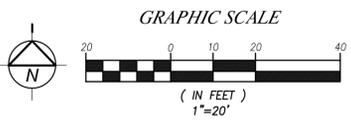
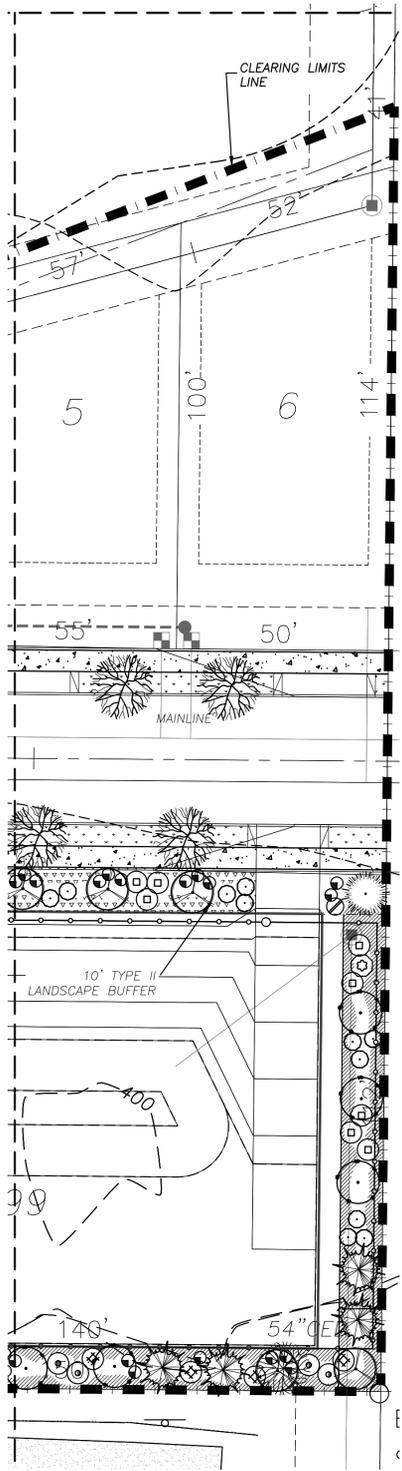
CHECKED BY: KL

LANDSCAPE PLAN

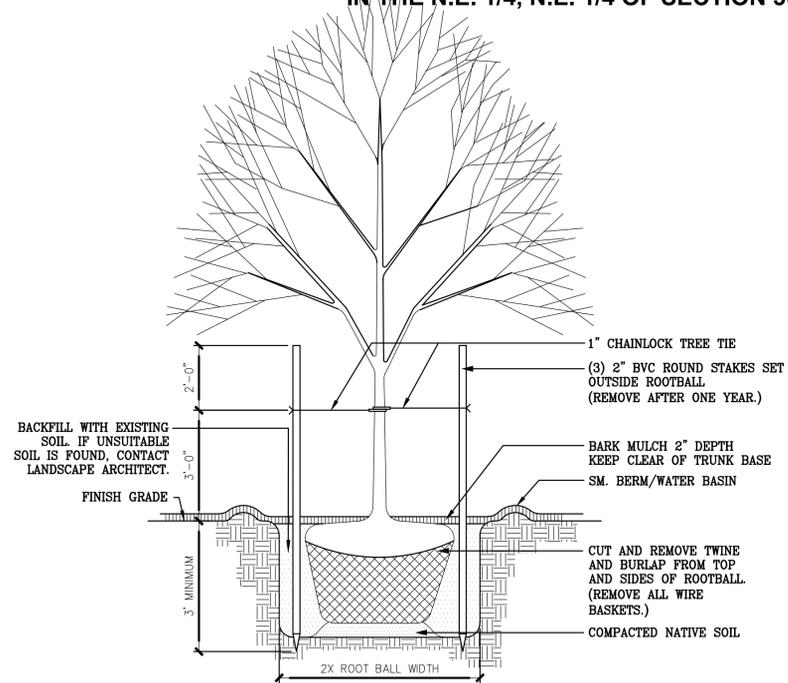
SHEET  
**L-5**  
OF 11

MATCHLINE - SEE SHEET L-3

MATCHLINE - SEE SHEET L-5



IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.



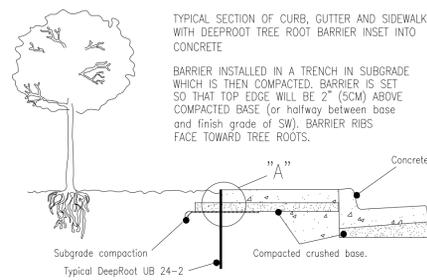
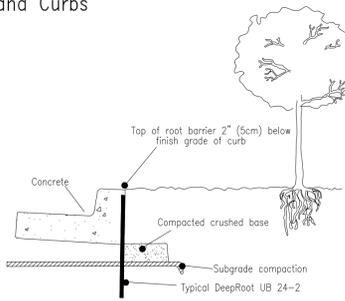
**1** TREE STAKING  
SCALE: NTS

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.

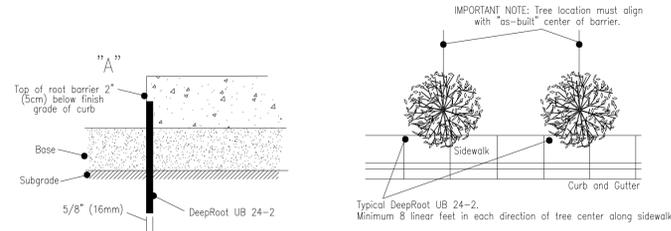
INSTALLATION SEQUENCE:

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)



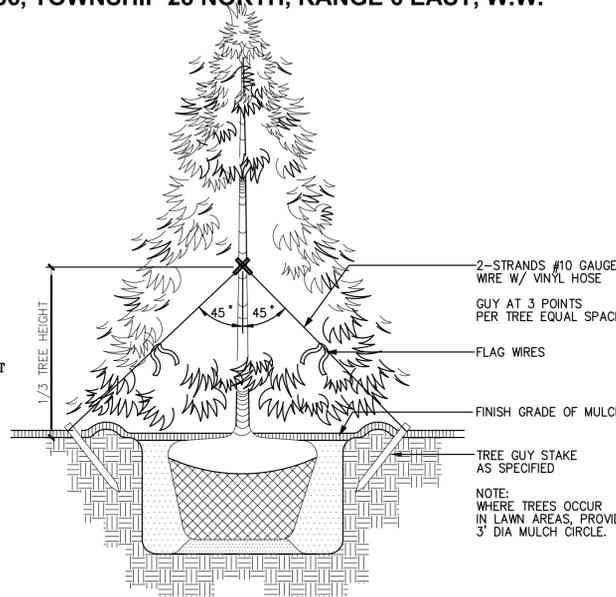
INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) above compacted base (or halfway between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.
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)

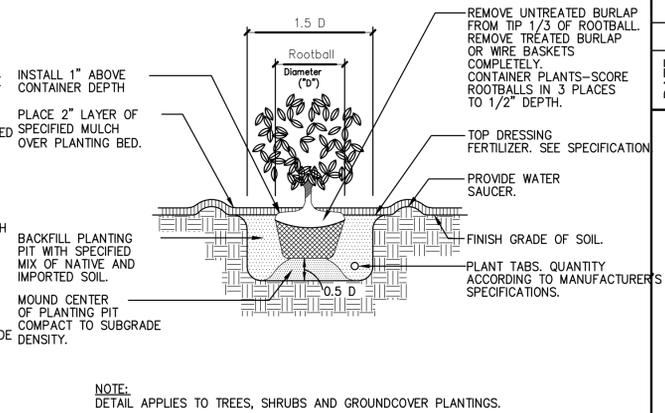


NOTE: ALL STREET TREES SHALL HAVE ROOT BARRIERS.

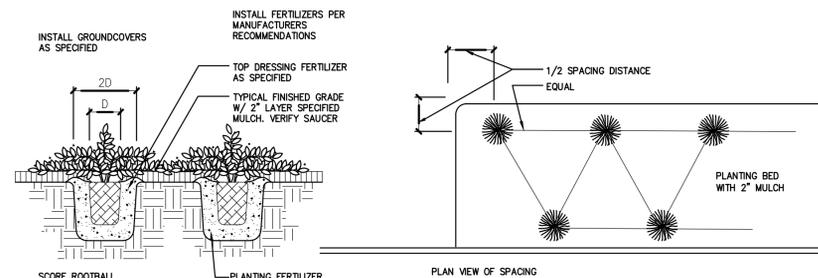
**4** ROOT BARRIER  
SCALE: NTS



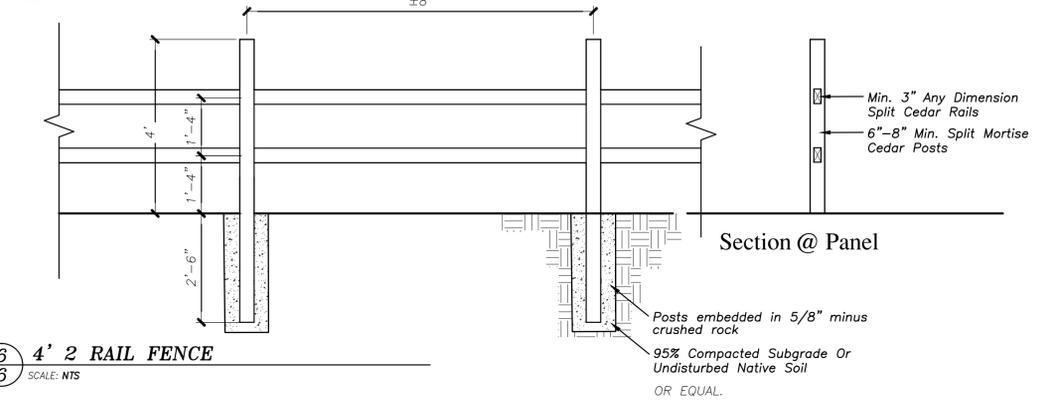
**2** TREE GUYING  
SCALE: NTS



**3** SHRUB PLANTING  
SCALE: NTS



**5** GROUNDCOVER PLANTING  
SCALE: NTS



**6** 4' x 2' RAIL FENCE  
SCALE: NTS



Product Name: PORTABLE SOCCER GOAL -4.5'X9'-PAIR  
Manufacturers: MANSION ATHLETICS  
512.366.6012  
Item Number: 0048-SLG49  
Quantity: 1 (PAIR)  
ACCESSORIES: NETS SEE CONTACT MANSION ATHLETICS FOR DETAILS  
OR APPROVED EQUAL

**7** PORTABLE SOCCER GOAL  
SCALE: NTS

REVISION	BY	DATE	KL	KL	KL	KL	KL
1		10-9-15					
2		12-18-15					
3		2-1-16					
4		3-21-16					



ORIGINDESIGN@GMAIL.COM  
425.346.1905



STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT  
*Crystal Lowe*  
CRYSTAL LOWE  
LICENSE 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

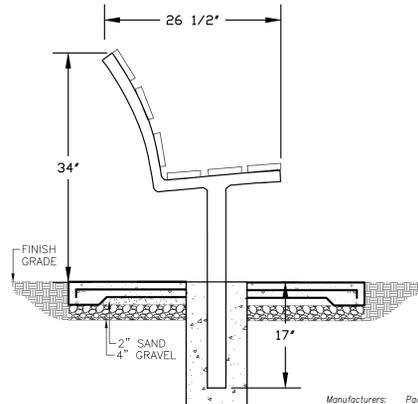
DRAWN BY: KL

CHECKED BY: KL

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.



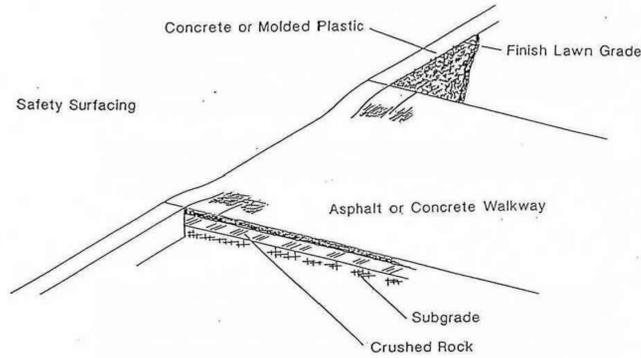
1 IN-GROUND BENCH INSTALL.  
SCALE: NTS

Manufacturers: Pacific Outdoor Products (425) 432-6000  
Product Name: IN-GROUND BENCH  
Model Number: BP-25  
Description: 6\"/>

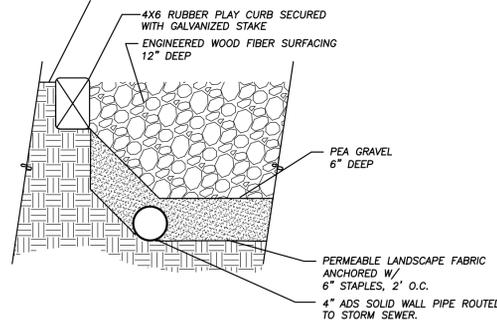


2 PLAY STRUCTURE  
SCALE: NTS

Product Name: COGHILL  
Model Number: 11892  
Manufacturers: GAME TIME 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



4 TYP. PLAYGROUND RAMP  
SCALE: NTS



5 TOT-LOT PLAY CURB & SURFACING  
SCALE: NTS

SPECIFICATIONS

**MATERIAL**  
The B-2, 8\"/>

The in ground receiver, for removable bollard only shall be fabricated with 9-1/8\"/>

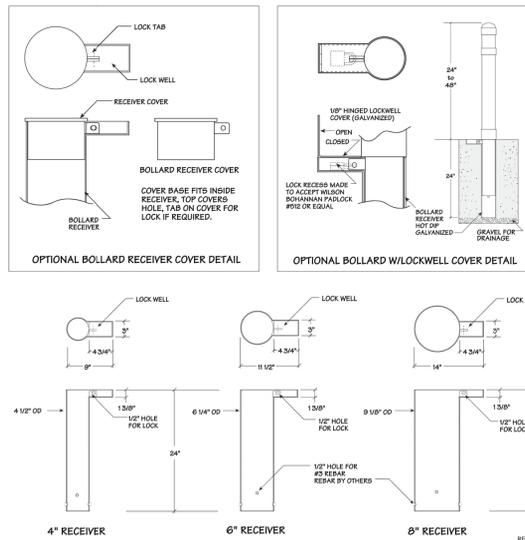
**PROTECTIVE COATINGS**  
**Powder Coating:** Following fabrication bollards shall be cleaned and treated with an iron phosphate process prior to the coating application. The protective coatings shall be either polyester or polyester TGIC powder. Following application the parts shall be baked until properly 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:** 5ch 40 or 5ch 80 pipe, eye bolts, rivets OR 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 9 inches to 2 feet or more. Improper installation will void the warranty

**Model B-2, 8\"/>**

FairWeather Site Furnishings  
360-895-2626 or Toll Free 800-323-1798  
Port Orchard, Washington  
©1999-2013 Leader International Corporation, FairWeather Site Furnishings division  
Notes: These drawings are copyright, business design and subject to patent pending under US and International Patenting.



Receivers for 4", 6" and 8" Bollards

SPECIFICATIONS

**MATERIAL**  
The 4\"/>

**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 amounts 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 blow out the base which can cause the powder coating to pop off at the base. Improper installation will void the warranty

**Model B-2, 8\"/>**

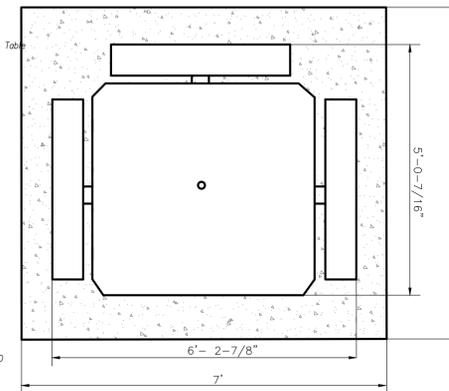
FairWeather Site Furnishings  
360-895-2626 or Toll Free 800-323-1798  
Port Orchard, Washington  
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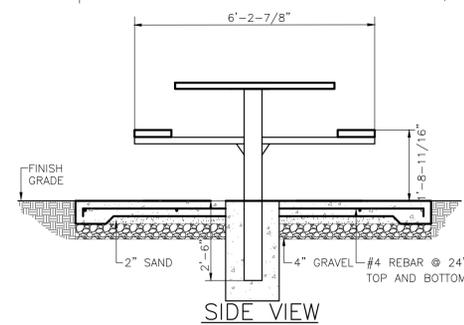
3 TRASH RECEPTICLE  
SCALE: NTS

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

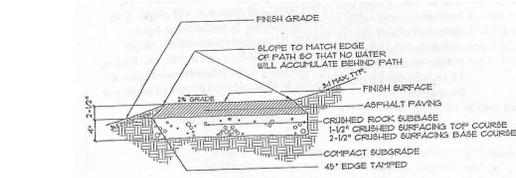
Product Name: Heavy Duty 46\"/>



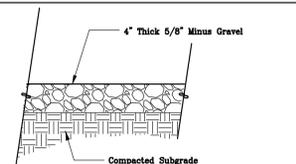
**NOTE:**  
ALL SITE FURNISHINGS INCLUDING PICNIC TABLES, BENCHES, AND TRASH RECEPTICLES ARE TO BE INSTALLED IN-GROUND WITHIN A CONCRETE PAD THE SIZE OF WHICH EXTENDS A MINIMUM OF 6\"/>



6 TYP. IN-GROUND ADA PICNIC TABLE INSTALLATION  
SCALE: NTS



7 5' ASPHALT PATH  
SCALE: NTS



8 5' GRAVEL PATH  
SCALE: NTS

DATE	REVISION	BY
10-9-15	1	KL
12-18-15	2	KL
2-1-16	3	KL
3-21-16	4	KL



ORIGINDESIGN@GMAIL.COM  
425.346.1905



STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT  
*Crystal Lowe*  
CRYSTAL LOWE  
LICENSE 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 TO 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 TO 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 TO 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 #	AUTOMATIC CONTROL VALVE	RAINBIRD	100 PEB SERIES - WITH VALVE SIZE, GPM, AND HYDROZONE #
SIZE GPM	VALVE BOX	AMTEK	STANDARD OR JUMBO AS NEEDED - OR APPROVED EQUAL.
M	METER	RAINBIRD	3/4" INSTALL PER CITY STANDARDS.
M	DOUBLE CHECK ASSEMBLY QUICK COUPLER	FEBCO	1 1/4" B25Y - OR APPROVED EQUAL.
		RAINBIRD	3RC W/ 33D KEY - OR APPROVED EQUAL.
C	CONTROLLER	RAINBIRD	(2) ESP-MC SERIES 32 STATIONS - OR APPROVED EQUAL.
---	MAINLINE	RAINBIRD	1 1/2" 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	3/4"
9-15	1"
16-22	1 1/4"
23-35	1 1/2"
36-55	2"

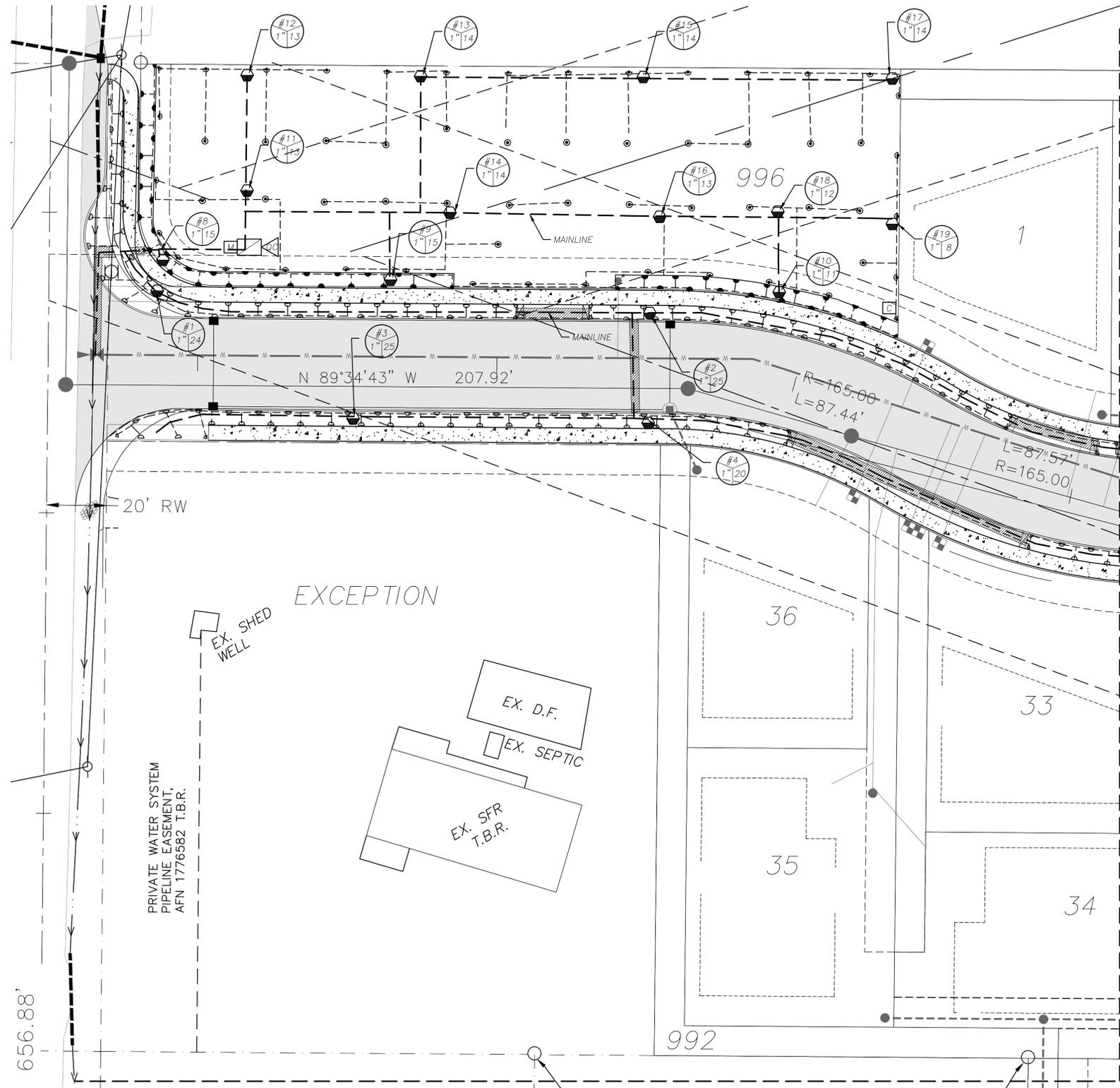
**NOTE**

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

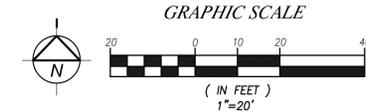
ZONE #	GPM
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2	25
3	25
4	20
5	25
6	22
7	23
8	15
9	15
10	11
11	13
12	13
13	14
14	14
15	14
16	16
17	14
18	12
19	8
20	24
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23	25
24	9
25	15
26	15
27	9
28	15
29	11
30	20
31	21
32	20
33	20
34	19
35	20
36	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.**



MATCHLINE - SEE SHEET L-9

MATCHLINE - SEE SHEET L-11



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



**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

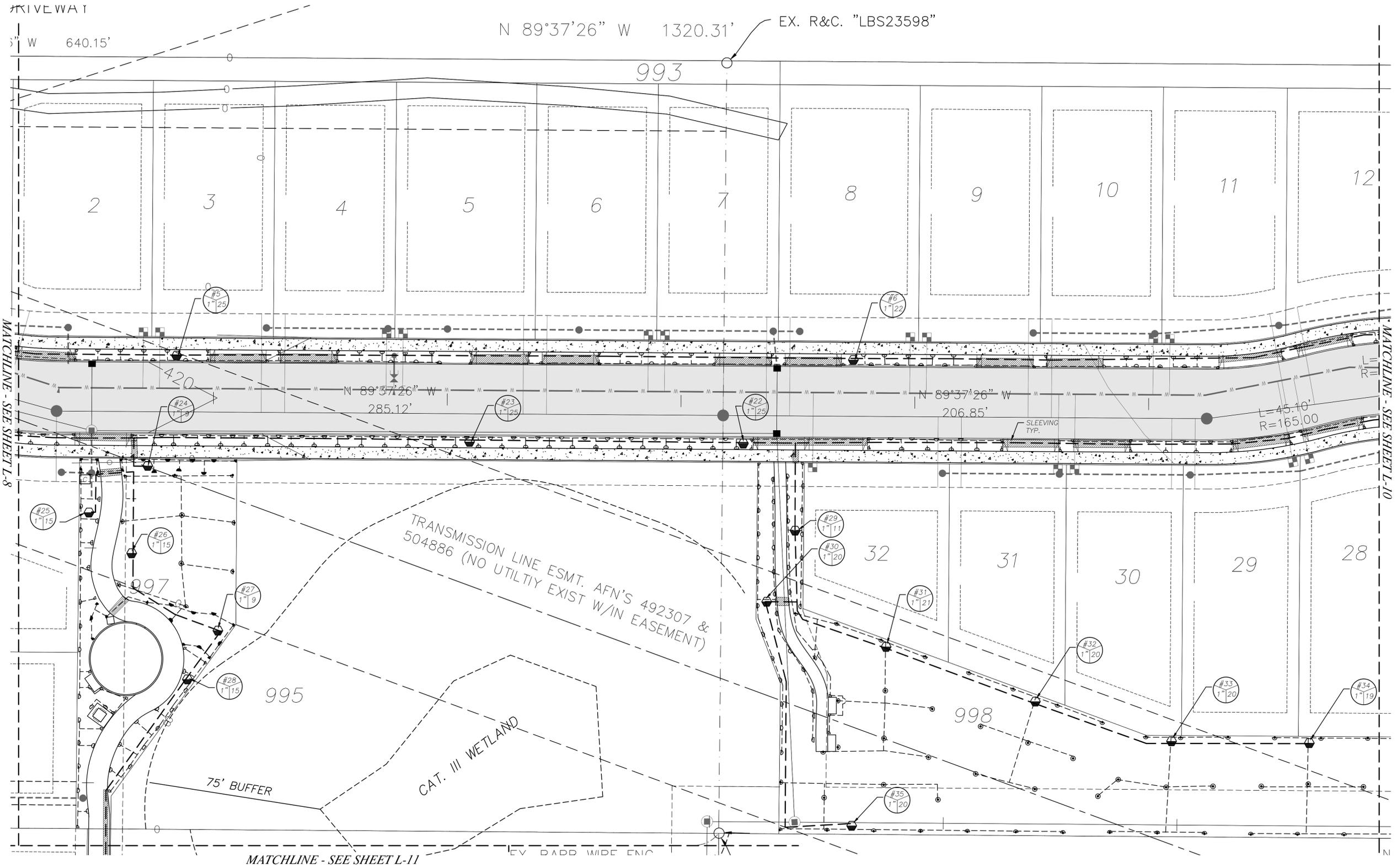
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CHECKED BY: KL

**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.



DATE	REVISION	BY
10-9-15	1	KL
12-18-15	2	KL
2-1-16	3	KL
3-21-16	4	KL



**SKY VIEW RIDGE**  
PRELIMINARY LANDSCAPE PLAN

APPLICANT:  
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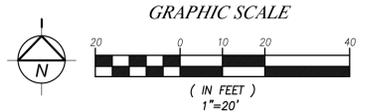
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DRAWN BY: KL

CHECKED BY: KL

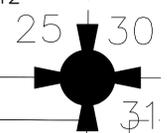
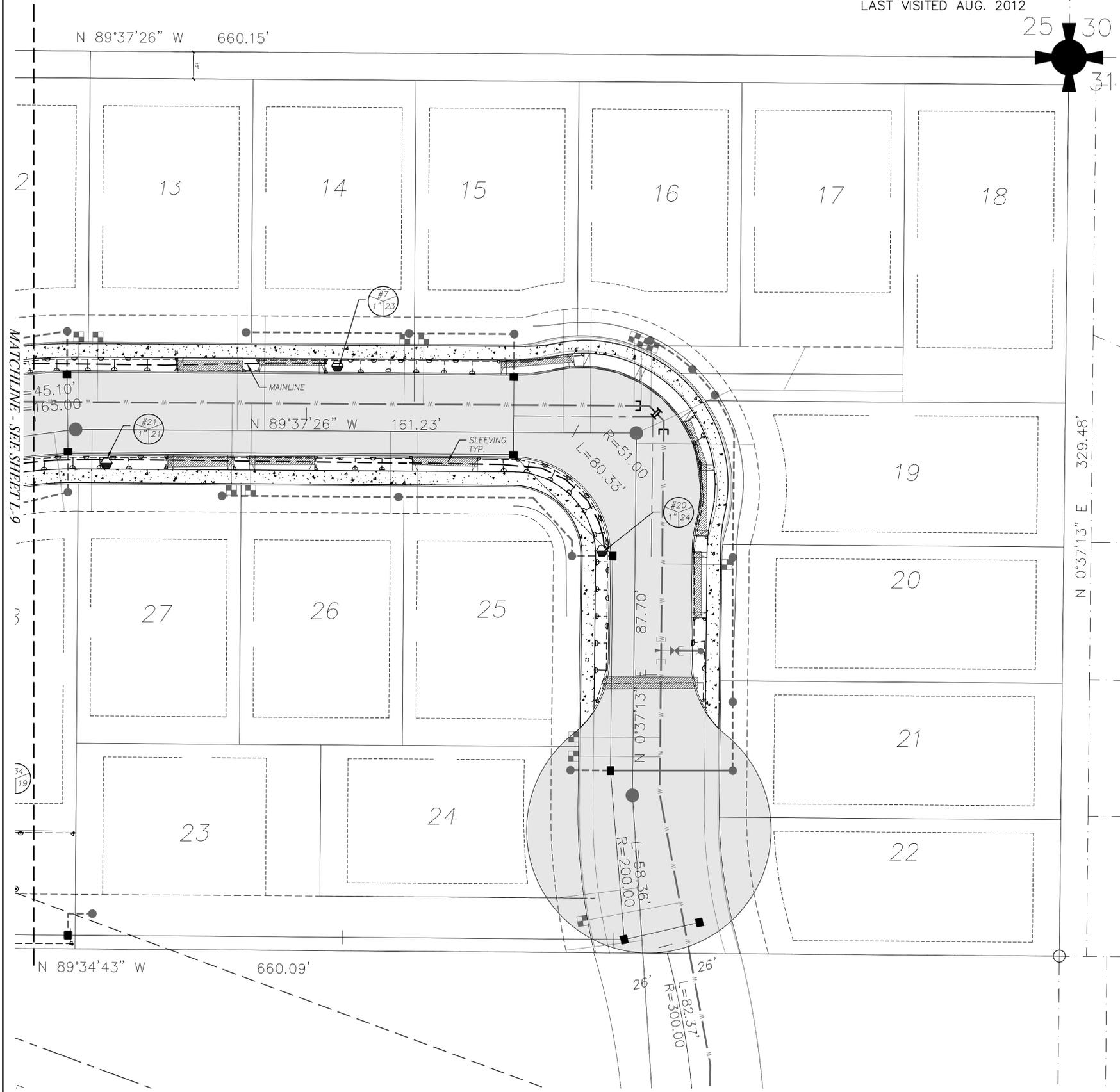
**IRRIGATION PLAN**

SHEET  
**L-9**  
OF 11

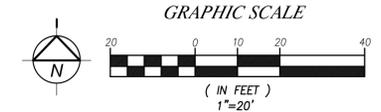


IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.

WITH INVERTED NAIL,  
LAST VISITED AUG. 2012



MATCHLINE - SEE SHEET L-9



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



**SKY VIEW RIDGE**  
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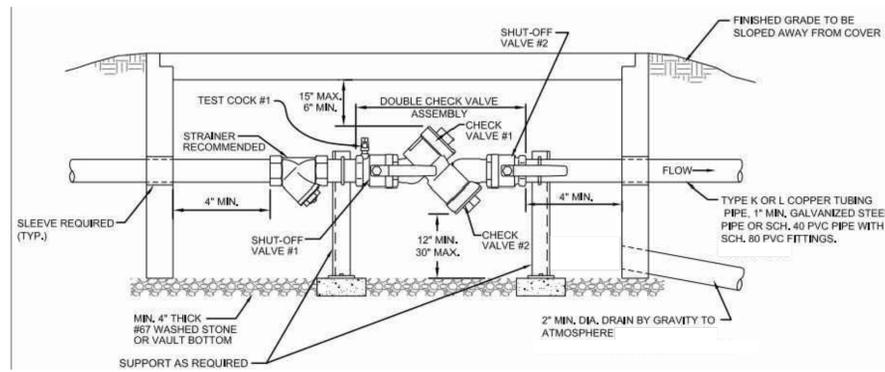
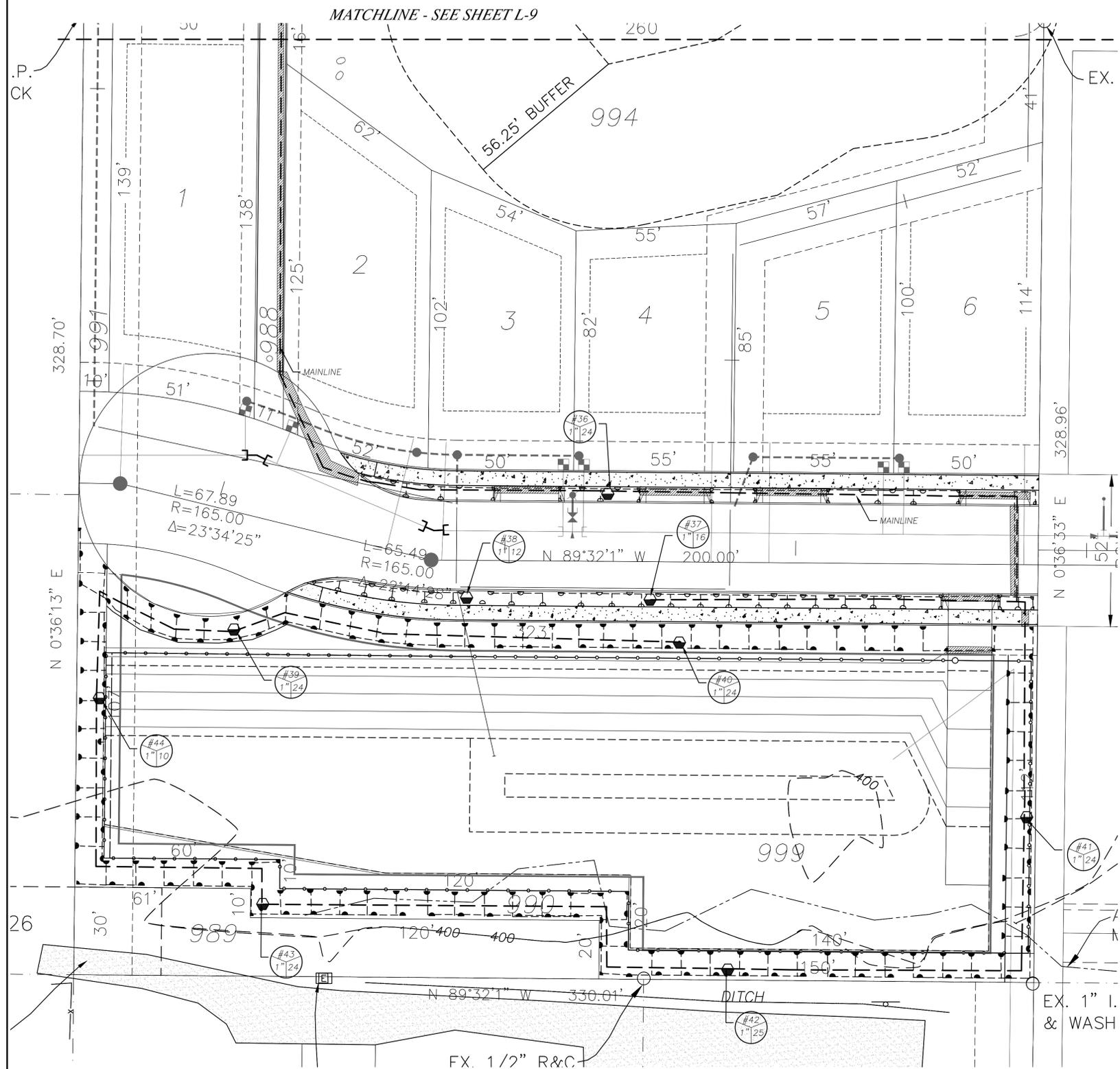
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CHECKED BY: KL

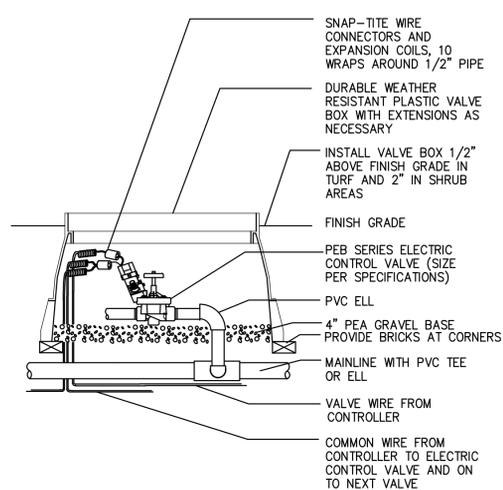
**IRRIGATION PLAN**

SHEET  
**L-10**  
OF 11

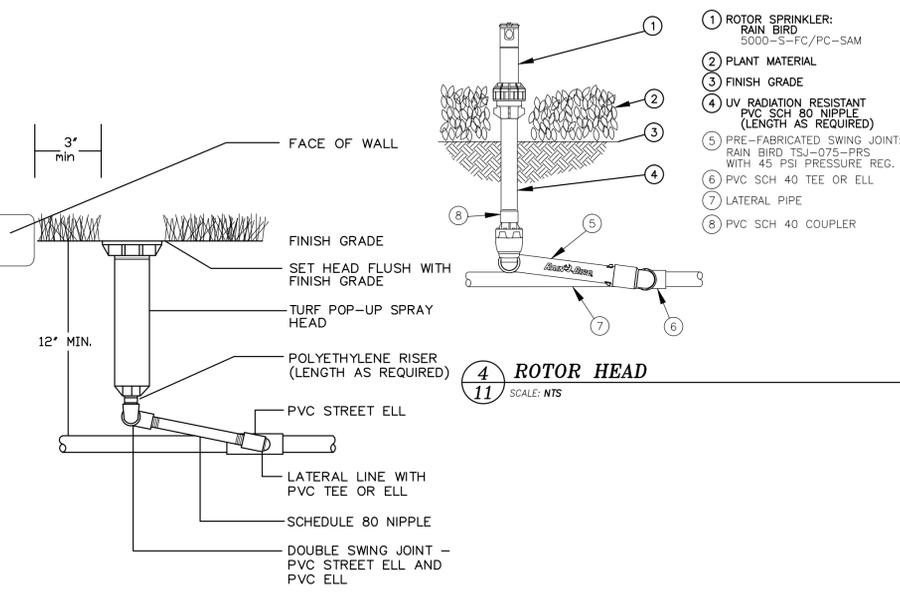
IN THE N.E. 1/4, N.E. 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.W.



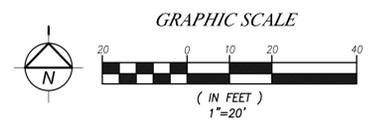
**1** BACK FLOW PREVENTOR  
SCALE: NTS



**2** REMOTE CONTROL VALVE  
SCALE: NTS



**3** POP UP SPRAY HEAD  
SCALE: NTS



DATE	REVISION	BY
10-9-15	1	KL
12-18-15	2	KL
2-1-16	3	KL
3-21-16	4	KL

ORIGIN DESIGN GROUP  
ORIGIN@GMAIL.COM  
425.346.1905

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT  
*Crystal Lowe*  
CRYSTAL LOWE  
LICENSE NO. 1206  
EXPIRES ON FEB 27 2017

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APPLICANT: HANSON HOMES  
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CONTACT: RICK HANSON  
DATE: MAY 2, 2015  
ODG JOB NO.: 15-077  
DRAWN BY: KL  
CHECKED BY: KL

**IRRIGATION PLAN**  
SHEET **L-11**  
OF 11

**CRITICAL AREA STUDY**

**FOR**

**SKY VIEW RIDGE**  
**MONROE, WA**

*Wetland Resources, Inc.* Project #14302

Prepared By  
Wetland Resources, Inc.  
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## 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 191<sup>st</sup> 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*), woolly 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  $\geq 12.5$  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 (*Rubus 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), woolly 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 interspersions 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.*

A handwritten signature in black ink that reads "Scott Walters". The signature is written in a cursive style with a long horizontal stroke at the end.

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?  Yes \_\_\_ No Date of training 9/2014  
 HGM Class used for rating DEPRESSIONAL Wetland has multiple HGM classes? \_\_\_ Y  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  or special characteristics \_\_\_)

### 1. Category of wetland based on FUNCTIONS

- \_\_\_ Category I – Total score = 23 - 27  
 \_\_\_ Category II – Total score = 20 - 22  
 Category III – Total score = 16 - 19  
 \_\_\_ Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>Circle the appropriate ratings</i>				
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	<b>TOTAL</b>
Score Based on Ratings	<u>6</u>	<u>5</u>	<u>6</u>	<u>17</u>

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	<u>X</u>

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	<u>1</u>
Hydroperiods	D 1.4, H 1.2	<u>1</u>
Location of outlet ( <i>can be added to map of hydroperiods</i> )	D 1.1, D 4.1	<u>NA</u>
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	D 2.2, D 5.2	<u>1</u>
Map of the contributing basin	D 4.3, D 5.3	<u>2</u>
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	<u>2</u>
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	<u>3</u>
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	<u>4</u>

### 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 ( <i>can be added to another figure</i> )	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream ( <i>can be added to another figure</i> )	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 ( <i>can be added to another figure</i> )	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 <b>dense</b> trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of <b>dense, rigid</b> trees, shrubs, and herbaceous plants ( <i>can be added to figure above</i> )	S 4.1	
Boundary of 150 ft buffer ( <i>can be added to another figure</i> )	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	

## 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. <u>Characteristics of surface water outflows from the wetland:</u> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.	points = 3 points = 2 points = 1 points = 1	3
D 1.2. <u>The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions).</u> Yes = 4 No = 0		0
D 1.3. <u>Characteristics and distribution of persistent plants</u> (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area Wetland has persistent, ungrazed, plants > 1/2 of area Wetland has persistent, ungrazed plants > 1/10 of area Wetland has persistent, ungrazed plants < 1/10 of area	points = 5 points = 3 points = 1 points = 0	5
D 1.4. <u>Characteristics of seasonal ponding or inundation:</u> <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > 1/2 total area of wetland Area seasonally ponded is > 1/4 total area of wetland Area seasonally ponded is < 1/4 total area of wetland	points = 4 points = 2 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. <u>Characteristics of surface water outflows from the wetland:</u>		
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	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	
D 4.2. <u>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.</u>		
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	3
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	
D 4.3. <u>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.</u>		
The area of the basin is less than 10 times the area of the unit	points = 5	3
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	
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. <u>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.</u>		
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):		1
• 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	
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
  - Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1
  - Forested (areas where trees have > 30% cover) 1 structure: points = 0
- If the unit has a Forested class, check if:*
- 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
- Seasonally flooded or inundated 3 types present: points = 2
- Occasionally flooded or inundated 2 types present: points = 1
- 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<sup>2</sup>.

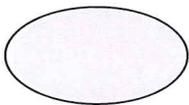
*Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*

- If you counted: > 19 species points = 2
- 5 - 19 species points = 1
- < 5 species points = 0

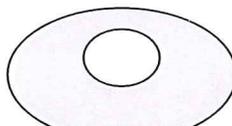
1

H 1.4. Interspersion of habitats

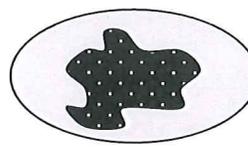
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



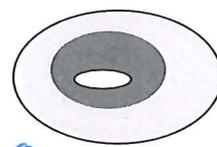
None = 0 points



Low = 1 point

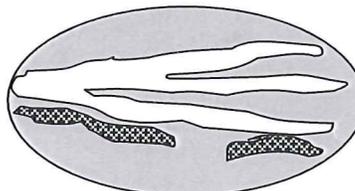
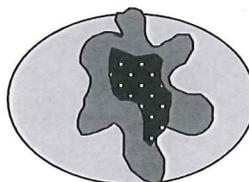
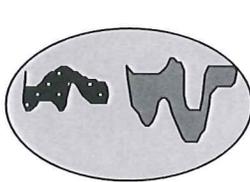


Moderate = 2 points



2

All three diagrams in this row are **HIGH** = 3points



Wetland name or number A

<p>H 1.5. Special habitat features:            Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i>  <input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (&gt; 4 in diameter and 6 ft long).  <input checked="" type="checkbox"/> Standing snags (dbh &gt; 4 in) within the wetland  <input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) <b>and/or</b> 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)  <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt; 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)  <input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>)  <input checked="" type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)</p>	3
<p>Total for H 1</p>	9

**Rating of Site Potential** If score is: 15-18 = H  7-14 = M 0-6 = L *Record the rating on the first page*

<p>H 2.0. Does the landscape have the potential to support the habitat functions of the site?</p>	
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>).            Calculate: % undisturbed habitat <u>4.1</u> + [(% moderate and low intensity land uses)/2] <u>3.1</u> = <u>7.2</u> %            If total accessible habitat is:            &gt; 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            &lt; 10% of 1 km Polygon points = <u>0</u></p>	0
<p>H 2.2. Undisturbed habitat in 1 km Polygon around the wetland.            Calculate: % undisturbed habitat <u>31.4</u> + [(% moderate and low intensity land uses)/2] <u>28.7</u> = <u>60.1</u> %            Undisturbed habitat &gt; 50% of Polygon points = <u>3</u>            Undisturbed habitat 10-50% and in 1-3 patches points = 2            Undisturbed habitat 10-50% and &gt; 3 patches points = 1            Undisturbed habitat &lt; 10% of 1 km Polygon points = 0</p>	3
<p>H 2.3. Land use intensity in 1 km Polygon: If            &gt; 50% of 1 km Polygon is high intensity land use points = (-2)            ≤ 50% of 1 km Polygon is high intensity points = <u>0</u></p>	0
<p>Total for H 2</p>	3

**Rating of Landscape Potential** If score is: 4-6 = H  1-3 = M < 1 = L *Record the rating on the first page*

<p>H 3.0. Is the habitat provided by the site valuable to society?</p>	
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i>            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 = <u>1</u>            Site does not meet any of the criteria above points = 0</p>	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.

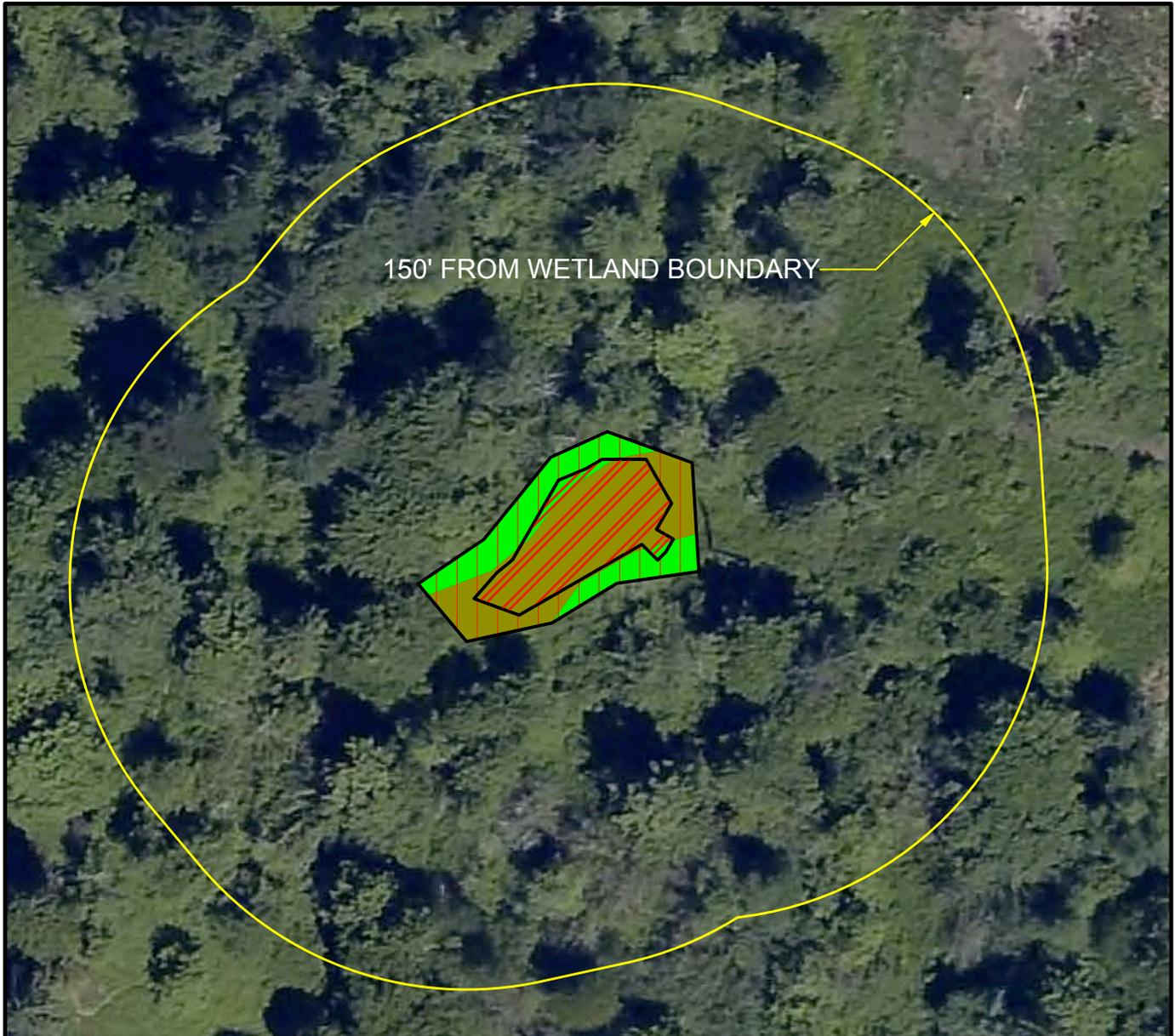
**Note:** All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A

**CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS**

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
<p><b>SC 1.0. Estuarine wetlands</b></p> <p>Does the wetland meet the following criteria for Estuarine wetlands?</p> <ul style="list-style-type: none"> <li>— The dominant water regime is tidal,</li> <li>— Vegetated, and</li> <li>— With a salinity greater than 0.5 ppt</li> </ul> <p style="text-align: right;">Yes – Go to <b>SC 1.1</b>    <b>No</b> = Not an estuarine wetland</p>	
<p>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?</p> <p style="text-align: right;">Yes = <b>Category I</b>    No - Go to <b>SC 1.2</b></p>	Cat. I
<p>SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions?</p> <ul style="list-style-type: none"> <li>— 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 <i>Spartina</i>, see page 25)</li> <li>— At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland.</li> <li>— The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.</li> </ul> <p style="text-align: right;">Yes = <b>Category I</b>    No = <b>Category II</b></p>	Cat. I  Cat. II
<p><b>SC 2.0. Wetlands of High Conservation Value (WHCV)</b></p> <p>SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value?</p> <p style="text-align: right;">Yes – Go to <b>SC 2.2</b>    <b>No</b> – Go to <b>SC 2.3</b></p> <p>SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value?</p> <p style="text-align: right;">Yes = <b>Category I</b>    No = <b>Not a WHCV</b></p> <p>SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? <a href="http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf">http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf</a></p> <p style="text-align: right;">Yes – <b>Contact WNHP/WDNR and go to SC 2.4</b>    <b>No</b> = <b>Not a WHCV</b></p> <p>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?</p> <p style="text-align: right;">Yes = <b>Category I</b>    No = <b>Not a WHCV</b></p>	Cat. I
<p><b>SC 3.0. Bogs</b></p> <p>Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i></p> <p>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?</p> <p style="text-align: right;">Yes – Go to <b>SC 3.3</b>    <b>No</b> – Go to <b>SC 3.2</b></p> <p>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?</p> <p style="text-align: right;">Yes – Go to <b>SC 3.3</b>    <b>No</b> = <b>Is not a bog</b></p> <p>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?</p> <p style="text-align: right;">Yes = <b>Is a Category I bog</b>    No – Go to <b>SC 3.4</b></p> <p><b>NOTE:</b> 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.</p> <p>SC 3.4. Is an area with peats or mucks forested (&gt; 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?</p> <p style="text-align: right;">Yes = <b>Is a Category I bog</b>    No = <b>Is not a bog</b></p>	Cat. I





**LEGEND**

	SCRUB-SHRUB
	FORESTED VEGETATION
	SATURATED ONLY
	SEASONALLY FLOODED
	150' FROM WL BOUNDARY

**Scale 1" = 70'**

0                      70                      140

EXHIBIT A; Page 144 of 196

***Wetland Resources, Inc.***

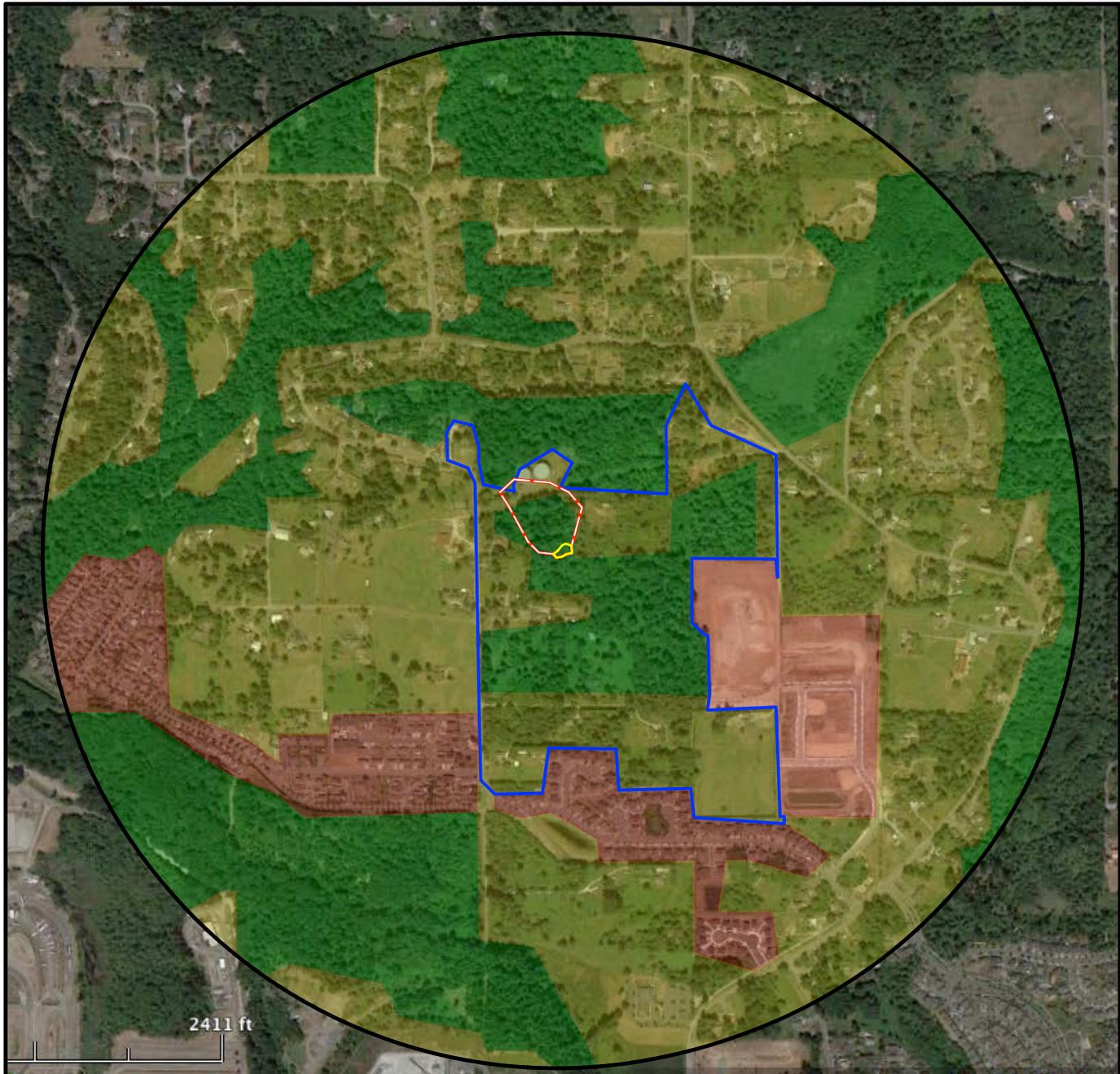
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E. Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

**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



**LEGEND**

	RELATIVELY UNDISTURBED		WETLAND
	LOW/MOD. INTENSITY		CONTRIBUTING BASIN
	HIGH INTENSITY		1 KM FROM WETLAND
	ACCESSIBLE HABITAT		

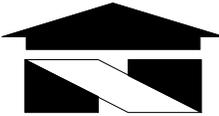
**CONTRIBUTING BASIN AREA RELATIVE TO WETLAND UNIT IS 27.7:1**

**CONTRIBUTING BASIN/ 1 KM FROM WETLAND BOUNDARY MAP  
Wetland A**

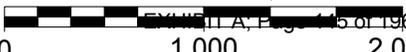
Chain Lake Estates  
 Attn: Rick Hanson  
 809 W Main Street  
 Monroe, WA 98272

Figure 2/4  
 WRI Job # 14302  
 Drawn by: SW

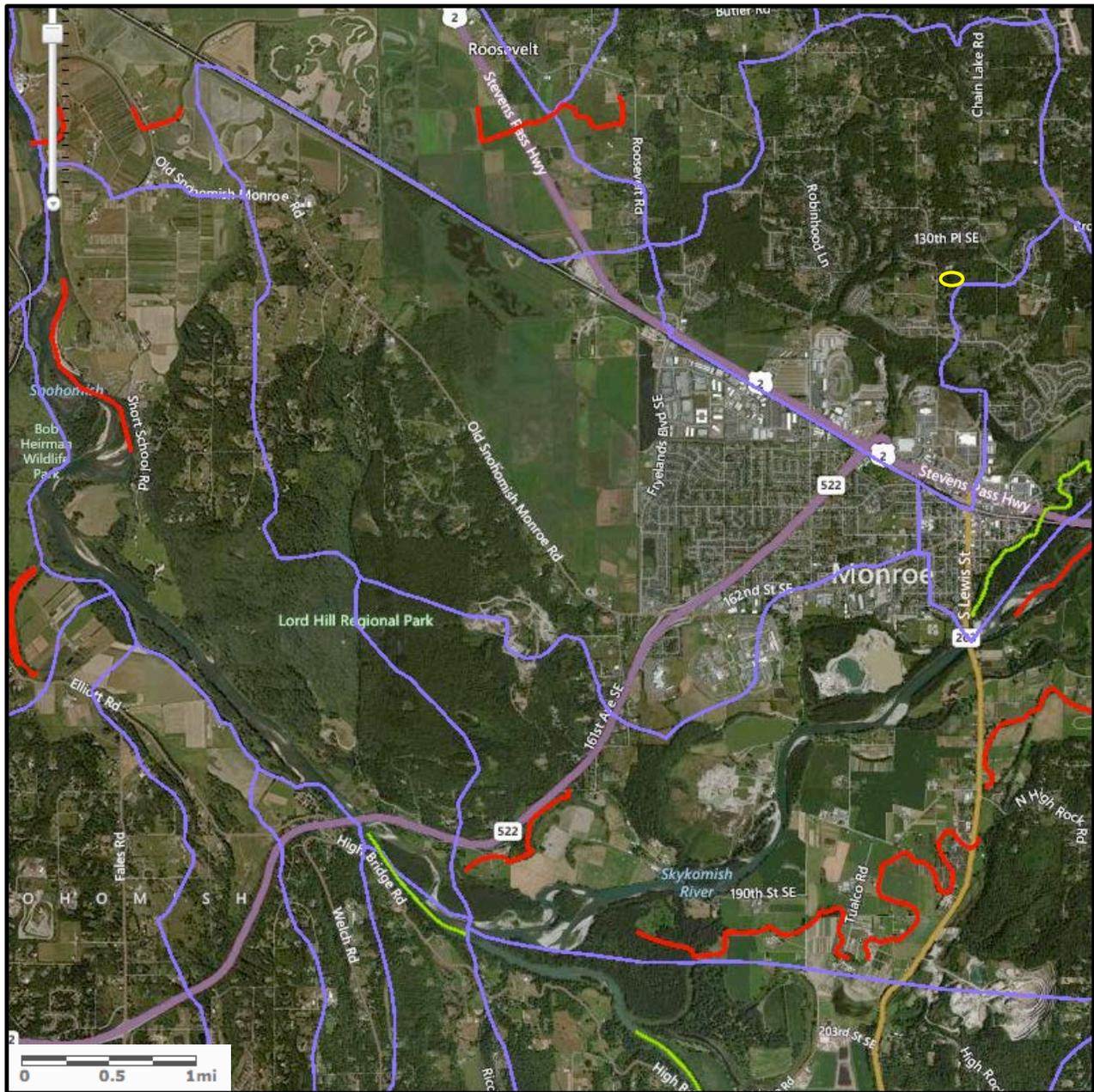
**Wetland Resources, Inc.**  
 Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
 9505 19th Avenue S.E., Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com



**Scale 1" = 1,000'**



0 1,000 2,000



**LEGEND**

-  WETLAND LOCATION
-  SUB-BASIN BOUNDARY

**WATER QUALITY ASSESSMENT CATEGORIES**

-  CATEGORY 5
-  CATEGORY 4A



**Scale 1" = 5,000'**



*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

**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  
 Resolution No. 005/2016; AB16-057  
 Drawn by: SW

Waterbody Name	Pollutant(s)	Status**	TMDL Lead
<u>Lake Loma</u>	Total Phosphorus	Straight to implementation project under development	<u>Tricia Shoblom</u> 425-649-7288
<u>Snohomish River</u>	<u>French Creek / Pilchuck River</u>  • Dissolved Oxygen • Temperature	Under development	<u>Ralph Svrjcek</u> 425-649-7165
	<u>Dioxin</u>	EPA approved	<u>Ralph Svrjcek</u> 425-649-7165
	<u>Estuary</u>  • Ammonia • BOD	EPA approved	<u>Ralph Svrjcek</u> 425-649-7165
	<u>Tributarles</u>  • Fecal Coliform  Tributarles:  • Allen Creek • Quilceda Creek • French Creek • Woods Creek • Pilchuck River • Marshlands (Wood Creek) {2}	EPA approved	<u>Ralph Svrjcek</u> 425-649-7165
	<u>Snoqualmie River</u>  • Ammonia-N • BOD (5-day) • Fecal Colliform  Temperature	EPA approved  EPA approved Has an implementation plan	<u>Ralph Svrjcek</u> 425-649-7165

\*\* Status will be listed as one of the following: Approved by EPA, Under Development or Implementation

 **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

**List of TMDLs Within WRIA  
Wetland A**

Chain Lake Estates  
 Attn: Rick Hanson  
 809 W Main Street  
 Monroe, WA 98272

Figure 4/4  
 WRI Job # 14302  
 Resolution No. 005/2016; AB16-057  
 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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:	

### VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status		
<b>Tree Stratum</b> (Plot size: 5 meter)						
1. <u>Alnus rubra</u>		10	Y	FAC	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A)  Total Number of Dominant Species Across All Strata: <u>5</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)	
2. <u>Malus fusca</u>		5	Y	FACW		
3. _____						
4. _____						
		15	= Total Cover			
<b>Sapling/Shrub Stratum</b> (Plot size: 3 meter)						
1. <u>Rubus spectabilis</u>		60	Y	FAC	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species _____ x 3 = <u>0</u> FACU species _____ x 4 = <u>0</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B)  Prevalence Index = B/A = _____	
2. <u>Rubus armeniacus</u>		40	Y	FACU		
3. _____						
4. _____						
5. _____						
		100	= Total Cover			
<b>Herb Stratum</b> (Plot size: 1 meter)						
1. <u>Carex obnupta</u>		15	Y	OBL		
2. _____						
3. _____						
4. _____						
5. _____						
6. _____						
7. _____						
8. _____						
9. _____						
10. _____						
11. _____						
		15	= Total Cover			
<b>Woody Vine Stratum</b> (Plot size: _____)						
1. _____					<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
2. _____						
			= Total Cover		<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>% Bare Ground in Herb Stratum</b> _____						

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		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
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

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

2 cm Muck (A10)  
 Red Parent Material (TF2)  
 Very Shallow Dark Surface (TF12)  
 Other (Explain in Remarks)

<sup>3</sup>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:**

<b>Primary Indicators (minimum of one required; check all that apply)</b>	<b>Secondary Indicators (2 or more required)</b>
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)

**Field Observations:**

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): 0	

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 <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks:	

### VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: 5 meter)				
1. <u>Thuja plicata</u>	25	Y	FAC	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>6</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50%</u> (A/B)
2. <u>Alnus rubra</u>	20	Y	FAC	
3. <u>Prunus emarginata</u>	5	N	FACU	
4. _____				
50 = Total Cover				
<b>Sapling/Shrub Stratum</b> (Plot size: 3 meter)				
1. <u>Rubus spectabilis</u>	45	Y	FAC	<b>Prevalence Index worksheet:</b> Total % Cover of:      Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>100</u> x 3 = <u>300</u> FACU species <u>100</u> x 4 = <u>400</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>200</u> (A) <u>700</u> (B)  Prevalence Index = B/A = <u>3.5</u>
2. <u>Rubus armeniacus</u>	35	Y	FACU	
3. <u>Acer circinatum</u>	10	N	FAC	
4. _____				
5. _____				
6. _____				
90 = Total Cover				
<b>Herb Stratum</b> (Plot size: 1 meter)				
1. <u>Rubus ursinus</u>	25	Y	FACU	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Pteridium aquilinum</u>	25	Y	FACU	
3. <u>Polystichum munitum</u>	10	N	FACU	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
60 = Total Cover				
<b>Woody Vine Stratum</b> (Plot size: .)				
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2. _____				
_____ = Total Cover				
<b>% Bare Ground in Herb Stratum</b> _____				

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		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
2"	Duff	100	-	-	-	-	-	
0-18	10YR 4/4	100	-	-	-	-	Grv Sa Lo	slightly moist

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

2 cm Muck (A10)  
 Red Parent Material (TF2)  
 Very Shallow Dark Surface (TF12)  
 Other (Explain in Remarks)

<sup>3</sup>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:**

<b>Primary Indicators (minimum of one required; check all that apply)</b>	<b>Secondary Indicators (2 or more required)</b>
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)

**Field Observations:**

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



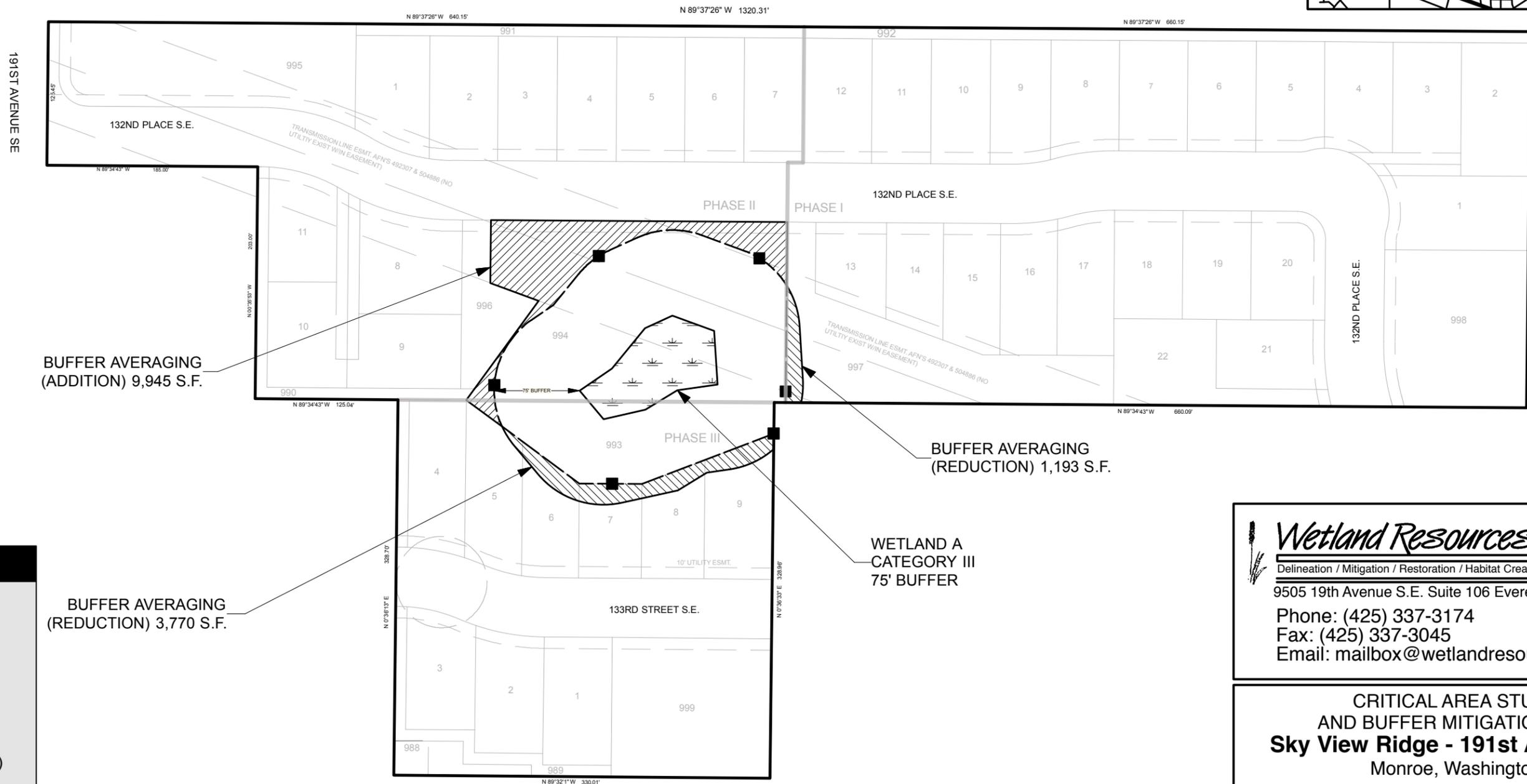
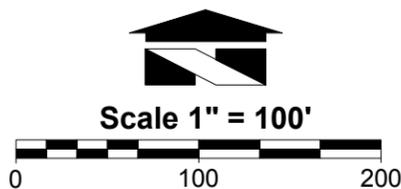
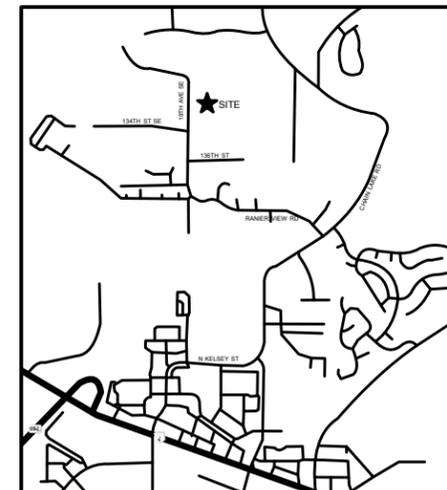


# CRITICAL AREAS STUDY AND BUFFER MITIGATION PLAN MAP

## SKY VIEW RIDGE - 191ST AVENUE SE

PORTION OF SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.

VICINITY MAP



BUFFER AVERAGING  
(ADDITION) 9,945 S.F.

BUFFER AVERAGING  
(REDUCTION) 1,193 S.F.

BUFFER AVERAGING  
(REDUCTION) 3,770 S.F.

WETLAND A  
CATEGORY III  
75' BUFFER

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 Sheet 1/1  
 Attn: Rick Hanson WRI Job # 14302  
 809 W Main Street Drawn by: S. Walters  
 Monroe, WA 98272 Resolution No. 005/2016: AB 16.05  
Date: April 28, 2015

# SKY VIEW RIDGE

## SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.

### PROJECT DESIGN TEAM

**APPLICANT**  
CHAIN LAKE ESTATES, LLC  
P.O. BOX 2289  
SNOHOMISH, WA 98291  
(425) 328-5202  
EMAIL: 2011HANSONHOMES@GMAIL.COM  
CONTACT: RICK HANSON

**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 AVE.  
EVERETT, WA 98201  
(425) 387-3820  
FAX (425) 258-1958  
EMAIL: JOE@OMEGA-ENG.COM  
CONTACT: JOE SMEBY

**TRAFFIC**  
SNOCO TRAFFIC STUDIES  
806 33RD STREET  
EVERETT, WA 98201  
(206) 782-1020  
SNOCOTRAFFIC@YAHOO.COM  
CONTACT: TODD POLLACK

**OWNER (1-005)**  
CARL & PAMELA MALONE  
13221 191ST AVE SE  
MONROE, WA 98272

**OWNER (1-010)**  
SHOOTING STAR FARM LLC  
18911 134TH STREET SE  
MONROE, WA 98272  
CONTACT: CARROLL E. HARDER

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

**SURVEYOR**  
ORCA LAND SURVEYING INC.  
3605 COLBY AVENUE  
EVERETT, WA 98201  
(425) 258-3400  
CONTACT: JACK TURPIN  
JACK@ORCALSI.COM

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

**LANDSCAPE**  
ORIGIN DESIGN GROUP  
8011-4TH PLACE N.E.  
LAKE STEVENS, WA 98258  
(425) 346-1905  
EMAIL: ORIGIN@GMAIL.COM  
CONTACT: KRISTAL LOWE

**BIOLOGIST**  
WETLAND RESOURCES, INC.  
9505 19TH AVE SE, SUITE 106  
EVERETT, WA 98208  
(425) 337-3174  
JOHN@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 ON THE PLAT OF WOODCRESS, SHEET 4 OF 5, AF#  
200608165005.  
ELEV. = 398.93 FEET

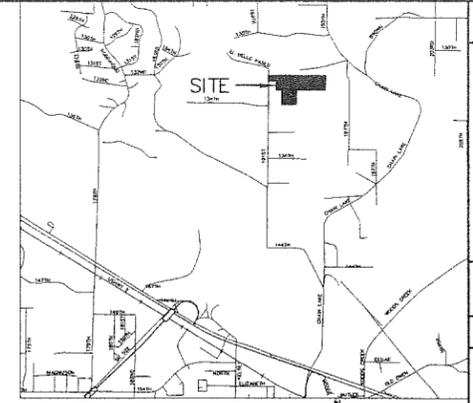
**SITE DATA**  
SITE ADDRESS: 13207 & 13221 191ST AVE SE, MONROE, WA 98272  
TAX PARCEL NO: 28063600100500, 28063600101000 &  
28063600102000

### LEGAL DESCRIPTION

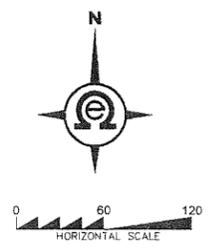
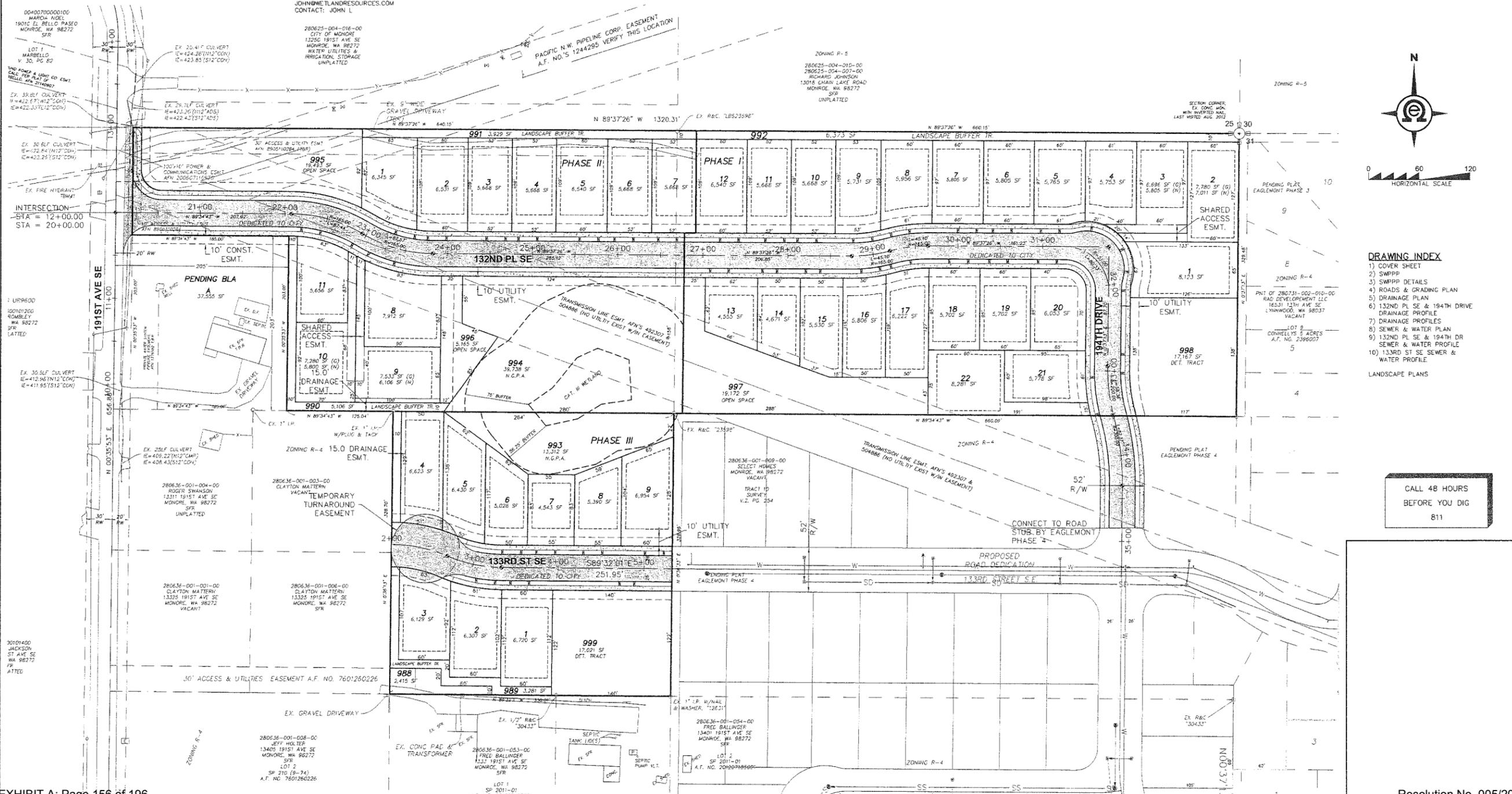
**PHASE 1**  
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**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 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.



BY	DATE	DESCRIPTION	PRELIM. PLAT
	4/15		



**COVER SHEET**

- DRAWING INDEX**
- COVER SHEET
  - SWPPP
  - SWPPP DETAILS
  - ROADS & GRADING PLAN
  - DRAINAGE PLAN
  - 132ND PL SE & 194TH DRIVE DRAINAGE PROFILE
  - DRAINAGE PROFILES
  - SEWER & WATER PLAN
  - 132ND PL SE & 194TH DR SEWER & WATER PROFILE
  - 133RD ST SE SEWER & WATER PROFILE
  - LANDSCAPE PLANS

CALL 48 HOURS BEFORE YOU DIG  
811

2707 WETMORE AVE.  
EVERETT, WA 98201  
1 425.387.3820  
1 425.259.1958

**OMEGA ENGINEERING, INC.**

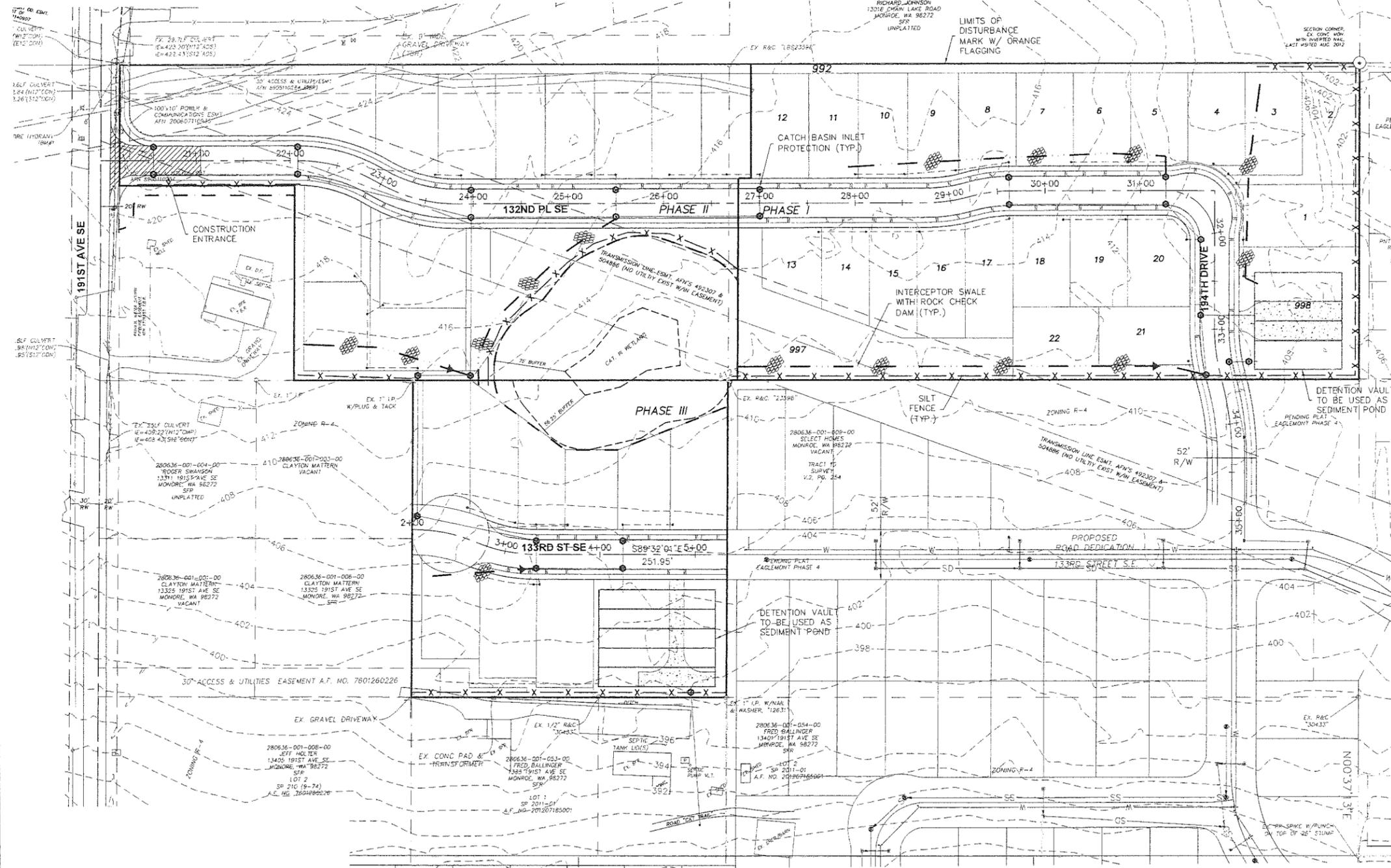
**SKY VIEW RIDGE**

SNOHOMISH COUNTY, Washington  
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

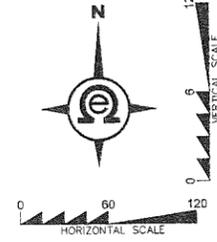
PROJ. NO.	15-0209	DRN. BY	JMS
DATE	2/27/2015		
SCALE	1" = 60'		
DRAWING NO.	1	TOTAL	10

# 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.

### CONSTRUCTION SEQUENCE:

1. CONTACT CITY OF MONROE, 360.794.7400 AND SCHEDULE PRECONSTRUCTION MEETING.
2. CLEARING/CONSTRUCTION LIMITS SHALL BE STAKED & SILT FENCING INSTALLED.
3. CONSTRUCT CONSTRUCTION ENTRANCE.
4. CLEAR, GRUB AND REMOVE ALL VEGETATION WITHIN THE CLEARING LIMITS.
5. CONSTRUCT DETENTION VAULT/SEDIMENT PONDS WITH OUTFALLS.
6. 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.
7. INSTALL STORM WATER COLLECTION SYSTEM W/ SEDIMENT PROTECTION MEASURES.
8. INSTALL SEWER AND WATER UTILITIES AND SERVICES.
9. FINAL GRADE PAVEMENT AREA AND INSTALL GRAVEL BASE OR ATB.
10. CONSTRUCT CURB, SIDEWALK, DRIVEWAYS AND PARKING PER PLAN. OBTAIN RIGHT-OF-WAY DISTURBANCE PERMIT PRIOR TO WORK WITHIN R.O.W.
11. CONSTRUCT/COORDINATE POWER, GAS, TELEPHONE, CABLE SERVICES PER THE RESPECTIVE COMPANIES STANDARDS AND RELOCATION OF POWER VAULT.
12. COMPLETE IRRIGATION AND LANDSCAPING.
13. INSTALL PAVEMENT.
14. CLEAN STORM DRAINAGE CONVEYANCE SYSTEM (DO NOT FLUSH), AFTER VEGETATION HAS BEEN ESTABLISHED.
15. 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.

BY	DATE	DESCRIPTION	PRELIM. PLAT
			4/15



SWPPP

2707 WETMORE AVE.  
EVERETT, WA 98201  
1.425.387.3820  
1.425.259.1958



SKY VIEW RIDGE  
SNOHOMISH COUNTY, Washington  
PORTION OF SECTION 36, TOWNSHIP  
28 NORTH, RANGE 6 EAST, W.M.

CALL 48 HOURS  
BEFORE YOU DIG  
811

PROJ. NO.	15-0209	CHK. BY:	JMS
DATE:	2/27/2015		
SCALE:	1" = 60'		
DRAWING NO.	2 of 10		

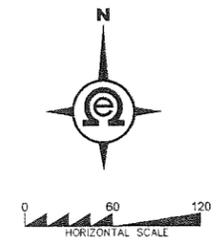
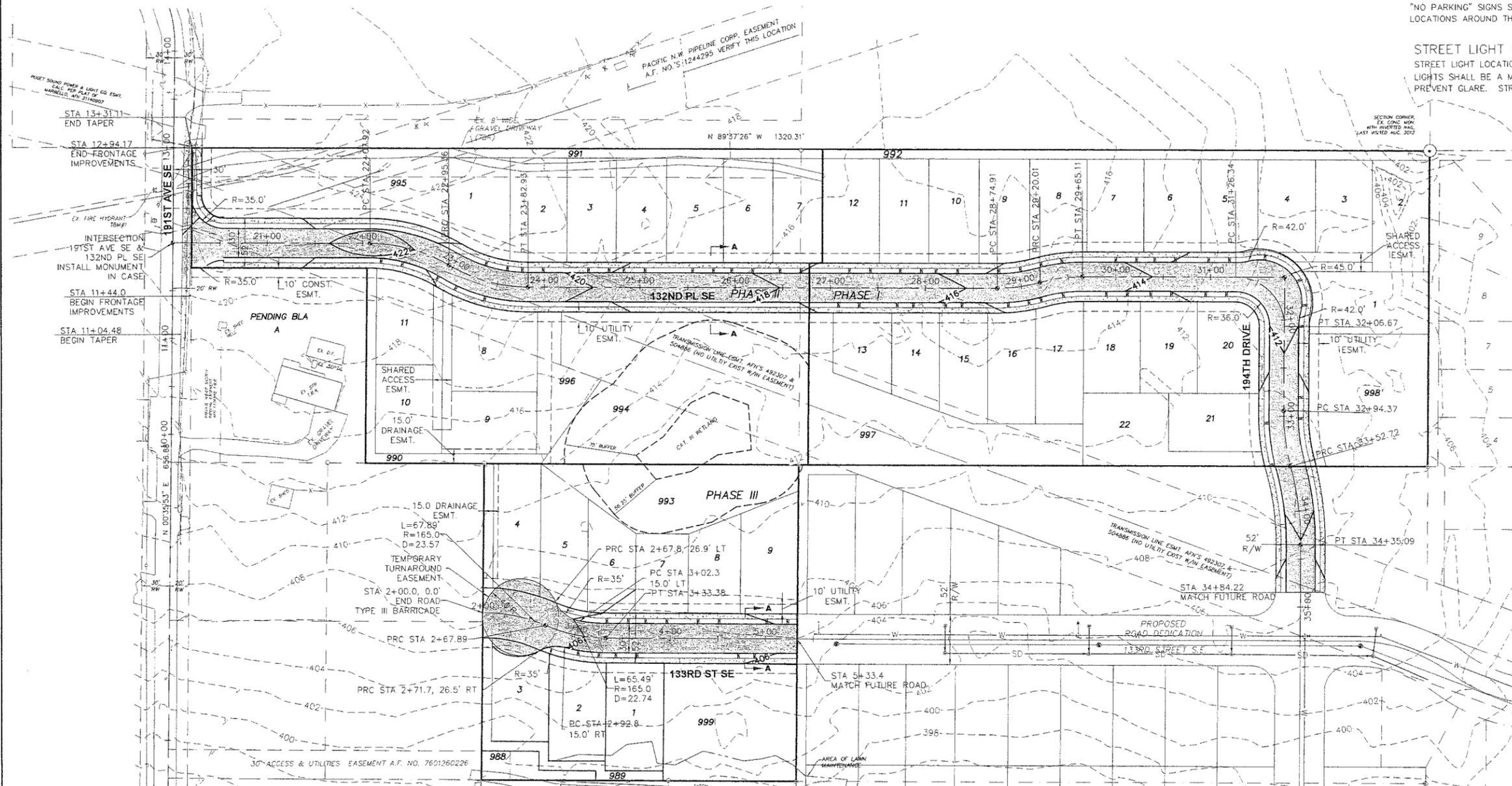


# SKY VIEW RIDGE

## SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.

TEMPORARY CUL-DE-SAC SIGNAGE NOTE:  
"NO PARKING" SIGNS SHALL BE PROVIDED AT A MINIMUM OF TWO LOCATIONS AROUND THE TEMPORARY 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.



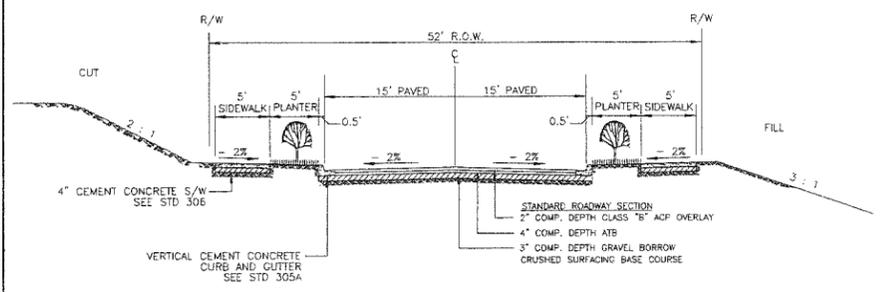
**ROADS & GRADING PLAN**

2707 WETMORE AVE.  
EVERETT, WA 98201  
1 425.387.3820  
1 425.259.1968



**SKY VIEW RIDGE**  
SNOHOMISH COUNTY, Washington  
PORTION OF SECTION 36, TOWNSHIP  
28 NORTH, RANGE 6 EAST, W.M.

CALL 48 HOURS  
BEFORE YOU DIG  
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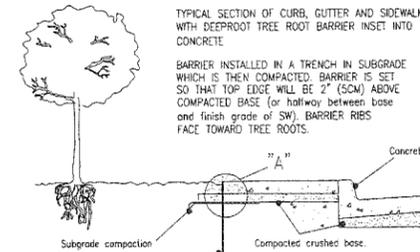
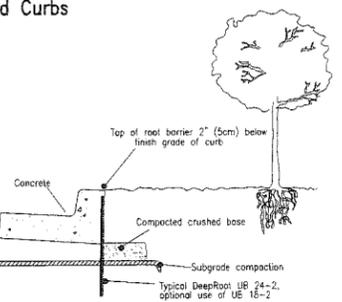
**ROAD SECTION A - A**  
SEE STD 301

### 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 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.

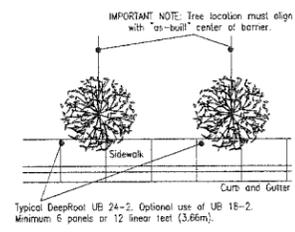
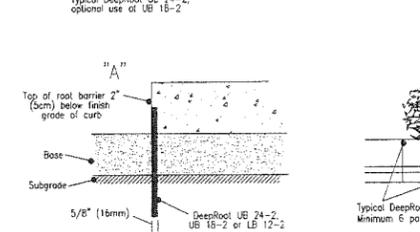
**INSTALLATION SEQUENCE:**

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)



- 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 half-way between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.
  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.







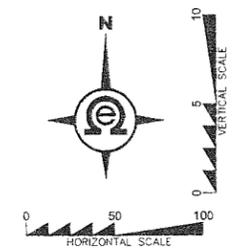
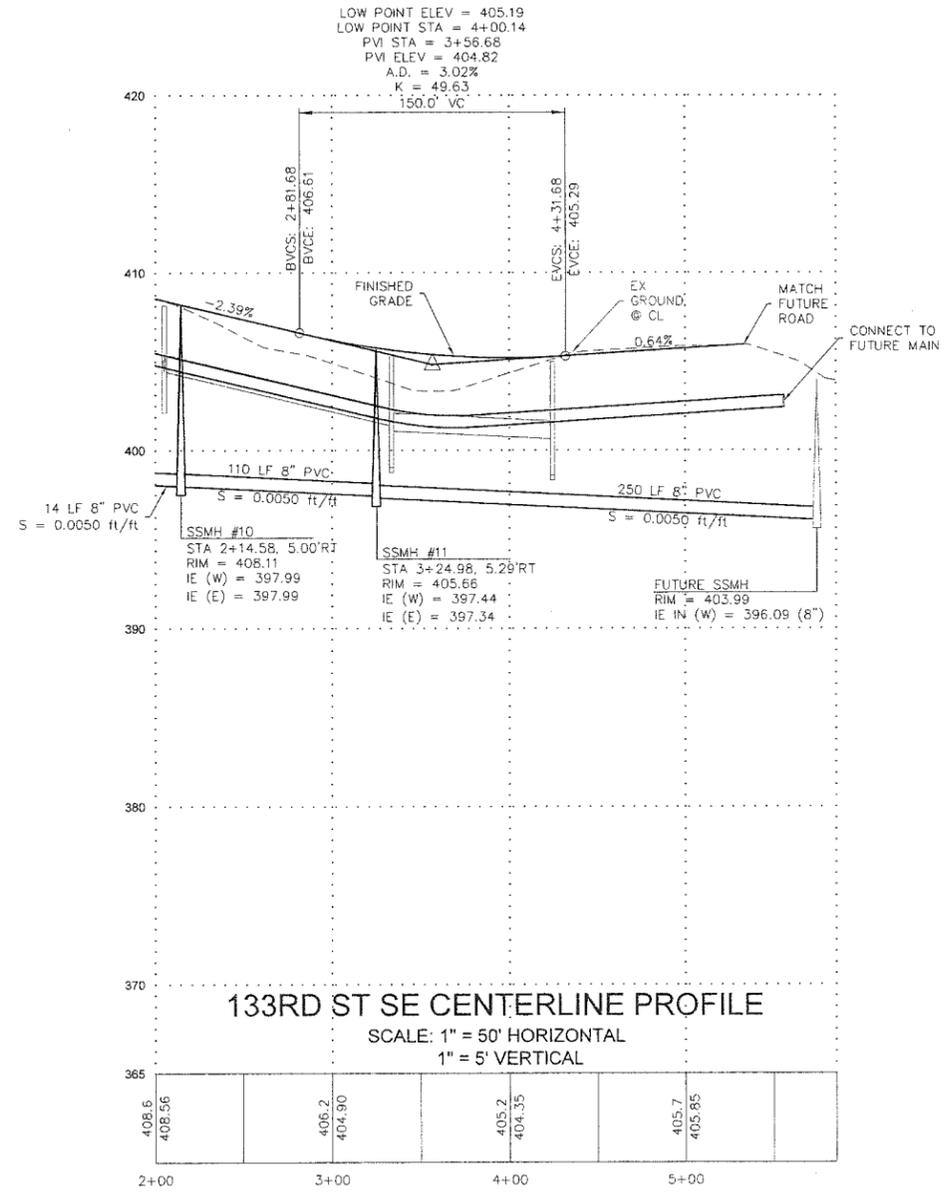
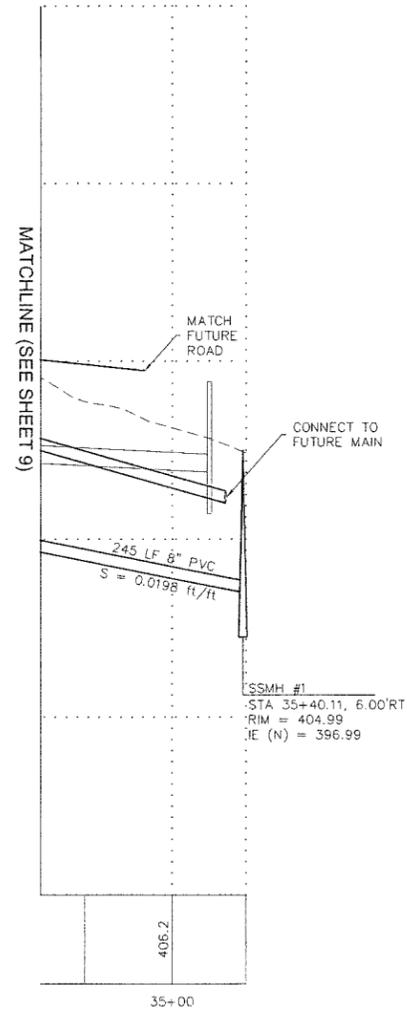






# SKY VIEW RIDGE

## SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



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REVISION	DATE	DESCRIPTION	BY
1	4/15	PRELIM. PLAT	



**133RD ST SE  
SEWER & WATER  
PROFILE**

2707 WETMORE AVE.  
EVERETT, WA 98201  
1 425.387.3820  
1 425.259.1958



**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	DEN. BY.	JMS
DATE	2/27/2015		
SCALE	1" = 50'		
DRAWING NO.	10	10	



Gibson Traffic Consultants, Inc.

Transportation Planners and Traffic Engineers

### MEMORANDUM

To: Kristina Kyle, City of Monroe  
 From: Brad Lincoln, PE *BL*  
 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

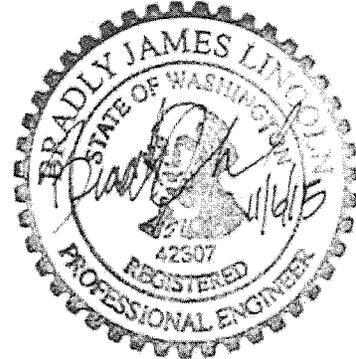
CITY OF MONROE  
RECEIVED

NOV 06 2015

COMMUNITY DEVELOPMENT

**MEMORANDUM**

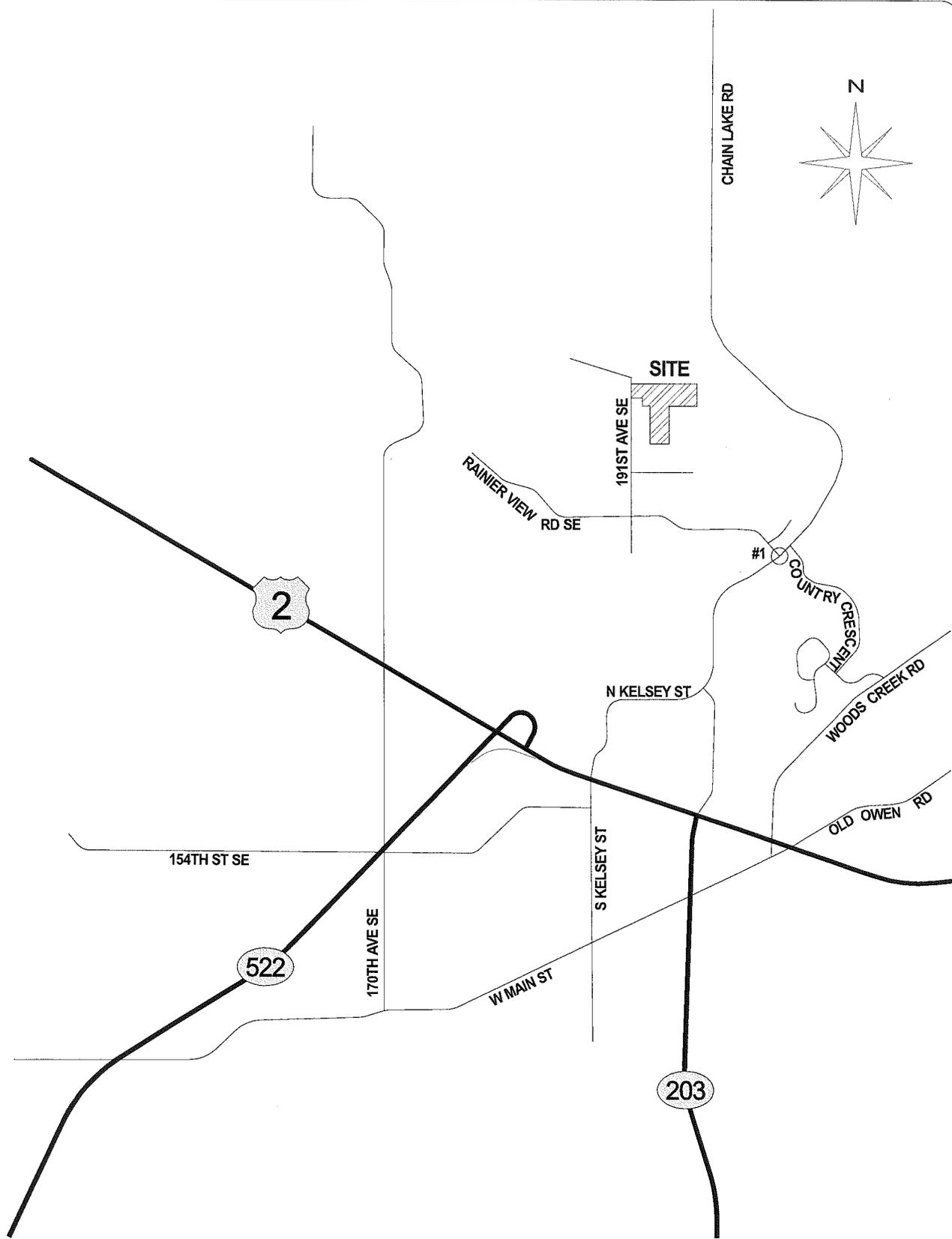
To: Mark Neumann, City of Monroe  
From: Brad Lincoln, PE  
Project: Sky View Ridge  
RE: City of Monroe Comment Response 15-PLPR-0002  
Date: November 6, 2015  
GTC #: 15-244



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.



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY  
GTC #15-244

SKY VIEW RIDGE  
44 NEW SINGLE-FAMILY UNITS

**LEGEND**



DEVELOPMENT SITE



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, 9<sup>th</sup> 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 <sup>1</sup> Service	Expected Delay	Intersection Control Delay (Seconds per Vehicle)	
		Unsignalized Intersections	Signalized & Roundabout Intersections
<b>A</b>	Little/No Delay	≤10	≤10
<b>B</b>	Short Delays	>10 and ≤15	>10 and ≤20
<b>C</b>	Average Delays	>15 and ≤25	>20 and ≤35
<b>D</b>	Long Delays	>25 and ≤35	>35 and ≤55
<b>E</b>	Very Long Delays	>35 and ≤50	>55 and ≤80
<b>F</b>	Extreme Delays <sup>2</sup>	>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.

<sup>1</sup> **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.

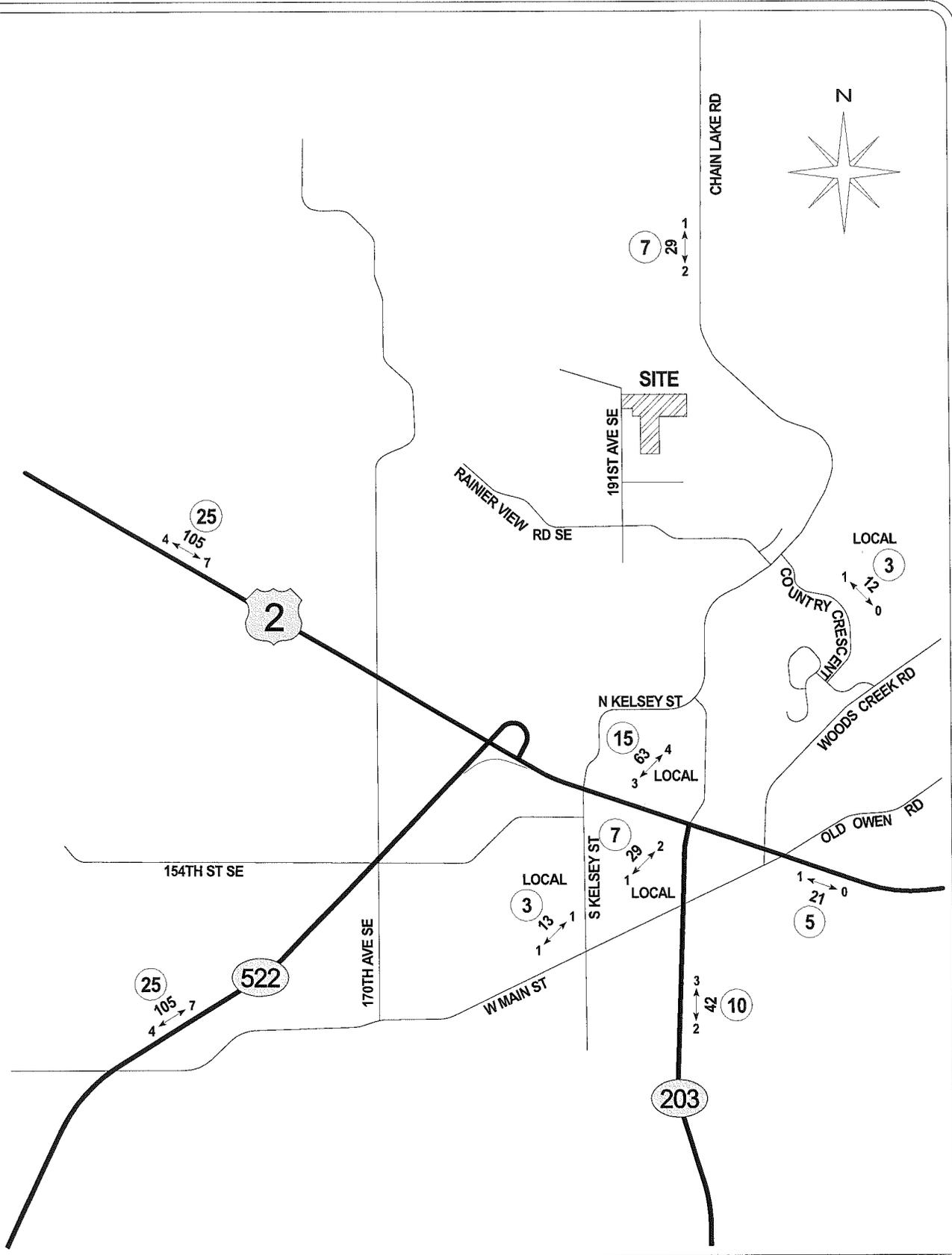
<sup>2</sup> When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection.

**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

**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
<b>Total</b>	<b>3,808</b>	<b>252</b>	<b>148</b>	<b>400</b>

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 stop-control at the intersection.

# Attachments



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 191<sup>st</sup>, 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 191<sup>st</sup> 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](mailto: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 191<sup>st</sup> Avenue SE, then a provision for a turnaround is needed.

We propose three possible temporary turnarounds for this development. 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

1

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](mailto: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

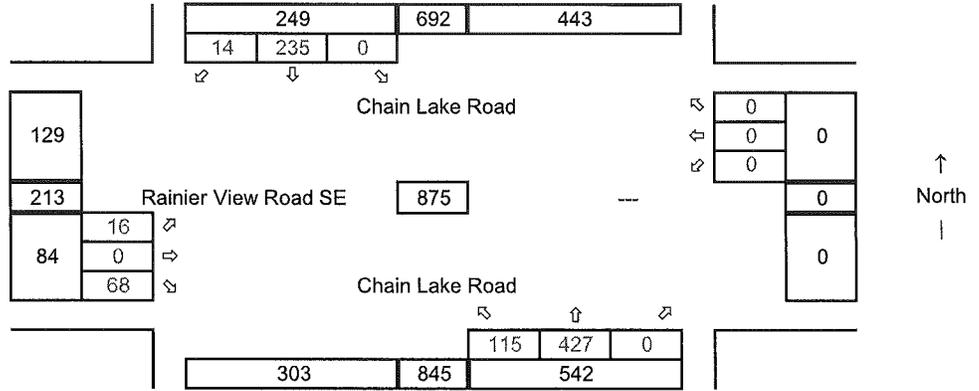
# Rainier View Road @ Chain Lake Road Without 400 Units and 1% Growth Rate

Synchro ID: 1

**Existing**  
Average Weekday  
PM Peak Hour

Year: 2/17/15

Data Source: TDG



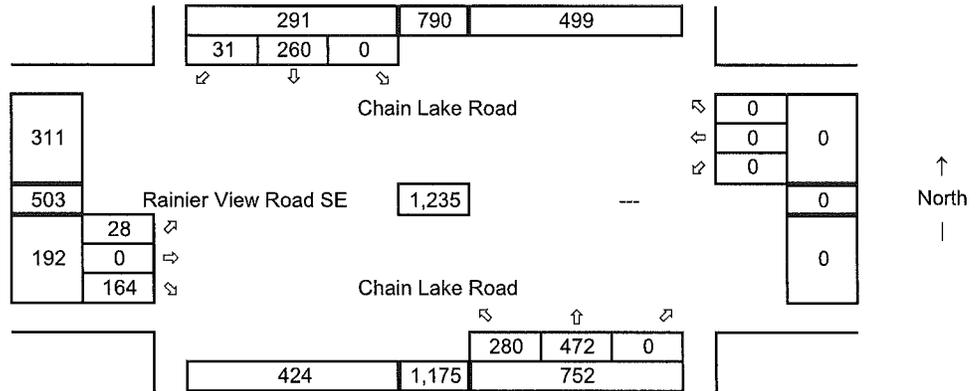
**Future without Project**  
Average Weekday  
PM Peak Hour

Year: 2025

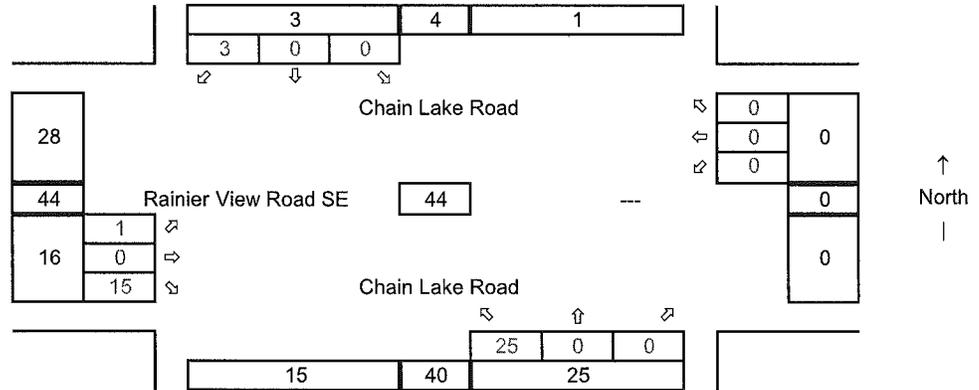
Growth Rate = 1.0%

Years of Growth = 10

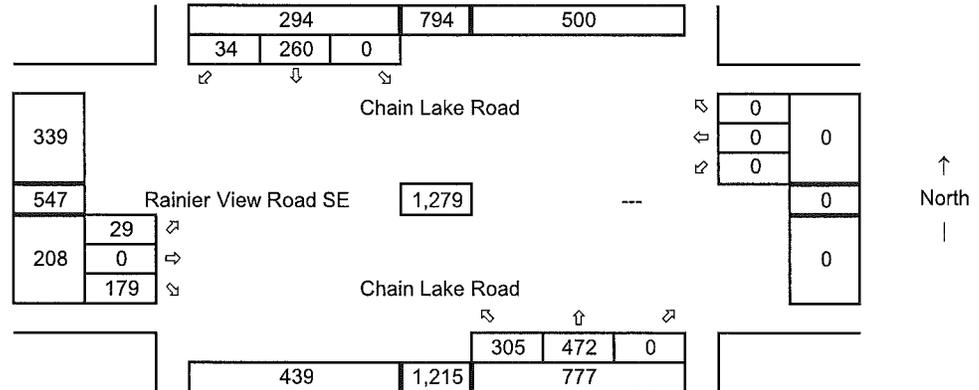
Total Growth = 1.1046



**Total Project Trips**  
Average Weekday  
PM Peak Hour



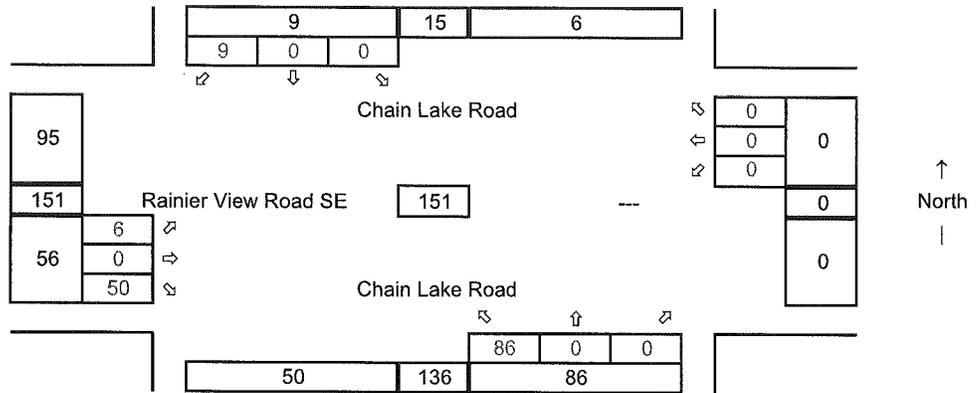
**Future with Project**  
Average Weekday  
PM Peak Hour



Rainier View Road @ Chain Lake Road Without 400 Units and 1% Growth Rate

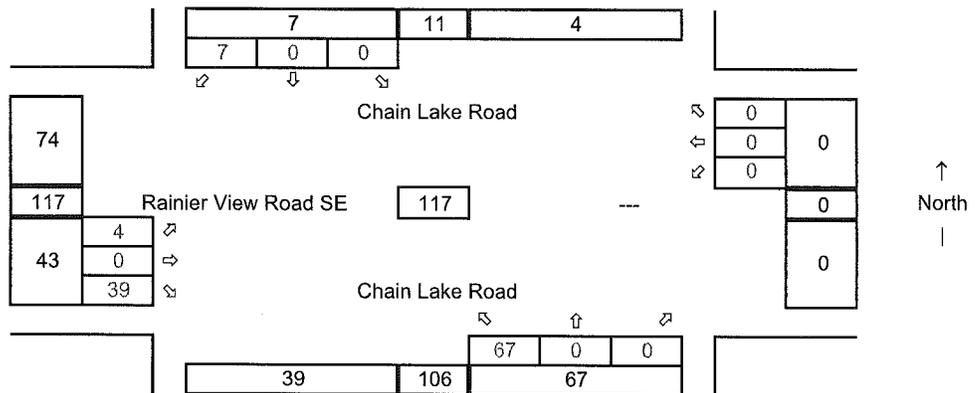
**Eglemont Phases 1-3**

Average Weekday  
PM Peak Hour



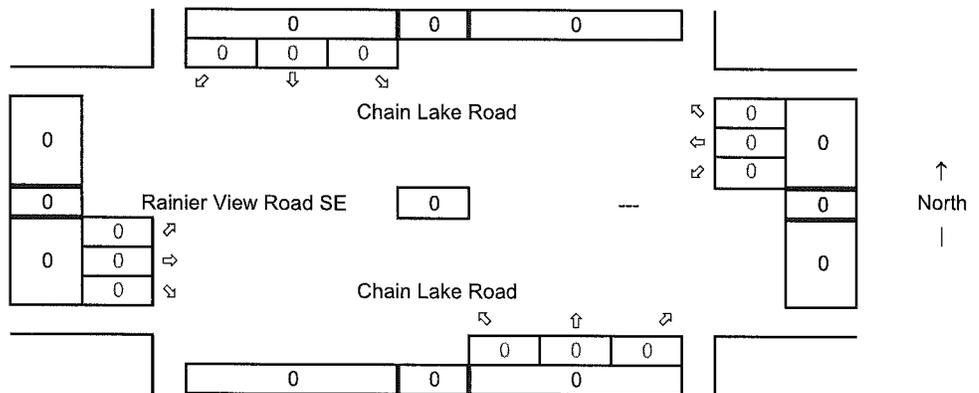
**Eglemont Phases 4-8**

Average Weekday  
PM Peak Hour



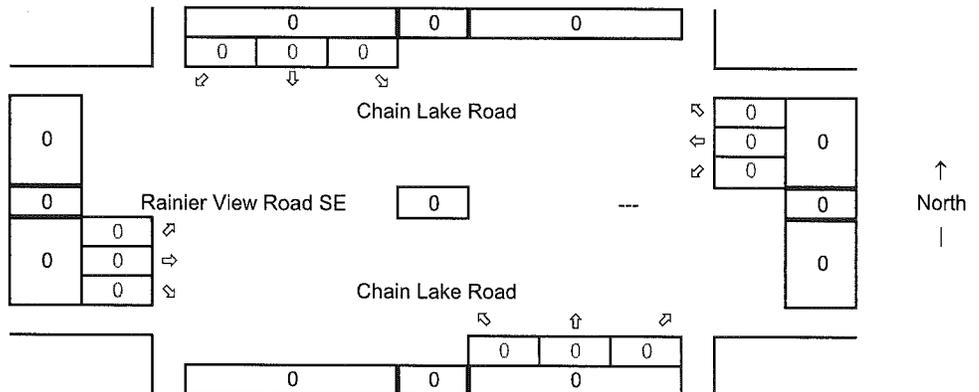
**Future 100 Units**

Average Weekday  
PM Peak Hour



**Future 300 Units**

Average Weekday  
PM Peak Hour



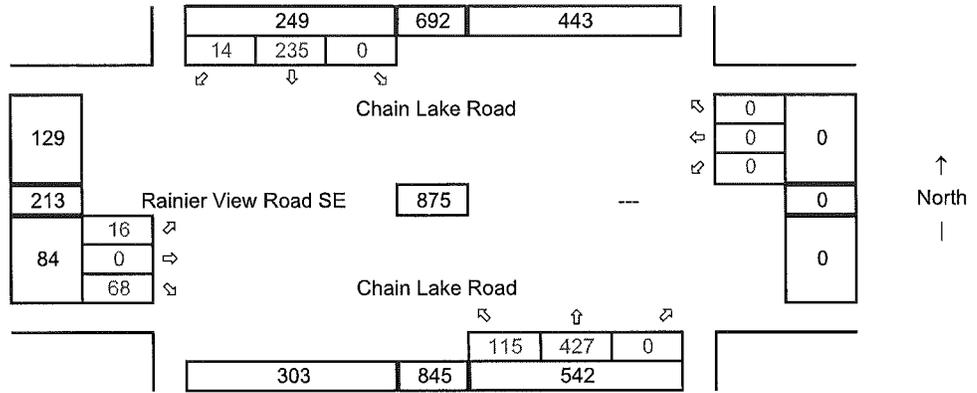
### Rainier View Road @ Chain Lake Road with 400 Units and 1% Growth Rate

Synchro ID: 1

**Existing**  
Average Weekday  
PM Peak Hour

Year: 2/17/15

Data Source: TDG



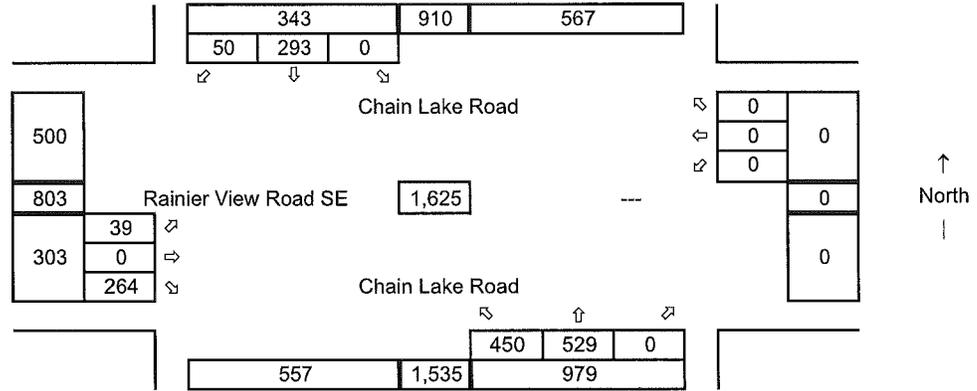
**Future without Project**  
Average Weekday  
PM Peak Hour

Year: 2025

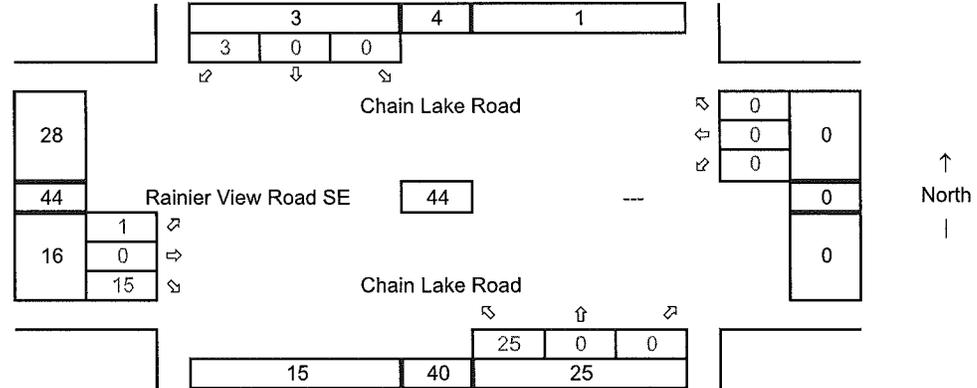
Growth Rate = 1.0%

Years of Growth = 10

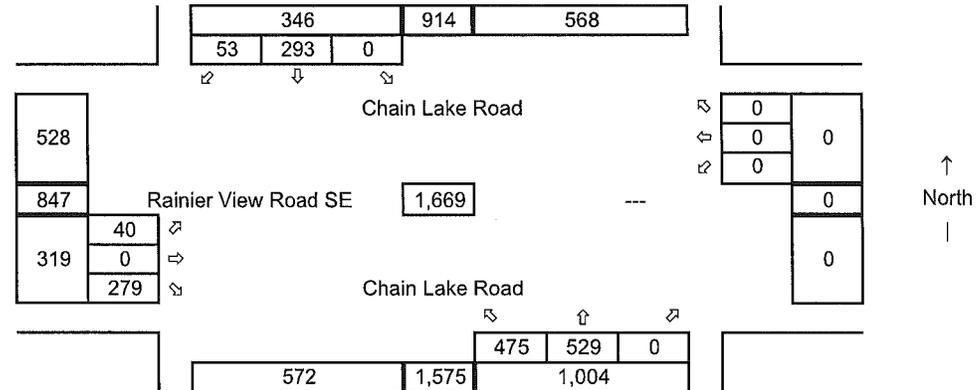
Total Growth = 1.1046



**Total Project Trips**  
Average Weekday  
PM Peak Hour



**Future with Project**  
Average Weekday  
PM Peak Hour





# Rainier View Road at Chain Lake Road Without 400 Units and 2% Growth Rate

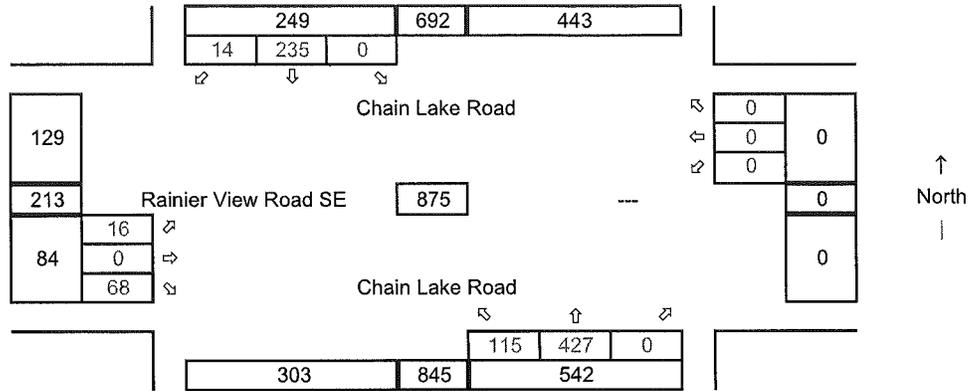
Synchro ID: 1

**Existing**

Average Weekday  
PM Peak Hour

Year: 2/17/15

Data Source: TDG



**Future without Project**

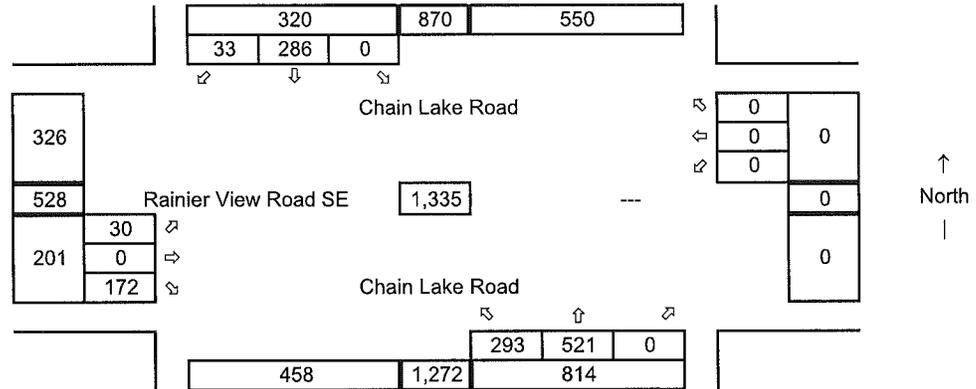
Average Weekday  
PM Peak Hour

Year: 2025

Growth Rate = 2.0%

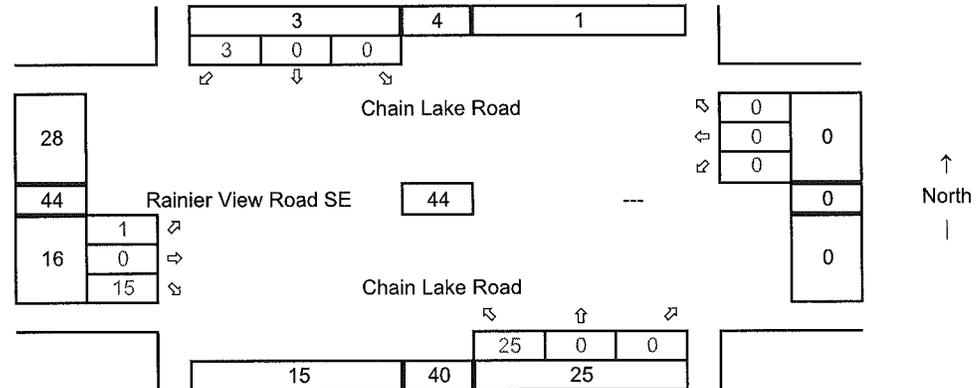
Years of Growth = 10

Total Growth = 1.2190



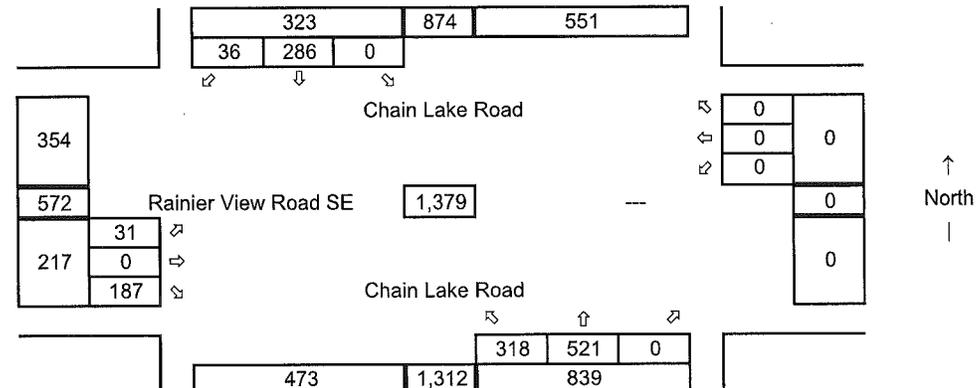
**Total Project Trips**

Average Weekday  
PM Peak Hour



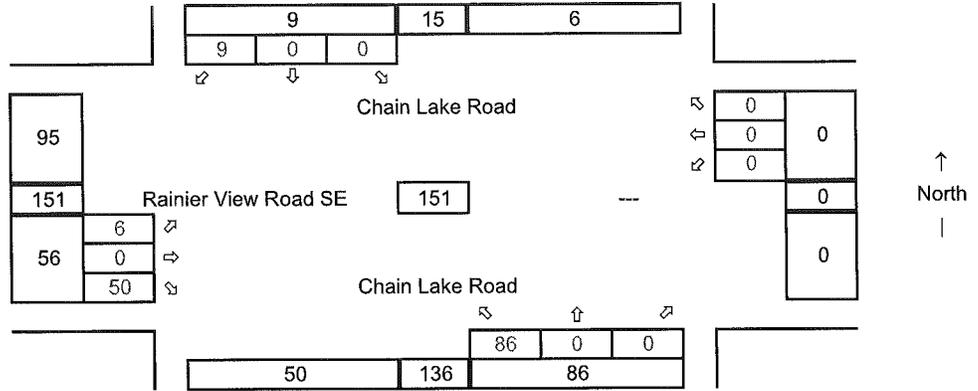
**Future with Project**

Average Weekday  
PM Peak Hour

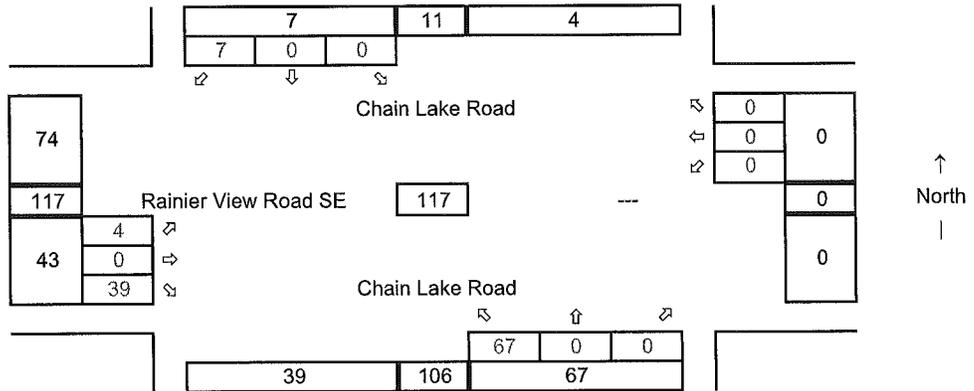


Rainier View Road at Chain Lake Road Without 400 Units and 2% Growth Rate

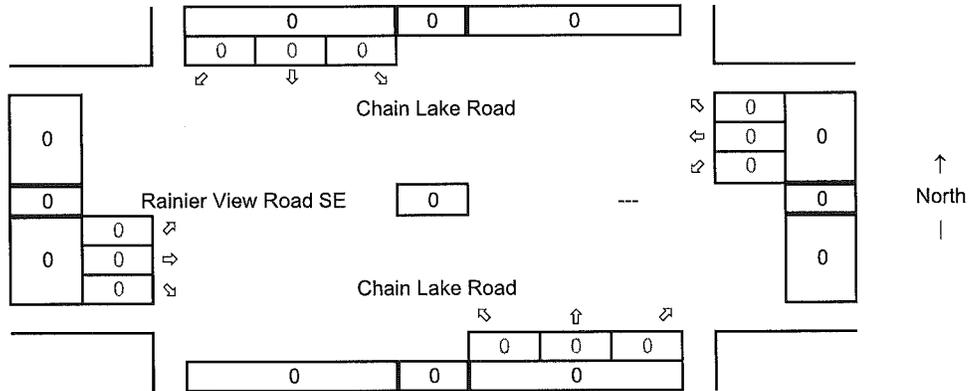
**Eaglemont Phases 1-3**  
Average Weekday  
PM Peak Hour



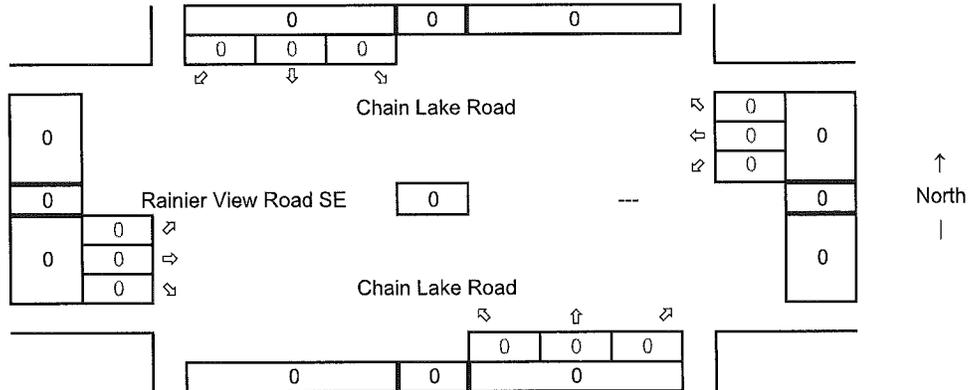
**Eaglemont Phases 4-8**  
Average Weekday  
PM Peak Hour



**Future 100 Units**  
Average Weekday  
PM Peak Hour



**Future 300 Units**  
Average Weekday  
PM Peak Hour



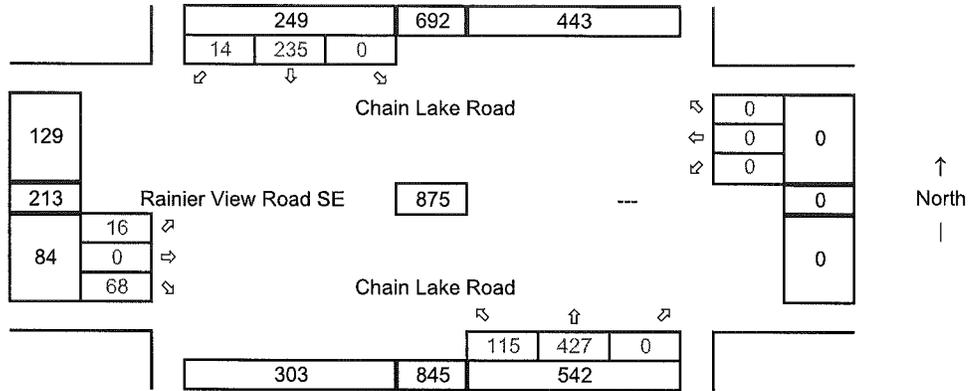
**Rainier View Road @ Chain Lake Road with 400 Units and 2% Growth Rate**

Synchro ID: 1

**Existing**  
Average Weekday  
PM Peak Hour

Year: 2/17/15

Data Source: TDG



**Future without Project**

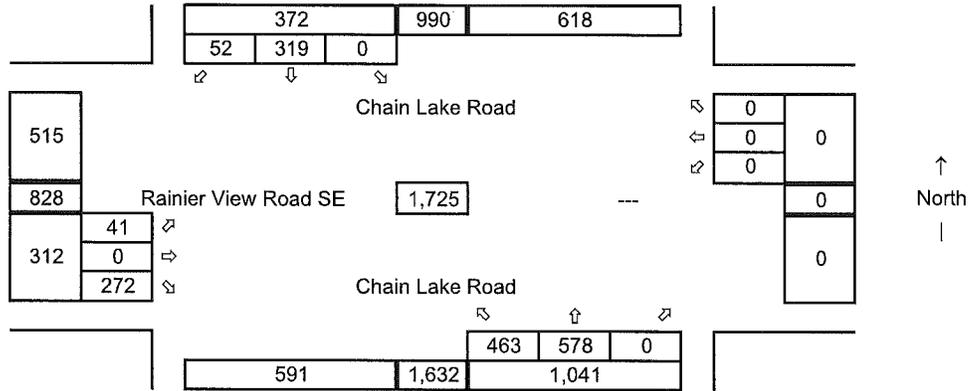
Average Weekday  
PM Peak Hour

Year: 2025

Growth Rate = 2.0%

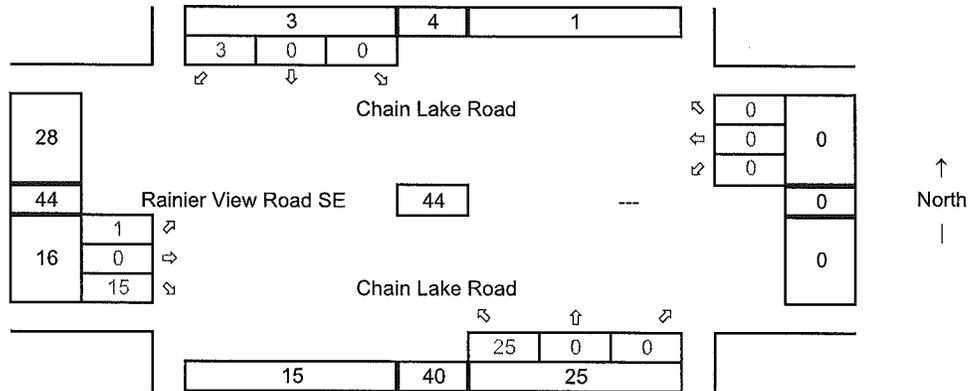
Years of Growth = 10

Total Growth = 1.2190



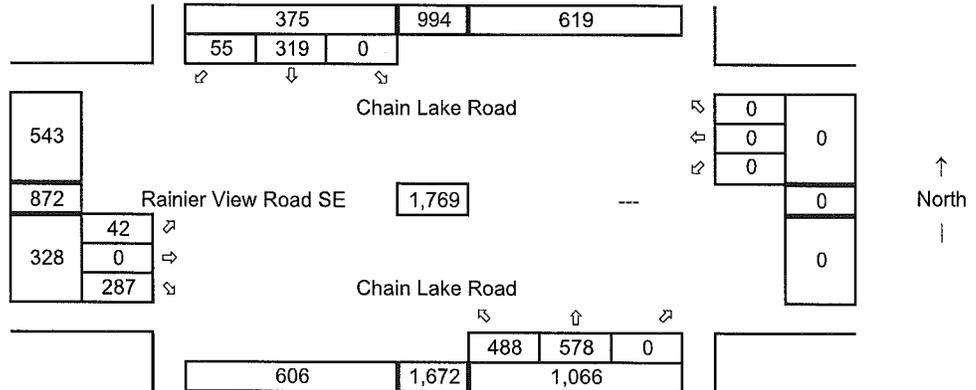
**Total Project Trips**

Average Weekday  
PM Peak Hour



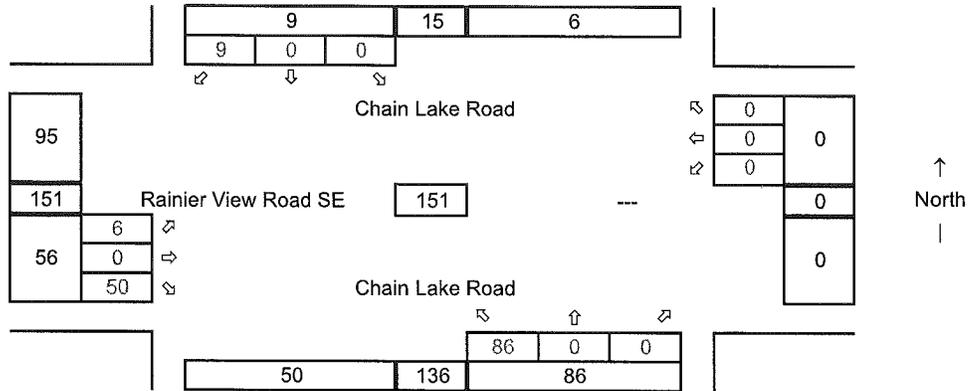
**Future with Project**

Average Weekday  
PM Peak Hour

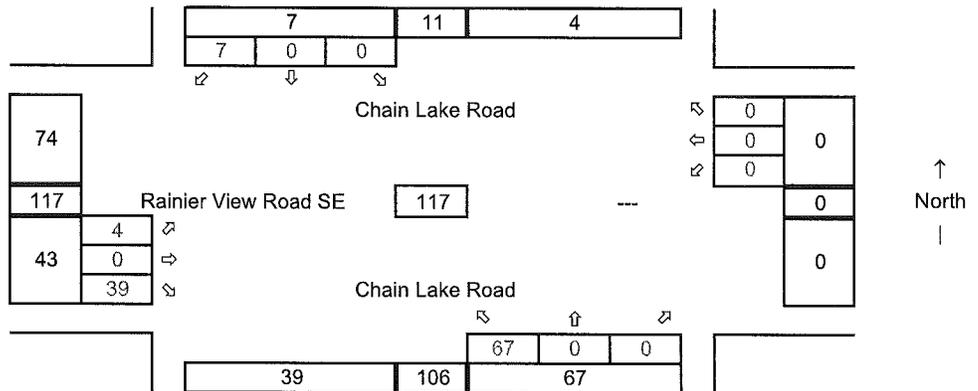


Rainier View Road @ Chain Lake Road with 400 Units and 2% Growth Rate

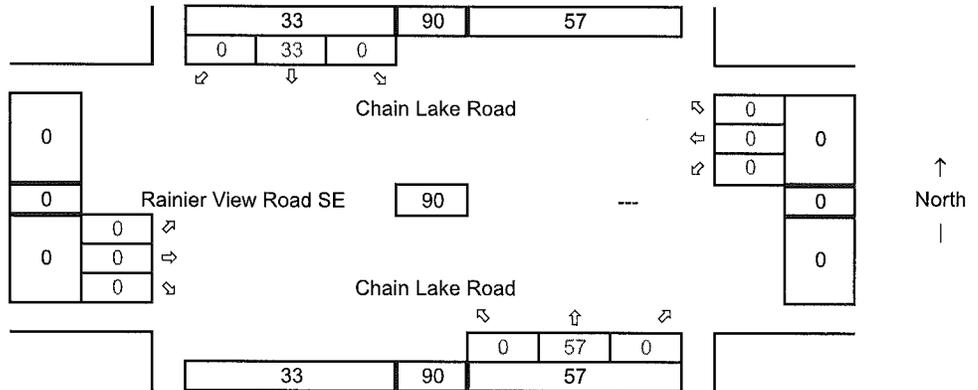
**Eaglemont Phases 1-3**  
Average Weekday  
PM Peak Hour



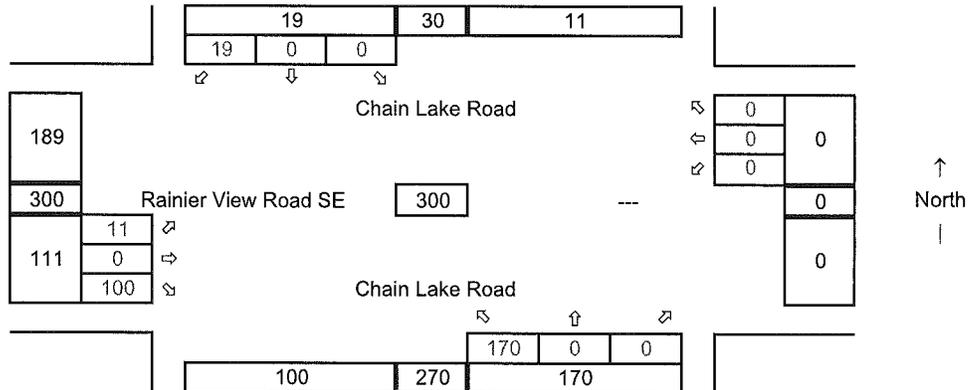
**Eaglemont Phases 4-8**  
Average Weekday  
PM Peak Hour



**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	-	-

HCM 2010 TWSC  
1: Chain Lake Rd & Rainier View Rd

Sky Ridge View [15-244]

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	-	-

HCM 2010 AWSC  
1: Chain Lake Rd & Rainier View Rd

Sky View Ridge

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

HCM 2010 TWSC  
1: Chain Lake Rd & Rainier View Rd

Sky View Ridge

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	-	-

HCM 2010 TWSC  
1: Chain Lake Rd & Rainier View Rd

Sky View Ridge

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	-	-

HCM 2010 TWSC  
1: Chain Lake Rd & Rainier View Rd

Sky View Ridge

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

HCM 2010 AWSC  
1: Chain Lake Rd & Rainier View Rd

Sky View Ridge

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

**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)	7,991 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.

**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

**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**  
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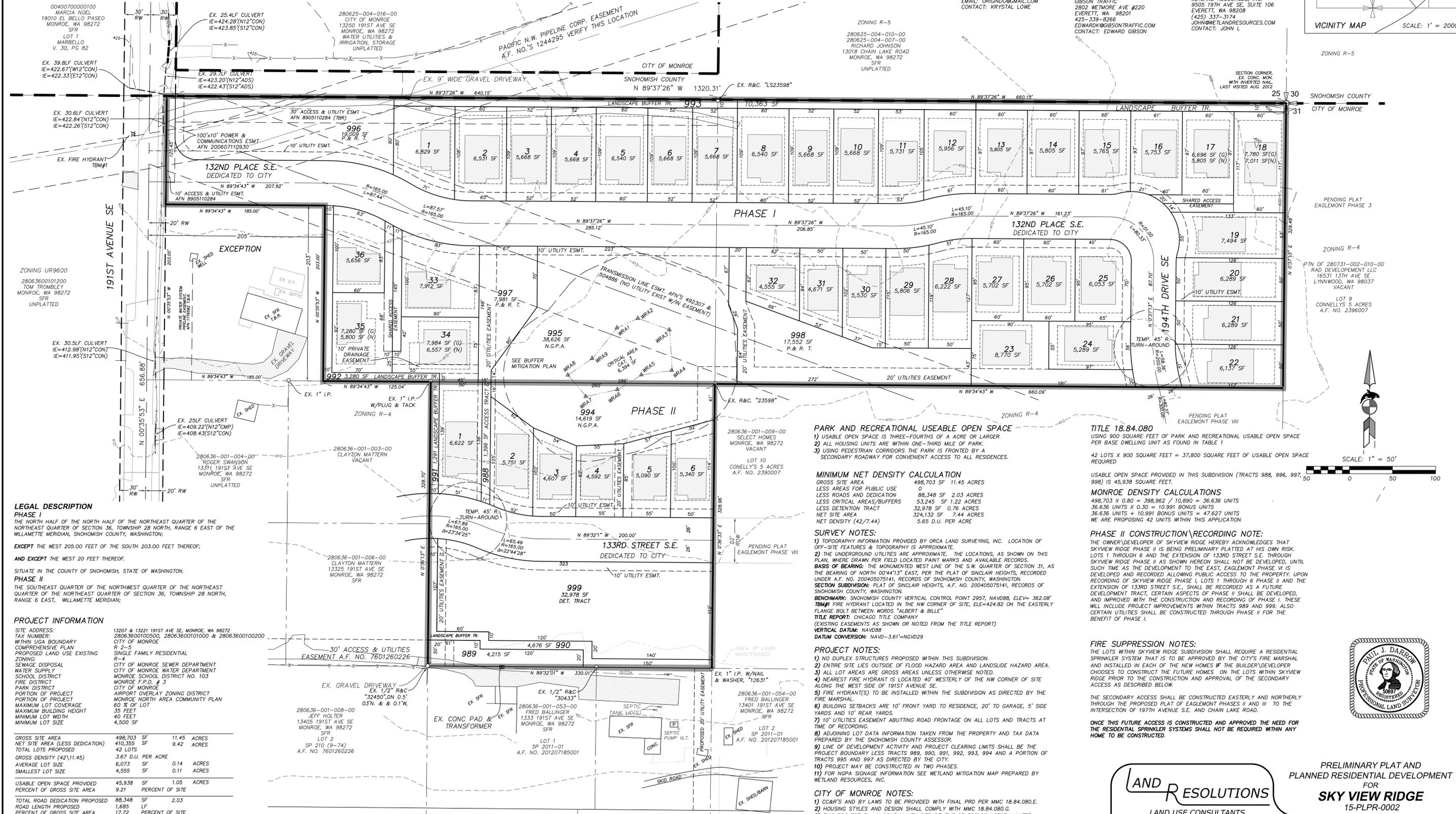
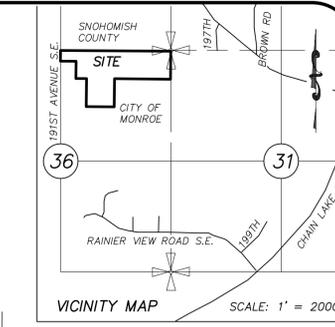
**ENGINEER**  
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 JOHN@WETLANDRESOURCES.COM  
 CONTACT: JOHN L



**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 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 NORTHEAST 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 & 28063600102000  
 WITHIN UGA BOUNDARY  
 COMPREHENSIVE PLAN  
 PROPOSED LAND USE EXISTING  
 ZONING: R-2-5 SINGLE FAMILY RESIDENTIAL  
 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 ACRES
ROAD LENGTH PROPOSED	1,665 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	88,348 SF	2.03 ACRES
LESS ROADS AND DEDICATION	53,245 SF	1.22 ACRES
LESS CRITICAL AREAS/BUFFERS	32,978 SF	0.76 ACRES
LESS DETENTION TRACT	324,132 SF	7.44 ACRES
NET SITE AREA	5,668 SF	0.13 ACRES
NET DENSITY (42/7.44)	5.65 D.U. PER ACRE	

**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 BONUS UNITS + 10.991 BONUS UNITS = 47.627 UNITS
WE ARE PROPOSING 42 UNITS WITHIN THIS APPLICATION

**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 SINGLAR HEIGHTS, RECORDED UNDER A.F. NO. 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
**SECTION SUBDIVISION:** PLAT OF SINGLAR HEIGHTS, A.F. NO. 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
**BENCHMARK:** SNOHOMISH COUNTY VERTICAL CONTROL POINT 2957, NAVD88, ELEV= 362.08'  
**TEMP** 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-83 TO NAD83

**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 RECORDED 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.

**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 MORA SIGNAGE INFORMATION SEE WETLAND MITIGATION MAP PREPARED BY WETLAND RESOURCES, INC.

**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 191ST 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.

**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.

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

**LAND RESOLUTIONS**

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

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: -