

**CITY OF MONROE
ORDINANCE NO. 016/2017**

AN ORDINANCE OF THE CITY OF MONROE,
WASHINGTON, APPROVING THE FINAL PLAT AND
PLANNED RESIDENTIAL DEVELOPMENT FOR THE
SKYVIEW SUBDIVISION (FPLPRD2017-01); SETTING
FORTH SUPPORTIVE FINDINGS; PROVIDING FOR
SEVERABILITY; AND FIXING A TIME WHEN THE
SAME SHALL BECOME EFFECTIVE

WHEREAS, approval of the preliminary plat and preliminary planned residential development (PRD) of Skyview Ridge was granted by the Monroe City Council on May 3, 2016, pursuant to the Council's adoption of Resolution No. 005/2016; and

WHEREAS, the project applicant of the preliminary plat and PRD has applied for final plat and final PRD approval in accordance with Chapter 17.28 and 18.84 MMC, which has been reviewed and approved by all relevant City departments; and

WHEREAS, the applicant has completed and/or submitted appropriate financial guarantees for all required improvements, and all necessary inspections pursuant to Chapter 18.84 MMC have occurred; and

WHEREAS, the applicant has submitted for review and approval by the City Council a final plat/PRD application and map contained in Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full; and

WHEREAS, City of Monroe staff has determined that all conditions of the preliminary plat/PRD have either been met or bonded for and will be satisfied prior to building permit issuance and has recommended that final plat and PRD be granted; and

WHEREAS, the Community Development Director has determined that the final plat and final PRD application and map comply with all applicable standards and requirements, and has recommended approval by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE,
WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The Monroe City Council hereby incorporates the above recitals as findings in support of this ordinance. The City Council further enters the following additional findings:

- A. The final plat and final PRD for the subdivision known as "Skyview Ridge" conforms to all the terms and conditions of the preliminary plat/PRD approval granted by the City of Monroe Resolution No. 005/2016, approved May 3, 2016.

- B. The final plat/PRD meets the requirements of the state laws and the Monroe Municipal Code that was in effect at the time of Preliminary Plat/PRD application, specifically including without limitation the PRD approval criteria codified at MMC 18.84.080 as provided in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.
- C. All required plat/PRD improvements have either been constructed or have been financially secured as approved by the City Council in amounts specified by the City Engineer.
- D. The final plat/PRD has been processed and reviewed in material compliance with all applicable state and local procedural requirements.
- E. The final plat/PRD is in conformance with all applicable zoning and other land use controls.
- F. The final plat/PRD is supported by all applicable owner, staff and agency approvals, attestations, certifications and/or recommendations as required by state and local regulations.

Section 2. Final Plat/PRD Approval. Based upon the above findings, the City Council hereby approves the final plat and PRD for the Skyview Ridge subdivision (FPLPRD2017-01); the Mayor, Community Development Director, and/or other appropriate City of Monroe staff members are authorized and directed to take all actions necessary in order to effectuate said approval, including without limitation issuance of any required notices.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

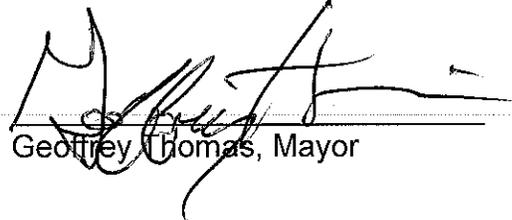
Section 4. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 20th day of June, 2017.

First/Final Reading: June 20, 2017
Published: June 23, 2017
Effective: June 28, 2017

CITY OF MONROE, WASHINGTON:

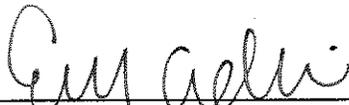
(SEAL)



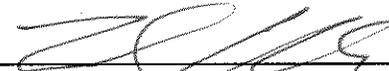
Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:



Elizabeth M. Adkisson, MMC, City Clerk



J. Zachary Lell, City Attorney

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EXHIBIT A

**Findings of the Monroe City Council
Final Plat and Planned Residential Development (PRD)**

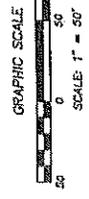
Skyview Ridge

June 20, 2017

The Monroe City Council finds as follows:

- A. The Final Planned Residential Development (PRD) complies with the requirements in MMC 18.84.080.
- B. The PRD is required to pay park impact fees in accordance with MMC 20.10 as a condition of approval of the preliminary plat and preliminary PRD, and complies with MMC 18.84.080(D).
- C. The Final PRD HOA bylaws comply with assessment requirements as set forth in MMC 18.84.080(E).
- D. The Final PRD complies with the Housing Standards as set forth in MMC 18.84.080(G).
- E. The Final PRD complies with the Street and Site Design Standards as set forth in MMC 18.84.080(H).
- F. The Final PRD complies with the requirements for Park and Recreational Useable Open Space as set forth in MMC 18.84.080(I).
- G. The Final PRD complies with the Landscaping Design Standards as set forth in MMC 18.84.080(J).
- H. The Final PRD complies with the PRD Density Determination as set forth in MMC 18.84.080(K).
- I. The minimum lot size of the PRD is 3,700 square feet or larger as set forth in MMC 18.84.080(L).
- J. The PRD contains a minimum of three sizes of lots separated by a one thousand square foot threshold and no single lot size makes up more than 50 percent or less than 15 percent of the total lots as set forth in MMC 18.84.080 (N).
- K. The Final PRD conforms to the approved preliminary development plan as set forth in MMC 18.84.130.

- L. The applicant submitted a final development plan pursuant to MMC 18.84.070(B), which was reviewed and approved by all relevant City departments.
- M. The Final PRD for the subdivision commonly known as "Skyview Ridge" conforms to all terms of the preliminary plat and PRD approval granted by City of Monroe Resolution No. 005/2016, approved by the City Council on May 3, 2016.
- N. The Final PRD meets the requirements of all applicable state laws and the Monroe Municipal Code that were in effect at the time of preliminary PRD application.
- O. All PRD improvements have either been constructed or have been financially secured as approved by the City Council in the amounts specified by the City Engineer.
- P. The Final PRD has been reviewed concurrently with the final plat map for the underlying project.



EQUIPMENT & PROCEDURES
 INSTRUMENTATION: LEICA TOTAL STATION
 LEICA 1207 ATX GPS
 METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION
 ACCURACY: ASSETS OR EXCEEDS N.A.C. 300-150-400 REQUIREMENTS
 BASIS OF BEINGS: THE UNADJUSTED EAST LINE OF THE 1/4 SECTION 36 HAS A BEARING OF NORTH 00°37'33" EAST, PER THE PLAY OF SINGULAR HEIGHTS RECORDED UNDER APN 20040207541.
 SECTION SUBDIVISION: PLAY OF SINGULAR HEIGHTS, APN 20040207541.

- LEGEND**
- SET CONCRETE MONUMENT, "ORDA 34971"
 - EXISTING 1/2" REBAR W/CP AS NOTED
 - SET 1/2" REBAR WITH YELLOW CAP "ORDA 34971" OR GREEN CAP "34971"
 - ⊗ SET NAIL & WASHER WITH "ORDA 34971"
 - ⊗ UTILITY EASEMENT
 - ⊗ PRIVATE DRAINAGE EASEMENT
 - PAR PARKS & RECREATION

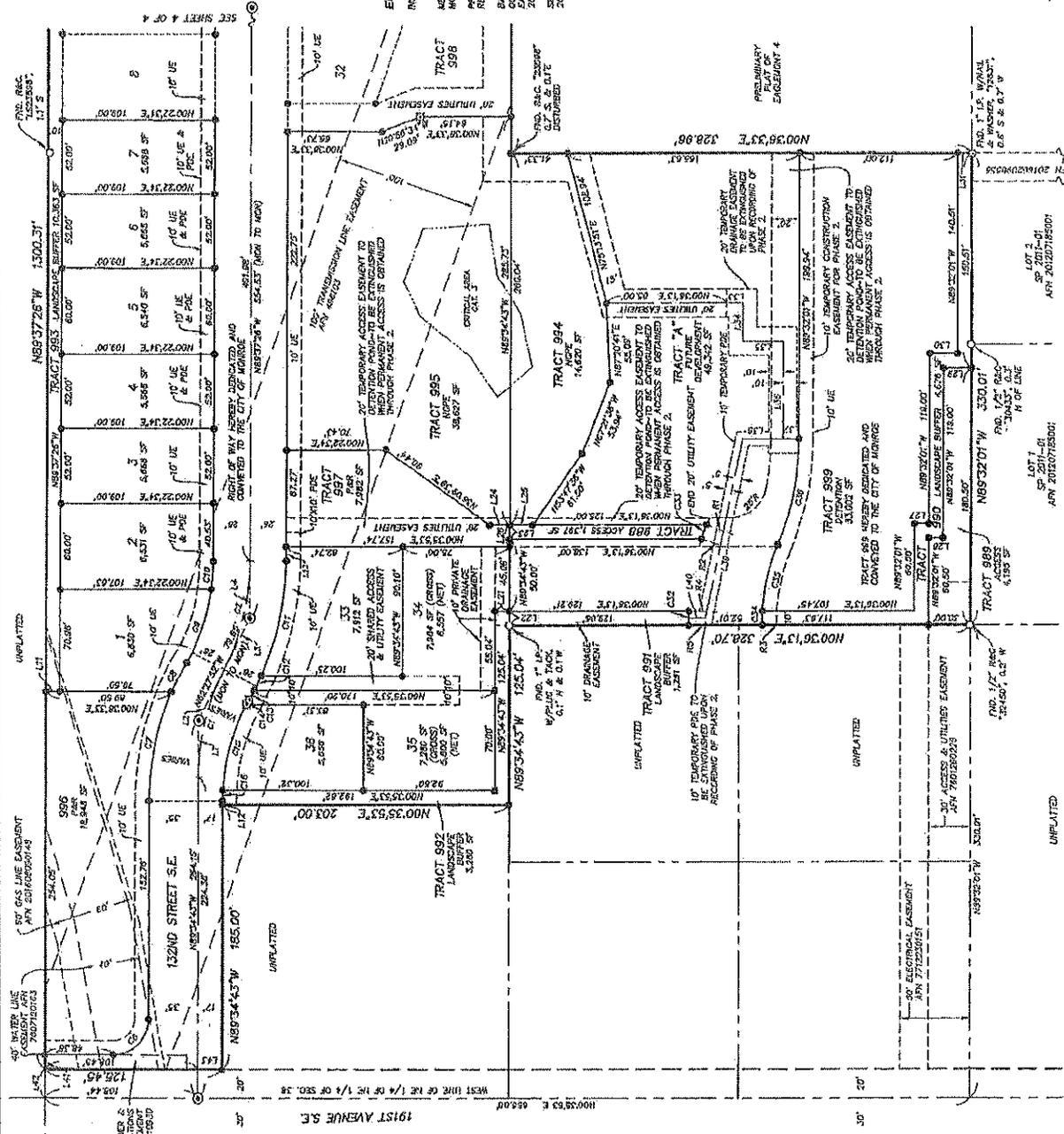


SKY VIEW RIDGE
 15-PLPR-0002

IN THE NE 1/4 OF THE NE 1/4 OF SECTION 36 T.28N., R.6E., W.M., CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



JOB NO. 2014-108
 DATE: 4/26/17
 ENG BY: AP/JS
 SHEET 3 of 4





COMMUNITY DEVELOPMENT

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

FOR OFFICE USE ONLY
PERMIT #(s) _____

COMBINED PERMIT APPLICATION
PERMIT SUBMITTAL HOURS
MONDAY - FRIDAY 8:00 - 12:00 / 1:00 - 5:00

- Building: Commercial T/I, Demolition, Garage/Carport, Mechanical, New Construction, Plumbing, Racking, Residential Remodel, Sign, Other
Operations: Engineering Review, Fencing, Grading, Retaining wall, Rockery, Right-of-Way Disturbance, Special Flood Hazard Area, Utility Service, Other
Fire: Fire Alarm, Fire Sprinkler, High Piled Storage, Hood Suppression, Operational, Spray Booth, Tents & Canopies, Other
Land Use: Accessory Dwelling Unit, Boundary Line Adjustment /Lot Consolidation, Conditional/Special Use, Land Clearing/Forest Practices, Planned Residential Development, Shoreline Permit, Short Plat, Subdivision/Plat, Variance, 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 - 191st Ave SE, Monroe, WA 98272

Size of site (acre/square feet): 11.45 Acres, 498,703 sq.ft.

Assessor's Tax Parcel Number (14 digits): 28063600101000, 280636001002

Applicant: NANSON HOMES AT SKY VIEW RIDGE LLC Phone # ()

*Signature: [Signature] Printed Name:

Mailing Address: PO Box 2289 Fax # ()

City: Snohomish State WA Zip 98291 E-mail

Property Owner: SAME AS APPLICANT Phone # ()

**Signature: [Signature] Printed Name:

Mailing Address: [Signature] 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):

Detailed Description of work:

Divide 11.45 Acres into 36 lots and one future development tract, and 12 other tracts.

FOR OFFICE USE ONLY	
Planning Application Fee: _____	Publication Fee: _____
Fire Plan Check Fee: _____	Mailing Fee: _____
SEPA Fee: _____	Technology Fee: _____
TOTAL FEES: _____	