

**CITY OF MONROE  
ORDINANCE NO. 010/2014**

AN ORDINANCE OF THE CITY OF MONROE,  
WASHINGTON, APPROVING THE FINAL PLANNED  
RESIDENTIAL DEVELOPMENT FOR THE EAGLEMONT  
SUBDIVISION, DIVISION 1 (PL 2012-03); SETTING  
FORTH SUPPORTIVE FINDINGS; PROVIDING FOR  
SEVERABILITY; AND FIXING A TIME WHEN THE SAME  
SHALL BECOME EFFECTIVE

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WHEREAS, pursuant to Resolution No. 2013/005, the City Council previously granted approval of the preliminary plat and Planned Residential Development (PRD) for the proposed Eaglemont subdivision, Division 1 (PL 2012-03); and

WHEREAS, in accordance with Chapter 18.84 MMC, the project applicant has submitted a code-compliant final development plan for the PRD, 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 PRD/Plat application and the final PRD/Plat map contained in Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full; and

WHEREAS, the Community Development Director has determined that the 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 City Council adopts the above recitals and the content of Agenda Bill 14-109 as findings in support of the final PRD approval effectuated by this ordinance. The City Council further adopts the findings contained in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. PRD Approval. Based upon the above findings, the City Council hereby approves the final Planned Residential Development for the Eaglemont subdivision, Division 1 (PL 2012-03). 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. Ratification and Confirmation. The City Council's prior approval of the final plat for the Eaglemont subdivision, Division 1 (PL 2012-03) pursuant to Resolution No. 019/2014 is hereby ratified and confirmed.

Section 4. 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.

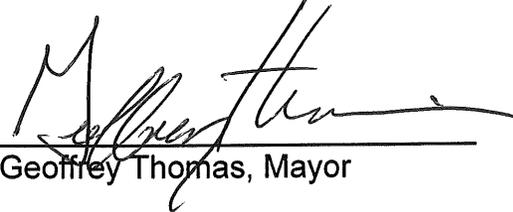
Section 5. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 24th day of August, 2014.

1<sup>st</sup> Reading: Waived  
Final Reading: August 26, 2014  
Published: September 2, 2014  
Effective: September 7, 2014

(SEAL)

CITY OF MONROE, WASHINGTON:

  
\_\_\_\_\_  
Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Elizabeth M. Smoot, CMC, City Clerk

  
\_\_\_\_\_  
J. Zachary Leil, City Attorney

## EXHIBIT A

### Findings of the Monroe City Council Final Planned Residential Development (PRD) Eaglemont Division 1

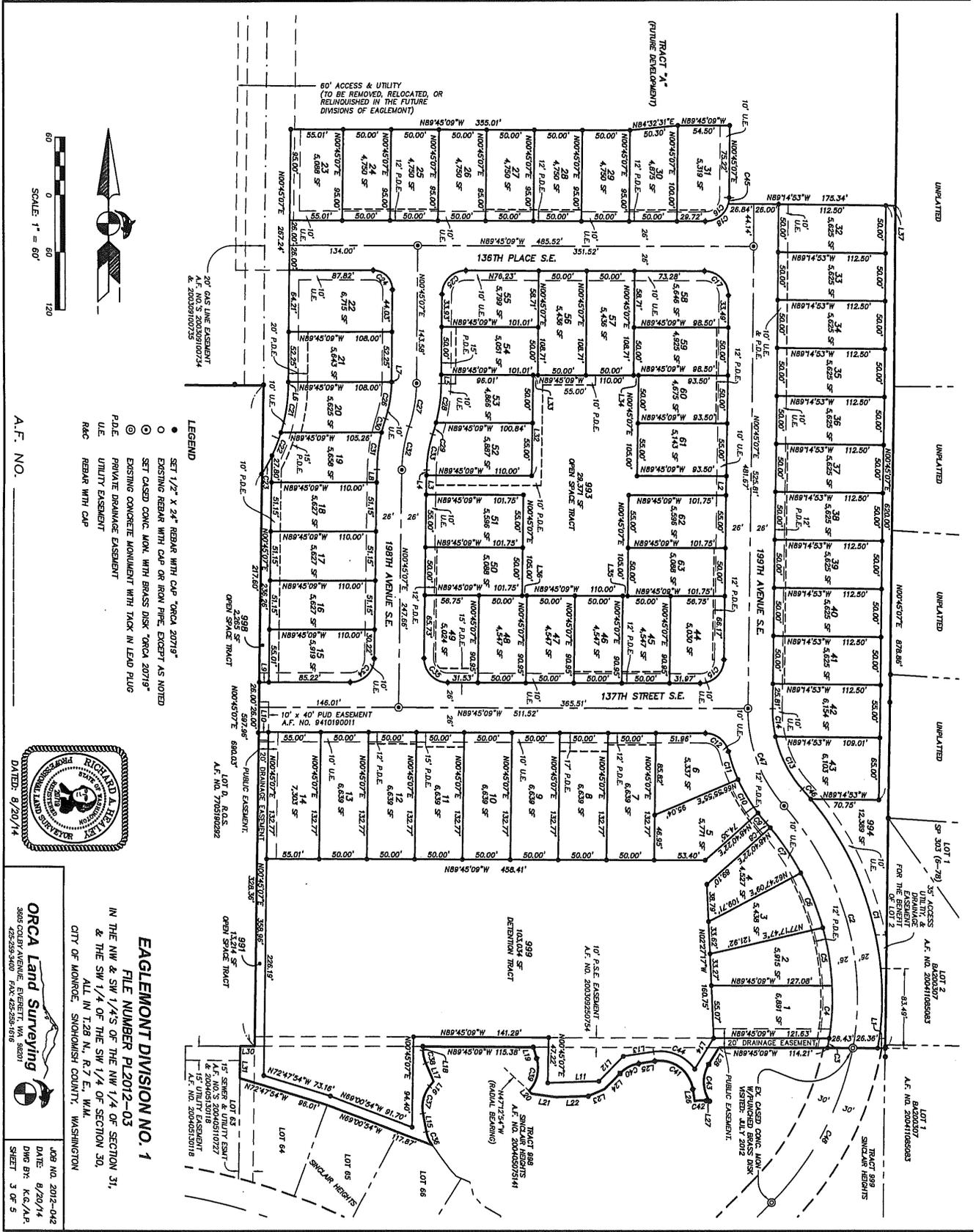
August 26, 2014

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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 4,500 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 "Eaglemont Division No. 1" conforms to all terms of the preliminary PRD approval granted by City of Monroe Resolution No. 2013/005, approved by the City Council on March 5, 2013.
- 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.



A.F. NO. \_\_\_\_\_



**ORCA Land Surveying**  
 3805 COBBY AVENUE, EVERETT, WA 98201  
 425.239.3400 FAX: 425.239.1616

**EAGLEMONT DIVISION NO. 1**  
**FILE NUMBER PL2012-03**  
 IN THE NW & SW 1/4'S OF THE NW 1/4 OF SECTION 31,  
 & THE SW 1/4 OF THE SW 1/4 OF SECTION 30,  
 ALL IN T28 N., R7 E., W14,  
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

JOB NO. 2012-042  
 DATE: 6/20/14  
 DNG BY: K.C.A.L.  
 SHEET 3 OF 5