

**CITY OF MONROE
ORDINANCE NO. 017/2018(SUB)**

AN ORDINANCE OF THE CITY OF MONROE,
WASHINGTON, APPROVING THE FINAL PLAT FOR
THE IRON EAGLE SUBDIVISION (FP2018-02); SETTING
FORTH SUPPORTIVE FINDINGS; PROVIDING FOR
SEVERABILITY; AND FIXING A TIME WHEN THE
SAME SHALL BECOME EFFECTIVE

WHEREAS, approval of the preliminary plat of Iron Eagle was granted by the Monroe City Council on July 26, 2016, through Resolution No. 012/2016; and

WHEREAS, the project applicant of the preliminary plat has applied for final plat approval in accordance with Chapter 17.28 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 17.28 MMC have occurred; and

WHEREAS, the applicant has submitted for review and approval by the City Council a final plat application and map contained in Exhibit A, 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 have either been met or bonded for and will be satisfied prior to building permit issuance and has recommended that final plat be granted; and

WHEREAS, the Community Development Director has determined that the final plat 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 for the subdivision known as "Iron Eagle" conforms to all the terms and conditions of the preliminary plat approval granted by the City of Monroe Resolution No. 012/2016, approved July 26, 2016.
- B. The final plat meets the requirements of the state laws and the Monroe Municipal Code that was in effect at the time of Preliminary Plat application.

- C. All required plat 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 has been processed and reviewed in material compliance with all applicable state and local procedural requirements.
- E. The final plat is in conformance with all applicable zoning and other land use controls.
- F. The final plat 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 Approval. Based upon the above findings, the City Council hereby approves the final plat for the Iron Eagle subdivision (FP2018-02); 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.

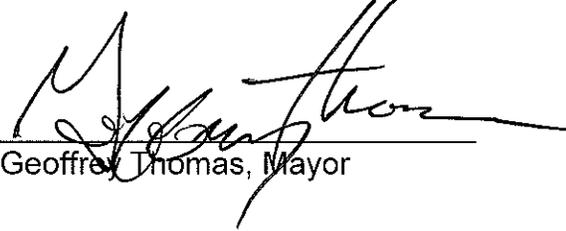
Section 4. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 12th day of June, 2018.

First/Final Reading: June 12, 2018
Published: June 15, 2018
Effective: June 20, 2018

CITY OF MONROE, WASHINGTON:

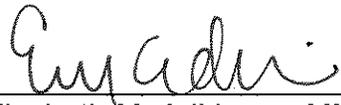
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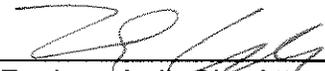
Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:



Elizabeth M. Adkisson, MMC, City Clerk



J. Zachary Lell, City Attorney

STAFF REPORT & RECOMMENDATION

**IRON EAGLE REZONE AND PRELIMINARY PLAT
File # 15-SDPL-0001 & 15-REZN-0001**

PUBLIC HEARING DATE:
June 9, 2016 at 1:30 pm
Monroe City Hall Council Chambers
806 West Main Street

TO: Mr. Carl Cox, City of Monroe Hearing Examiner
FROM: Kristi Kyle, Senior Planner, City of Monroe
DATE: June 1, 2016
SUBJECT: Rezone & Preliminary Plat Development File 15-SDPL-0001 & 15-REZN-0001

A. PROJECT DESCRIPTION AND REQUEST

The applicant is requesting a rezone and concurrent preliminary plat approval for property ("Property") approximately 6.61 acres or 288,072 square feet in area.

The Property consists of two zoning designations: UR 9600 and MR 6000. The UR 9600 zoned portion of the Property consists of 5.90 acres and the MR 6000 zoned portion of the Property consists of 0.71 acres. The rezone request is to amend the entire Property from UR 9600 and MR 6000 zoning map to a single zoning designation of UR 6000. The concurrent preliminary plat application proposes 32 single-family residential lots based on the proposed rezone designation to UR 6000.

One existing building (Church/Religious Institution) is located on the Property. The building will be removed with development of the Iron Eagle subdivision. All development standards, including required street improvements, 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.

B. GENERAL INFORMATION

1. Applicant/Owner: James and Frances Hager, 21314 Calhoun Rd, Monroe WA 98272
2. Contact Person: Steve Mason, Harmsen & Associates, Inc., 125 E Main St, Suite 104, Monroe WA 98272
3. General Location: The project is located at 16691 Currie Road, Monroe, WA in Section 2, Township 27 north, Range 6 east W.M. on Snohomish County tax parcel number 27060200301900. (Exhibit 2).
4. Property Address: 16691 Currie Rd, Monroe WA 98272.

Staff Analysis to Hearing Examiner

5. Description of Proposal: Rezone from UR 9600 and MR 6000 to UR 6000 and Preliminary Plat for a 32 lot single family subdivision (Exhibit 3).
6. General Description: The site is located at 16691 Currie Road. Past development of the Property was a golf driving range with a two story building and paved parking lot. Currently the building is being utilized as a Church/Religious Institution.

The Property consists of one parcel totaling 6.61 acres or 288,072 square feet. The site slopes slightly from Currie Road, along the south property line north into the existing parking lot. The northern area was previously utilized as a driving range and is very flat. The property has street frontage on Currie Road. Frontage improvements including pavement, widening, curb, gutter, planter and sidewalk will be required along Currie Road. There is no evidence of current wetland hydrology on the property, however, a perennial channel called an "unclassified stream" per the City of Monroe Critical Areas and Buffer Map, is located in the southwest corner of the parcel.

7. Comprehensive Plan Land Use Designations, Zoning Designation and Existing Land Uses of the Property and Surrounding Area:

	PRIOR / EXISTING COMP PLAN LAND USE DESIGNATION(S)	ZONING	EXISTING LAND USE
Project Site ("Property")	Prior: (R5-7)Dwellings Per Acre & (R8-11) Dwellings Per Acre Existing: Medium Density SFR & Multifamily	Urban Residential (UR 9600) & MR 6000	Church/Religious Institution
North	Prior: (P/O) Parks/Open Space Existing: Parks	Public Open Space (PS)	Park Meadows City Park
South	Prior: SR 522 / (R8-11) Dwellings Per Acre Existing: SR 522 / High Density SFR	Urban Residential (UR 9600)	SR 522
East	Prior: (R3-5) Dwellings Per Acre Existing: Low Density SFR	Public Open Space (PS)	Vacant & WSDOT
West	Prior: (R5-7) Dwellings Per Acre / (R3-5) Dwellings Per Acre Existing: Medium Density SFR /Low Density SFR	Urban Residential (UR 9600)	Single family residential

* Note: The City of Monroe adopted an updated Comprehensive Plan on December 8, 2015

8. 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 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. The Rezone is a public hearing review process per the City of Monroe MMC 21.20.040(D). It requires a public hearing before the Planning Commission and a recommendation to the City Council.

Per MMC Section 21.50.120, when an applicant seeks a concurrent land use approval for a quasi-judicial or legislative action, the city may consolidate all project permit applications for the development proposal so that the review process does not involve more than one open record hearing and one closed record appeal, in accordance with MMC Section 21.50.130. In this case, the applicant has submitted an application for the rezone with a concurrent preliminary plat and has requested that the applications be consolidated per MMC 21.30.010 and 21.50.130. At the applicants request the applications have been consolidated.

2. Application: The Iron Eagle rezone and subdivision application was received by the City of Monroe on March 16, 2015 (Exhibit 4). The application was deemed complete on March 23, 2015 (Exhibit 5). A Notice of Application was issued on March 31, 2015 and a notice of Public Hearing was issued on May 24, 2016 (Exhibit 10).
3. Comprehensive Plan and Zoning: The City of Monroe adopted the 2015-2035 Comprehensive Plan on December 8, 2015. The 2015-2035 Comprehensive Plan Future Land Use Map designates the Property "Medium Density SFR" and "Multifamily". The prior 2005-2025 City of Monroe Comprehensive Plan designated the Property as "R 8-11 Dwellings Per Acre" and "R 5-7 Dwellings Per Acre".

The Property's existing zoning designations are UR 9600 and MR 6000 (Exhibit 6). The requested zoning designation for the entire parcel is UR 6000 (Exhibit 6).

The prior 2005-2025 Comprehensive Plan (Pg. LU-44, Section LUP 1.1 (5) & (6)) provides the following descriptions for the R 8-11 Dwellings Per Acre" and "R 5-7 Dwellings Per Acre" land use map designations (Exhibit 7):

"Residential, Five to Seven Dwelling Units Per Acre (R 5-7). This designation shall provide for primarily single family residential development at a range of densities between five and seven dwelling units per acre and compatible uses such as schools, churches, day care centers where a full range of public facilities and services to support urban development exists. Aggregation of dwelling units in multiple family configurations may be appropriate if compatibility with nearby existing single family development can be achieved.

This designation may be implemented by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capacities of existing and projected public facilities."

and;

“Residential, Eight to Eleven Dwelling Units Per Acre (R 8-11). This designation shall provide for multi-family residential development at a range of densities between eight and eleven dwelling units per acre plus compatible uses such as uses such as schools, churches, day care centers where a full range of public facilitates and services to support urban development exists. Single-family attached housing is also compatible with this designation.

Generally, this designation is appropriate for land that is located convenient to principal arterials and to business and commercial activity centers.

This designation may be implemented by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capacities of existing and projected public facilities.”

The 2015-2035 Comprehensive Plan Table 3.07 provides the following descriptions of the respective land use plan designations (Exhibit 7):

“Medium Density SFR. The Medium Density Single Family Residential designation is based on gross density. Unlike the low density SFR designation, these areas can develop at a higher intensity, ranging from approximately five to seven units per acre. Where sites are unconstrained this can result in individual lot sizes of about 6,000 square feet to 9,000 square feet. The Medium Density SFR designation allows for Parks.”

And;

“Multifamily. This designation shall provide for multiple-family residential developments at a range of densities between 12 and 25 dwellings units per acre where the full range of public facilitates and services to support urban development exist. Generally this designation is appropriate for land that is located convenient to principal arterials and to business and commercial activity centers. This designation is intended for areas of infill housing such as the downtown and the western area of the West Main Street corridor as well as for senior housing developments and other special group homes.”

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 March 31, 2015 (Exhibit 9) and a Public Hearing notice was published, posted, and mailed on May 24, 2016 (Exhibit 10). Public comment was received from Renae Brown, Tiffany S. Norton, Gretchen Kaehler, Local Governments Archeologist, Department of Archaeology & Historic Preservation (DAHP), Faye Ryan, Senior Real Estate Respresenative, Puget Sound Energy, Elizabeth Tobin, Senior Manager, Puget Utilities District No.1 (PUD), Steven Mullen- Moses, Director of

Archeology & Historic Preservation, Snoqualmie Tribes and Kerry Lyste, Stillaguamish Tribes (Exhibit 11).

5. Environmental Review: A Mitigated Determination of Nonsignificance (MDNS) was issued, published, posted and mailed on April 19, 2016. The MDNS provided a comment period ending on May 3, 2016 and an appeal period ending on May 10, 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 Urban Residential (UR 6000) zone for single family residential development:
 - Minimum lot size (6,000 square feet),
 - Minimum lot width (60 feet),
 - Minimum front yard setback (10 feet to the living area/20 feet for garage),
 - Minimum side yard setback (5 feet w/total 15 feet),
 - Minimum rear yard setback (15 feet),
 - Maximum building height (35 feet) and
 - Maximum lot coverage (50 percent).

Density calculations for the gross 6.61 acre (288,072 sq. ft.) site would permit up to 38.409 dwelling units as allowed by MMC section 18.10.010 as follows,

$$288,072 \times .80 = 230,458 \text{ sq. ft.} / 6,000 \text{ sq. ft.} = 38.409 \text{ dwelling units.}$$

The applicant is proposing 32 dwelling units. The number of dwelling units falls under the maximum density allowed by the UR 6000 zoning district. Thus, the density is consistent with that allowed by the zoning code.

Table A
– Residential Zoning District Bulk Development Requirements

	Residential^{1,2}	
	Single-Family	
	Multifamily	Urban Residential
	Mid-density Multifamily Small Lot Single-Family	
	MR 6,000/PO³	
UR 6,000		

Staff Analysis to Hearing Examiner

	Standard	PRD	Standard	PRD
Minimum Lot Size, in sq. ft. ^{4,5,6}	4,000	2,500	6,000	3,700
Minimum Lot Width ^{8,9,10}	45	40	60	40
Maximum Lot Coverage	75%	75%	50%	60%
Maximum Building Height	35	35	35	35
Front Yard Setback ¹¹	10	10	10/20	10/20
Side Yard Setback ¹²	5 w/ total 10	5 w/ total 10	5 w/ total 15	5 w/ total 10
Rear Yard Setback ¹³	20	20	15	10
Landscape Buffer ^{14,15}	5	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(l).
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.

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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.

REZONE

7. Compliance with MMC Chapter 18.99 (Rezoning Procedures) and Rezone Application Criteria: City staff reviewed the application under the following application criteria.

The proposed zoning change shall be in keeping with the goals and policies of the Comprehensive Plan.

The proposed zoning change is consistent with the following Goal statements from the 2005-2025 Monroe Comprehensive Plan (under which the application was filed).

Goals and Policies of the Comprehensive Plan - Land Use Goals

Land Use Goals

LUG1 - To pursue well-managed, orderly expansion of the City and actively influence the character of the City by managing land use change and by developing City regulations, facilities and services in a manner that directs and controls land use patterns and intensities.

LUG-3 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.

LUG-5 - Promote the small-town atmosphere of the City by providing that new residential development must be compatible with the present housing stock, yet provide for a broad range of housing types and densities.

LUG-7 - Encourage development both within and outside the corporate limits of Monroe to be consistent with the goals and policies of the Comprehensive Plan.

Economic Development Goals

Economic Development

EDG-1 - Promote a strong, diversified, and sustainable local and regional economy, respecting the natural environment and preserving or enhancing the quality of life in the community.

EDG-1 - Encourage economic development activities which take into consideration the capacities of the area's natural resources, public services, and facilities.

Housing Goals

HO-G1 - Promote a variety of residential densities and housing types to encourage an adequate choice of attractive living accommodations to persons desiring to reside in Monroe.

HO-G3 - Promote strong residential neighborhoods through investments in physical improvements intended to enhance neighborhood identity and through public policy decisions intended to protect and preserve existing neighborhoods.

HO-G5 - Encourage the maintenance and creation of healthy residential neighborhoods as well as the revitalization of those that are declining.

The proposed zoning change shall be in keeping with the purposes of the Zoning Code and the existing land use of surrounding properties.

The Property is (split) zoned both Urban Residential (UR 9600) and Multi-Family Residential (MR 6000) on the City of Monroe Zoning Map. Per the updated 2015-2035 Comprehensive Plan the Property is designated "Medium Density SFR" and "Multifamily". The prior 2005-2025 City of Monroe Comprehensive Plan designated the Property as "R 8-11 Dwellings Per Acre" and "R 5-7 Dwellings Per Acre".

According to the zoning code, the proposed Urban Residential (UR) 6000 zoning designation allows a combination of detached homes on small lots, townhouses and apartments. The requested single zoning designation of Urban Residential (UR6000) is consistent with the zoning code and Comprehensive Plan.

The proposed rezone to UR6000 is also consistent with the residential character of the existing neighborhood. The proposed UR6000 zoning designation will add to the overall mix of housing types already existing and being constructed in the vicinity, as well as the type of developments anticipated and encouraged by the City of Monroe Comprehensive Plan. The rezone to Urban Residential (UR6000) would allow a density on the site up to seven (7) dwelling units per acre. This density is not out of character with the neighborhood, which is already a mix of lot sizes and density housing and commercial developments existing to the east of the Property.

The proposed rezone reflects changes in economic patterns, social customs, policy changes and other factors that affect the character of the area.

The proposed UR6000 zoning classification reflects changes in economic patterns, social customs, policy changes and other factors by establishing zoning and uses that will be compatible with existing and land uses. This proposal will also contribute to meeting the City of Monroe's 2035 population target.

This proposal will be assessed as to its impact in safety, welfare, public health, property values and other factors.

Impacts to services, welfare, and public health have been assessed. The area is currently served by the City of Monroe for various public services. The proposed land use intensities fall within the available capacity for the city's sewer, water and stormwater systems. Police (City of Monroe) and fire coverage (Fire District) will not likely increase dramatically. Transportation impacts are evaluated in detail with the concurrent subdivision application.

The City has provided public notice of the proposed rezone through the City's webpage, posting at City Hall and Monroe Sno-Isle library branch, direct mailing to property owners, and publication of the notice of application, SEPA determination and public hearing notices in the Monroe Monitor.

In conclusion, the proposed UR 6000 zoning designation is in keeping with the goals and policies of the 2005-2025 and the 2015-2035 Comprehensive Plan, the purposes of the Zoning Code and existing land uses, economic patterns, social customs, policy changes. No adverse impacts to safety, welfare, or public health have been identified. The proposed UR 6000 zoning is consistent with Chapter 20.04 MMC and Chapter 197-11 WAC (SEPA); has met Growth Management Act requirements; and has met noticing requirements.

SUBDIVISION APPLICATION

8. 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.
9. 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 Property is not located within the City's shoreline management jurisdiction. The proposed preliminary plat 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 City of Monroe's 2005-2025 Comprehensive Plan "R5-7" and "R8-11" Land Use designations and the proposed density ranges specified by each 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 Property is not located within a floodplain, but does contain a Type 4 Stream and its buffer. As described in the critical areas report no wetlands were determined to be on the Property, though there are wetlands to the north and northwest of this site.

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 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 applicable mitigation

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and/or impact fees for water, wastewater, parks, transportation and schools. Stormwater is mitigated on site by the applicant during construction of the proposed subdivision. The City of Monroe Police Department and Fire District #3 did not raise any concerns regarding level of service standards in commenting on the proposed preliminary plat.

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.

10. 58.17.110 Approval or disapproval of subdivision and dedication-factors to be considered-Conditions of approval-Finding-Release from damages:

1) The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine:

- (a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and**

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health, safety, and general welfare including open spaces, drainage ways, streets or roads, potable water, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from school and the residents of the City. The Monroe School District was notified of the development application and we received no comments.

- (b) Whether the public interest will be served by the subdivision and dedication.**

The proposed subdivision is in accordance with the goals and objectives put forth in the Monroe Municipal Code, 2015-2035 Comprehensive Plan and the prior 2005-2035 Comprehensive Plan. As such, it has been determined to meet the public interest.

(2) A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that:

(a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health. Staff Analysis, Findings 12-15, addresses safety, and general welfare including open spaces, drainage ways, streets or roads, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from the Fryelands elementary school and the residents of the City of Monroe.

(b) The public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health, safety, and general welfare including open spaces, drainage ways, streets or roads, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from the Fryelands elementary school and the residents of the City of Monroe. Areas designated for dedication (roadways) to the City of Monroe will be conditioned per preliminary plat approval Condition #3. The subject proposal does not include dedication of a public park. Private recreation space has been provided in Tract 998 and 999.

11. Critical Areas: The Property does not contain any wetlands as determined by the Critical Area Study that was prepared by Essency Environmental in October 2014 (Exhibit 14).

There are two drainage ditches near the southwest property corner. A 48 inch diameter Corrugate Metal Pipe (CMP) culvert discharges to the northwest about 100 feet from the

Staff Analysis to Hearing Examiner

property corner. It extends to the west property line, and then bends to the west between Currie Road Apartments and the Plat of Lords Lake. A second ditch is located adjacent to the west property line and flowing to the north it connects to the first ditch. The main ditch has been determined to be a Type N stream by the Department of Natural Resources (DNR) and a Type 4 Water per the Monroe Municipal Code. It will be protected in a Critical Area tract (Tract 997).

The project proposes permanent buffer reductions in the form of buffer enhancement and buffer addition with enhancement to improve buffer function at 2.6:1 mitigation impact ratio (10,743 square feet: 4,197 square feet). The total Type 4 stream buffer remaining after project construction will be 12,986 square feet, a reduction of 24% from pre-project conditions. The existing drainage ditch located north of buffer enhancement area "A" in proposed critical area Tract 997 is currently a grass lined swale. This swale will not be planted in order to maintain its drainage and water quality treatment capacity. All buffer restoration and enhancement will occur in Tract 997.

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 the preliminary plat maps.

12. 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 will be accomplished through the use of a wet biofiltration swale sized per the 2005 Department of Ecology Storm Water Management Manual for Western Washington as administered by the City Engineer. The swale will be planted with wetland vegetation that is more favorable to saturated soil conditions. A flow splitter will be installed to bypass larger storm events past the swale. The required size of the biofiltration swale is 104 feet long and 8.6 feet wide. 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.

13. Streets and Traffic: Access to the subdivision is proposed via Currie Road. Internal access to individual lots will be provided through public roads. The road will accommodate two 10 foot wide drive aisles with eight (8) foot wide parking on either side with seven (7) foot wide landscape strips and five (5) foot wide sidewalks on each side. The total right of way width will be 60 feet. 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 Currie Road include curb and gutter, a landscape strip with street trees, and a five (5) foot wide sidewalk along the entire length of the Property frontage.

Based on the Traffic Impact Study dated February 2015 (Exhibit 17), the development is anticipated to generate approximately 33 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 level of service thresholds.

The proponent shall dedicate right-of-way for streets as shown on the proposed preliminary plat map. Frontage improvements, including curb, gutter, sidewalk and street trees shall be provided for all streets within the subdivision. Traffic control devices and street signs shall be installed prior to final plat approval, and all public roads within the subdivision shall be constructed in accordance with the City's Public Works Design and Construction Standards and installed by the developer to the satisfaction of the City prior to final plat approval.

Impacts to the City's transportation system are also 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.

14. Park and Recreation Usable Open Space: The proposed subdivision proposes one private neighborhood park and one pedestrian access tract within the development that connects to the city's existing walking trail to the north. Tract 998 (6,130 sq. ft.) will contain a tot lot and recreational open space and Tract 999 (4,063 sq. ft.) is an access trail. (See Conceptual Landscape Plan.) Maintenance of the Park and Recreation tracts will be the responsibility of the homeowner's association.

Impacts to the City park and recreation system from the anticipated additional public park users will be mitigated. 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.

15. 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 Chapter 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 Park Place Middle School and Monroe High School by the Monroe School District and grade school students will walk to Fryelands Elementary School. Sidewalks are provided from this development to Fryelands Elementary School and provide students with safe walking conditions. The public streets

Staff Analysis to Hearing Examiner

created within the subdivision include sidewalks on all sides of the street where residential lots front public roadways as well as a sidewalk along the property frontage along the north side of Currie Road.

16. Pending Boundary Line Agreement(s). The applicant is engaged in pending boundary line agreements with certain lot owners in the adjacent Lord's Lake plat to conform their boundaries to a fence line based on adverse possession claims. The plat boundary and legal description will be reformed prior to final plat review.
17. Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees and capital improvement charges pursuant to MMC section or chapter 13.04.025, 13.08.272, 20.07, 20.10 and 20.12.
18. Preliminary Plat Expiration: Per MMC section 17.12.020(A). Preliminary approval of a proposed plat shall be effective for a period not to exceed five years.

D. CONCLUSIONS

1. The City of Monroe adopted an updated 2015-2035 Monroe Comprehensive Plan on December 8, 2015. Per the adopted 2015-2035 Comprehensive Plan 2015-2035 the Property is designated "Medium Density SFR" and "Multifamily". The prior City of Monroe 2005-2025 Comprehensive Plan designated the site as "R 8-11 Dwellings Per Acre" and "R 5-7 Dwelling Per Acre".
2. The application was submitted on March 16, 2015 and determined to be complete on March 23, 2015.
3. A Mitigated Determination of Non-Significance (MDNS) was issued on April 19, 2016. No comments or appeals were received on the MDNS.
4. The proposed rezone is consistent with MMC Chapter 18.99 and the rezone application criteria.
5. The proposed rezone and subdivision, as conditioned herein, will be consistent with the pertinent development goals and policies outlined in the 2015-2035 Monroe Comprehensive Plan.
6. The proposed rezone and subdivision, as conditioned herein, will be consistent with the pertinent development goals and policies outlined in the prior 2005-2035 Monroe Comprehensive Plan.
7. The proposed subdivision, as conditioned herein, will be consistent with the applicable land division requirements outlined in MMC Title 17, *Subdivisions*.
8. The proposed subdivision, as conditioned herein, will be consistent with the pertinent development standards outlined in MMC Title 18, *Planning and Zoning*.
9. The proposed subdivision, as conditioned herein, will make appropriate provisions for public use and interest, health, safety, and general welfare.
10. The preliminary plat should be approved subject to the conditions noted below.

11. The preliminary plat 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 Iron Eagle Preliminary Plat and Rezone (15-SDPL-0001 & 15-REZN-0001) subject to the following conditions of approval.

1. The applicant shall apply for all necessary permits, and submit construction plans prior to constructing plat improvements which include, but are not limited to, water, sewer, streets, and storm systems.
2. The project shall implement all of the applicable recommendations contained in the geotechnical, drainage, and traffic reports approved by the City.
3. The proponent shall dedicate right-of-way for streets as shown on the approved preliminary plat map. Frontage improvements, including curb, gutter, sidewalk, street trees and traffic control devices shall be provided for all streets within the subdivision and shall be constructed in accordance with the City's Public Works Design and Construction Standards and installed by the developer to the satisfaction of the City prior to final plat application.
4. If the applicant wishes to bond for some of the plat improvements, the applicant shall submit a request to the City; but only after the design of plat improvements have been approved by the City Engineer. All financial securities shall be in place prior to final plat application.
5. Traffic impact fees assessed in accordance with MMC Chapter 20.12 shall be required and paid at the rate in effect at the time of building permit issuance.
6. Park impact fees in accordance with MMC Chapter 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.
7. School impact fees in accordance with MMC Chapter 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.
8. The wastewater system capital improvement charge in accordance with MMC Section 13.08.270 shall be required and paid prior to building permit issuance.
9. Street trees shall be included in the street planter strips per the approved landscape plan. Tree type, spacing, quantity, and location shall be as determined by the City. Street trees shall be planted when a street frontage is fully owner occupied and as directed by the City of Monroe Parks Department. The City will coordinate tree plantings to the most favorable time of the year for plant survival. All street frontage landscaping/irrigation

Staff Analysis to Hearing Examiner

improvements shall be bonded until such time that housing construction is completed and bonded work may be completed without risk of construction damage.

10. 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.
11. Mail routes shall be approved by the Postmaster, including mailbox types and locations.
12. The NGPE split-rail fencing shall be identified on the landscape and civil plans consistent with the Critical Area Study.
13. Prior to final plat submittal the applicant shall complete the boundary line agreements with the adjacent property owners.
14. The applicant shall submit a revised legal description with the final plat application that reflects the boundary line agreements with the adjacent property owners.
15. The applicant shall post a performance/maintenance bond prior to issuance of a clearing and/or grading permit for the work outlined in the Critical Area Mitigation Plan per MMC 20.05.130.
16. 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.
17. 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.
18. The applicant shall obtain all the necessary permits associated with the project from the City.

Distributed to the Following Parties of Record:

- File-Iron Eagle Rezone and Preliminary Plat, File # 15-SDPL-0001 and 15-REZ-0001
- Ty Pendergraft, Taylor Development, 15 Lake Bellevue Drive, Ste 102, Bellevue WA 98005
- Ry McDuffy, Orca Land Surveying, 3605 Colby Avenue, Everett, WA 98201
- Steve Mason, Harmsen & Associates, 125 East Main St. Ste 104, Monroe, WA 98272
- Mark Neumann, City of Monroe Public Works

IRON EAGLE

A POR. OF NW 1/4 & SW 1/4, SW 1/4, SEC. 2, TWN. 27 N., RGE 6 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

VOLUME: _____ PAGE: _____

DEDICATION
KNOW ALL MEN PRESENT THAT IRON EAGLE 32, LLC DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, DRIVEWAYS, AND OTHER PUBLIC PROPERTIES SHOWN HEREON, AND THE USE AND ENJOYMENT THEREOF TO THE PUBLIC. IRON EAGLE 32, LLC HAS THE NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN THE ROADS AND WAYS OVER ANY LOT OR LOTS, WHERE NECESSARY, AND TO MAINTAIN AND REPAIR THE ROADS AND WAYS. IRON EAGLE 32, LLC HAS THE NECESSARY GRADING OF THE ROADS AND WAYS SHOWN HEREON, FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS. IRON EAGLE 32, LLC HAS THE NECESSARY DRAINAGE SYSTEMS, INCLUDING DRAINAGE DITCHES, DRAINAGE TRENCHES, DRAINAGE PIPES, AND DRAINAGE STRUCTURES, AND SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF SUCH DRAINAGE SYSTEMS. IRON EAGLE 32, LLC HAS THE NECESSARY RIGHT-OF-WAY OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, BUT SUCH LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, BUT ONLY AFTER APPROVAL BY THE CITY ENGINEER.

THIS DEDICATION INCLUDES CONVEYANCE OF ROADS, TRACTS, UTILITY AND STORM DRAINAGE INFRASTRUCTURE AND OTHER AREAS OF RIGHT-OF-WAY SHOWN HEREON, AND FOR PUBLIC USE AND ENJOYMENT. IRON EAGLE 32, LLC WAIVES ALL CLAIMS AGAINST THE CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON, AND ANY OTHER AGENCIES, WHICH MAY OCCUR TO THE ADJACENT LAND AS A RESULT OF THE CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SUCH FACILITIES AND IMPROVEMENTS.

TRACTS 897 (RETENTION POND), 898 (RECREATION AREA) AND 899 (CRITICAL AREA) ARE HEREBY GRANTED AND CONVEYED TO THE IRON EAGLE HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH CITY ORDINANCES AND REGULATIONS SHALL BE SEPARATELY RECORDED SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL ALIENATED USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH ALL CITY ORDINANCES AND REGULATIONS. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THE SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA IS DISSOLVED OR CEASES TO EXIST, ALL LOTS SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA, AS WELL AS RESPONSIBILITY FOR THE MAINTENANCE AND REPAIR OF SAID TRACTS. THE HOA SHALL BE RESPONSIBLE FOR THE DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO THE LOT. IRON EAGLE 32, LLC WAIVES ALL CLAIMS AGAINST THE CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON, AND ANY OTHER AGENCIES, WHICH MAY OCCUR TO THE ADJACENT LAND AS A RESULT OF THE CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SUCH FACILITIES AND IMPROVEMENTS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS.

THIS _____ DAY OF _____, 2018.
IRON EAGLE 32, LLC.

BY: JEFFREY E. HAMILTON
TSS: CPO

ACKNOWLEDGMENTS
STATE OF WASHINGTON
COUNTY OF SNOHOMISH
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE _____ OF IRON EAGLE 32, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____
SIGNATURE: _____
(PRINT NAME)
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
RESIDING AT: _____
MY APPOINTMENT EXPIRES: _____

LEGAL DESCRIPTION
THE FOUR (00) FEET OF THE EAST 330 FEET OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., EXCEPT THE EAST 60 FEET THEREOF, AND EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY FOR DRAINAGE UNDER AUDITOR'S FILE NOS. 201603250176, 201603250177, 201603250178, 201603250179 AND 201603250180.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
PER CHICAGO TITLE INSURANCE COMPANY - TITLE ORDER NO. 500032260 DATED AUGUST 31, 2016 AT 10:14 A.M.

HOMEOWNERS ASSOCIATION PROVISIONS
THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THE PURPOSE OF TRACT OWNERSHIP AND MAINTENANCE PURSUANT TO THIS TITLE SHALL BE INCORPORATED AS A PROFIT OR NONPROFIT CORPORATION AND SHALL REMAIN THE OWNER UNLESS TRACT OWNERSHIP BY ALL LOTS WITHIN THE SUBDIVISION IS AUTHORIZED PURSUANT TO THE PLAT ALLOCATION PROCESS.

CITY APPROVALS
CITY ENGINEER
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018.

CITY ENGINEER
COMMUNITY DEVELOPMENT DIRECTOR
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018.

SUBDIVISION ADMINISTRATOR
CITY OF MONROE MAYOR
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018.

MAYOR
ATTEST: _____ CITY CLERK

TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HEREOFORSE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING _____ TAXES.

TREASURER, SNOHOMISH COUNTY
BY: _____ DEPUTY COUNTY TREASURER

COVENANTS, CONDITIONS AND RESTRICTIONS
THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER SEPARATE INSTRUMENT AS SNOHOMISH COUNTY AUDITORS. FILE NO. _____

LAND SURVEYOR'S CERTIFICATE
I, WILLIAM TRAVIS BRADLEY, A PROFESSIONAL LAND SURVEYOR, HAVE EXAMINED THE PLAT OF IRON EAGLE IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, BEARINGS, AND MONUMENTS SHOWN CORRECTLY AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

WILLIAM TRAVIS BRADLEY PLS.
48372
CERTIFICATE NO. _____ DATE _____



CITY OF MONROE REF. FILE NO. IP2018-02

AXIS
Survey & Mapping
13241 NE 90TH ST
REDMOND, WA 98073
TEL: 425.823-5700
FAX: 425.823-6700

A POR. OF NW 1/4 & SW 1/4, SW 1/4, SEC. 2, TWN. 27 N., RGE 6 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

JOB NO. 17-105

SHEET 1 OF 4

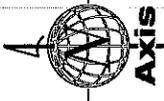
Ordinance No. 0172018 (S-08)
AB18-139

AUDITOR'S FILE NO.:

IRON EAGLE

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CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

VOLUME: PAGE:



HORIZONTAL DATUM

NAD 83/2007 WASHINGTON STATE PLANE
NORTH ZONE

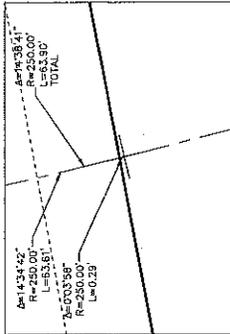
PROPOSED EASEMENT LEGEND

- ④ PRIVATE STORM DRAINAGE EASEMENT
- ⑤ PRIVATE ACCESS & UTILITY EASEMENT
- ⑥ PUBLIC STORM DRAINAGE EASEMENT
- ⑦ PUBLIC UTILITY EASEMENT
- ⑧ ACCESS & UTILITY EASEMENT

SYMBOL LEGEND

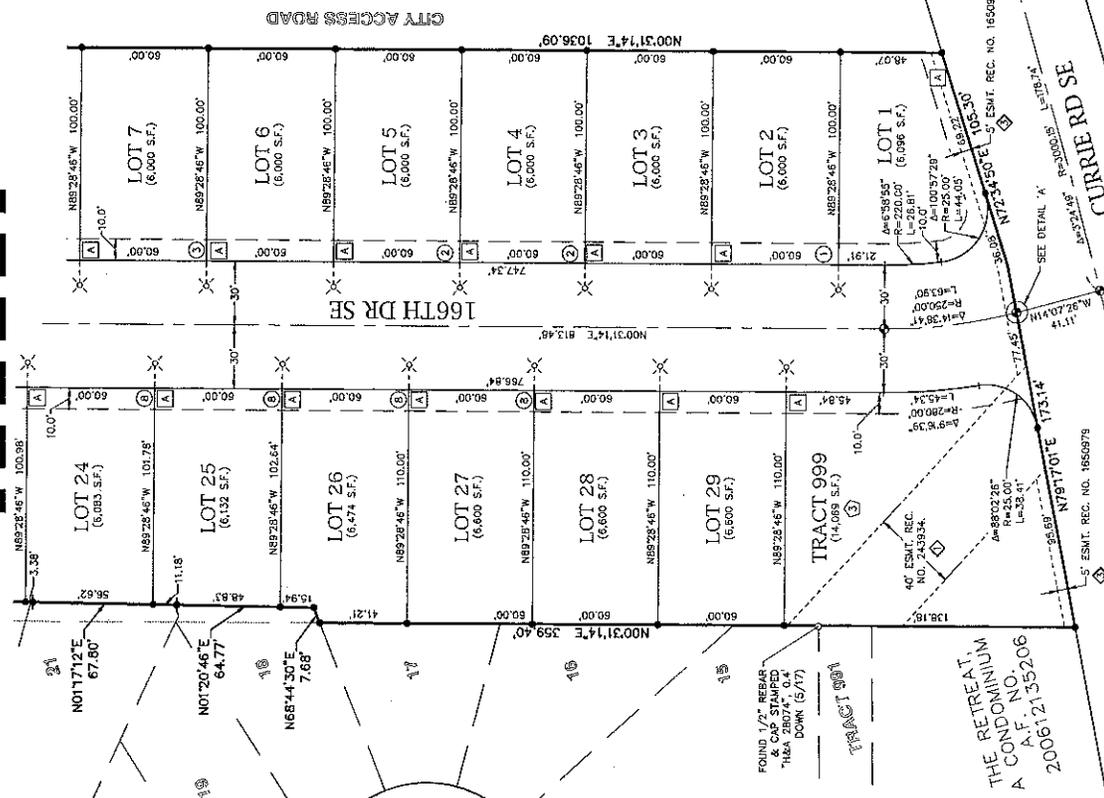
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- ⊗ STAMPED "AXIS" AS NOTED.
- ⊙ SET CURB PLUG TABLE (SEE CURB PLUG TABLE)
- ⊕ SET MONUMENT IN CASE FOUND EXISTING REBAR & CAP AS NOTED

SEE SHEET 4 OF 4



DETAIL 'A'
1"=5'

MATCHLINE SEE BELOW RIGHT

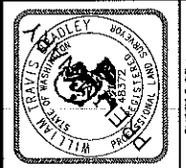


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4/5	11.70'	23/24	11.60'
5/6	11.70'	24/25	11.60'
6/7	11.70'	25/26	11.60'
7/8	11.60'	26/27	11.60'
8/9	11.70'	27/28	11.60'
9/10	11.70'	28/29	11.60'
10/11	11.70'	29/TRACT 999	11.60'

LOTS	ADDRESSES
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2	16263 166TH DR SE
3	16265 166TH DR SE
4	16267 166TH DR SE
5	16269 166TH DR SE
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7	16273 166TH DR SE
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24	16307 166TH DR SE
25	16309 166TH DR SE
26	16311 166TH DR SE
27	16313 166TH DR SE
28	16315 166TH DR SE
29	16317 166TH DR SE

THE RETREAT
A CONDOMINIUM
A.C.F. NO. 200612155206

AUDITOR'S FILE NO.:



AXIS
Survey & Mapping
15741 NE 8TH ST
REDMOND, WA 98052
TEL: 425-833-5700
FAX: 425-833-6700

A POR. OF NW 1/4 & SW 1/4, SW 1/4,
SEC. 2, TWN. 27 N., RGE 6 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

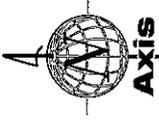
JOB NO. 17-105

SHEET 3 OF 4

IRON EAGLE

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CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

VOLUME: PAGE:

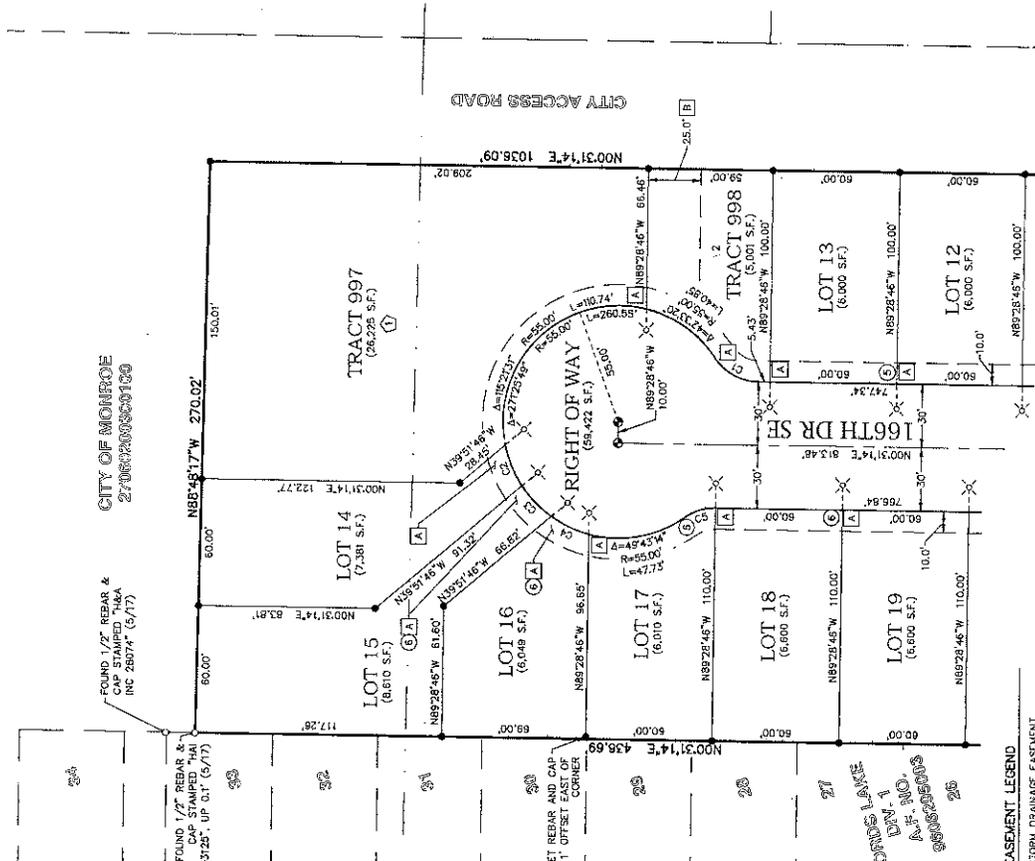


GRAPHIC SCALE



HORIZONTAL DATUM
NAD 83 / 2007 WASHINGTON STATE PLANE
NORTH ZONE

- SYMBOL LEGEND**
- SET 1/2" REBAR & CAP STAMPED "AXIS" WITH "S" MARKING. SET LEAD AND TACK WITH WASSER. STAMPED "AXIS L'S #89916" AS NOTED. (SEE CURB PLUG TABLE)
 - ⊗ FOUND EXISTING REBAR & CAP AS NOTED



CURB PLUG TABLE

LOT(S)	C/S DIST	LOT(S)	O/S DIST
11/12	11.70'	16/16	10.01'
12/13	11.70'	15/17	10.20'
13/16/998	11.80'	17/18	11.60'
18/998/18937	10.00'	19/19	11.60'
18/997/14	10.69'	19/20	11.60'
14/15	9.82'		

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	55°46'17"	25.00'	24.33'
C2	21°57'07"	55.00'	21.07'
C3	21°00'32"	55.00'	20.17'
C4	20°30'05"	55.00'	20.00'
C5	35°59'32"	25.00'	15.56'

SUBDIVISION SW 1/4, SEC. 2, TWP. 27 N., RGE. 6 E., W.M.
SCALE 1" = 500'

- PROPOSED EASEMENT LEGEND**
- ① PRIVATE STORM DRAINAGE EASEMENT
 - ② PRIVATE ACCESS & UTILITY EASEMENT
 - ③ PUBLIC STORM DRAINAGE EASEMENT
 - ④ PUBLIC UTILITY EASEMENT
 - ⑤ ACCESS & UTILITY EASEMENT
 - ⑥ TRACT NOTES

SEE SHEET 3 OF 4

ADDRESSES

LOT(S)	ADDRESS
18	16052 166TH DR SE
13	16083 166TH DR SE
12	16094 166TH DR SE
15	16067 166TH DR SE
16	16022 166TH DR SE
17	16034 166TH DR SE
17	16041 166TH DR SE

Axis
Survey & Mapping

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REDMOND, WA 98073
TEL: 425.823.8750
FAX: 425.823.8770

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CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE REF. FILE NO. FP2018-02
JOB NO. 17-105
SHEET 4 OF 4