

**CITY OF MONROE
ORDINANCE NO. 015/2014**

AN ORDINANCE OF THE CITY OF MONROE,
WASHINGTON, APPROVING THE FINAL PLAT AND
FINAL PLANNED RESIDENTIAL DEVELOPMENT (PRD)
FOR THE SUBDIVISION KNOWN AS CHAIN LAKE
ESTATES (PL 2013-01); SETTING FORTH SUPPORTIVE
FINDINGS; PROVIDING FOR SEVERABILITY; AND
FIXING A TIME WHEN THE SAME SHALL BECOME
EFFECTIVE

WHEREAS, approval of the preliminary plat and PRD of Chain Lake Estates was granted by the Monroe City Council on April 22, 2014, pursuant to the Council's adoption of Resolution No. 009/2014; and

WHEREAS, the project applicant of the preliminary plat and PRD has applied for final plat and final PRD approval in accordance with Chapters 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 Chapters 17.28 and 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 the final plat/PRD 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/PRD have been or will be satisfied prior to building permit issuance and has recommended that final plat/PRD be granted; and

WHEREAS, the Community Development Director has determined that the final plat/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/PRD for the subdivision commonly known as "Chain Lake Estates" conforms to all terms and conditions of the preliminary plat/PRD approval granted by City of Monroe Resolution No. 009/2014, approved April 22, 2014.

- B. The final plat/PRD meets the requirements of 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 B, 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 conformity 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 final PRD for the Chain Lake Estates subdivision (PL 2013-01). 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.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 4th day of November, 2014.

1st Reading: November 4, 2014
Final Reading: November 4, 2014
Published: November 11, 2014
Effective: November 16, 2014

(SEAL)

CITY OF MONROE, WASHINGTON:



Geoffrey Thomas, Mayor

ATTEST:



Elizabeth M. Smoot, CMC, City Clerk

APPROVED AS TO FORM:



J. Zachary Leff, City Attorney



CITY OF MONROE

SEP 16 2014

RECEIVED

CITY OF MONROE

Community Development Department
806 West Main Street
Monroe, WA 98272
Phone: (360) 794-7400
Fax: (360) 794-4007

Final Subdivision Application/Requirements

- Binding Site Plan
- Short Subdivision
- Subdivision
- Planned Residential Development

FOR OFFICE USE ONLY	
Application File #:	_____
Rec'd By _____	Date Rec'd _____

Site Address or Property Location: 14301, 14305, 14325 Chain Lake Rd. Monroe WA 98272

Assessor's tax parcel #(s): 28073100301700, 28073100301600, 28073100300600, pnt of 28073100300500

Size of site (acre/square feet): 275,376 Square Feet or 6.32 Acres

Number of Lots: 26

Applicant/Agent: Hanson Homes

Phone #: (425) 328-5202

*Signature: [Signature] Printed Name: RICARDO D. HANSON MEMBER

Mailing Address: P.O. Box 2289 Fax #: ()

City: SNOHOMISH State: WA Zip: 98291 E-mail: _____

Property Owner: Chain Lake Estates, L.L.C., a Washington Limited Liability Co. Phone #: (425) 328-5202
(if different from applicant)

*Signature: [Signature] Printed Name: RICARDO D. HANSON MEMBER

Mailing Address: P.O. Box 2289 Fax #: ()

City: SNOHOMISH State: WA Zip: 98291 E-mail: _____

2nd Property Owner: _____ Phone #: ()
(if applicable)

*Signature: _____ Printed Name: _____

Mailing Address: _____ Fax #: ()

City: _____ State: _____ Zip: _____ E-mail: _____

Attach a separate sheet with the above requested information if there are additional Property Owners or Parcels.

*Applicant/Agent/: 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 Owner(s): By your signature above, you hereby certify that you have authorized the above Applicant and/or Agent to make application and act on your behalf for this application. A property owner is any person, corporation, or financial institution that has ownership of all or of a portion or percentage of a property as shown on a Title Certificate for said property.

Updated January 2010 – Please verify accuracy of this information/form prior to submitting.



Final Subdivision Application - Page 2

SEPA Determination Number/ Date Issued: SEPA 2013-06 2-25-14

Date of Preliminary Plat approval: 4-22-14

Date Engineering Plans were approved: Not supplied by the City

Date Civil Improvements Complete*: 9-15-14

*Verification of completion from City Engineer required for formal subdivisions

All documents outlined in the Submittal Checklist (Page 3) must be attached.

Permit Submittal Hours Monday through Friday:

Building, Fire & Land Use permits: 9:00 am – 12:00 pm & 2:00 pm – 4:00 pm

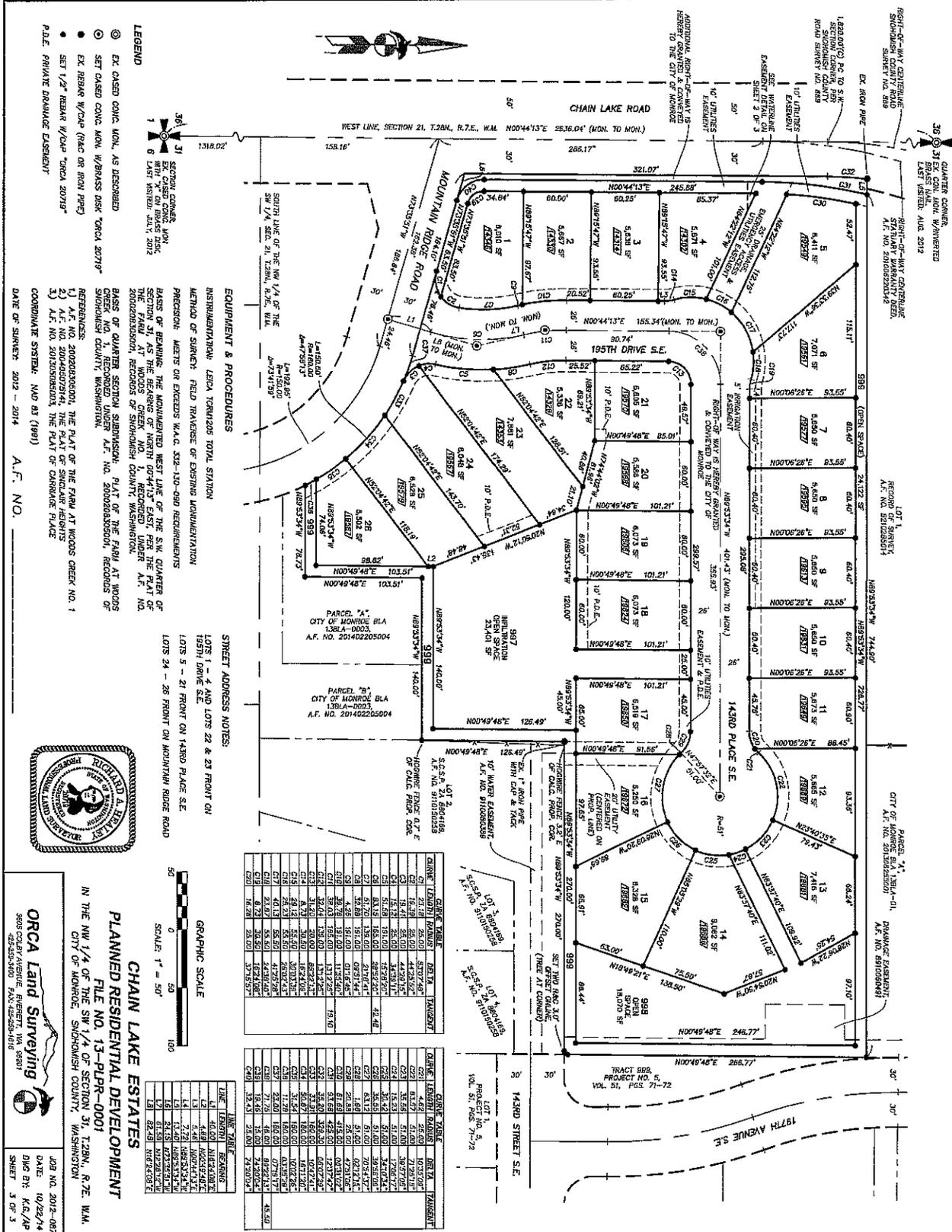
FOR OFFICE USE ONLY

Planning Application Fee: \$ _____ Publication Fee: \$ _____

Fire Plan Check Fee: \$ _____ Mailing Fee: \$ _____

SEPA Fee: \$ _____ Technology Fee: \$ _____

TOTAL FEES: \$ _____



LEGEND

- EX CHASED CONIC MON. AS DESCRIBED
- EX CHASED CONIC MON. W/BRASS DISK ORCA 20719
- EX REBAR W/2" CP (RAC OR IRON PIPE)
- SET 1/2" REBAR W/2" CP ORCA 20719
- PALE PRIVATE DRAINAGE EASEMENT

EQUIPMENT & PROCEDURES

INSURUMENTATION: LEICA TCM4020 TOTAL STATION

METHOD OF SURVEY: FIELD TRIANGULATION OF EXISTING MONUMENTATION

PRECISION: METERS OR EXCEEDS W.A.C. 502-150-090 REQUIREMENTS

BASES OF BEARING: THE ADJACENT WEST LINE OF THE SW 1/4 QUARTER OF SECTION 31, AS THE BEARING OF NORTH 09°41'13" EAST PER THE P.L. OF THE P.M. AT WOODS CREEK NO. 1 RECORDED UNDER A.F. NO. 20020000000, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BASES OF QUARTER SECTION SUBDIVISION: PLAT OF THE FARM AT WOODS CREEK NO. 1 RECORDED UNDER A.F. NO. 20020000000, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

REFERENCES:

- A.F. NO. 20020000000, THE PLAT OF THE FARM AT WOODS CREEK NO. 1
- A.F. NO. 20040000000, THE PLAT OF SUCCEEDING HEIGHTS
- A.F. NO. 20030000000, THE PLAT OF CHARRAGE PLACE

COORDINATE SYSTEM: NAD 83 (98)

DATE OF SURVEY: 2012 - 2014

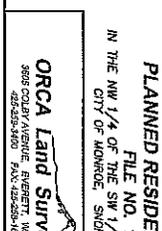
A.F. NO. _____

STREET ADDRESS NOTES:

LOTS 1 - 4 AND LOTS 22 & 23 FRONT ON 195TH DRIVE S.E.

LOTS 5 - 21 FRONT ON MOUNTAIN RIDGE ROAD

LOTS 24 - 28 FRONT ON HARBOUR PLACE S.E.



ORCA Land Surveying

3605 COLLETT AVENUE, REBERT WA 98001

425.262.9900 FAX: 425.262.9901

JOB NO. 2012-0027

DATE: 10/22/14

DWG BY: K.A./AP

SHEET 5 OF 3

CHAIN LAKE ESTATES

PLANNED RESIDENTIAL DEVELOPMENT

FILE NO. 13-PLPR-0001

IN THE NW 1/4 OF THE SW 1/4 OF SECTION 31, T.29N., R.7E., W.M.

CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

GRAPHIC SCALE

SCALE: 1" = 50'

0 50 100

CHAIN LAKE

CHAIN	LENGTH	BEARING	AREA	PERCENT
C1	21.16	N89°52'47"W	870.74	1.0000
C2	21.16	S89°52'47"W	870.74	1.0000
C3	18.41	N89°52'47"W	738.11	0.8400
C4	18.41	S89°52'47"W	738.11	0.8400
C5	15.70	N89°52'47"W	625.14	0.7100
C6	15.70	S89°52'47"W	625.14	0.7100
C7	13.00	N89°52'47"W	512.17	0.5800
C8	13.00	S89°52'47"W	512.17	0.5800
C9	10.30	N89°52'47"W	409.20	0.4600
C10	10.30	S89°52'47"W	409.20	0.4600
C11	7.60	N89°52'47"W	306.23	0.3400
C12	7.60	S89°52'47"W	306.23	0.3400
C13	5.00	N89°52'47"W	193.26	0.2200
C14	5.00	S89°52'47"W	193.26	0.2200
C15	2.30	N89°52'47"W	80.29	0.0900
C16	2.30	S89°52'47"W	80.29	0.0900
C17	0.00	N89°52'47"W	0.00	0.0000
C18	0.00	S89°52'47"W	0.00	0.0000
C19	2.30	N89°52'47"W	80.29	0.0900
C20	2.30	S89°52'47"W	80.29	0.0900
C21	5.00	N89°52'47"W	193.26	0.2200
C22	5.00	S89°52'47"W	193.26	0.2200
C23	7.60	N89°52'47"W	306.23	0.3400
C24	7.60	S89°52'47"W	306.23	0.3400
C25	10.30	N89°52'47"W	409.20	0.4600
C26	10.30	S89°52'47"W	409.20	0.4600
C27	13.00	N89°52'47"W	512.17	0.5800
C28	13.00	S89°52'47"W	512.17	0.5800
C29	15.70	N89°52'47"W	625.14	0.7100
C30	15.70	S89°52'47"W	625.14	0.7100
C31	18.41	N89°52'47"W	738.11	0.8400
C32	18.41	S89°52'47"W	738.11	0.8400
C33	21.16	N89°52'47"W	870.74	1.0000
C34	21.16	S89°52'47"W	870.74	1.0000
C35	21.16	N89°52'47"W	870.74	1.0000
C36	21.16	S89°52'47"W	870.74	1.0000

CHAIN LAKE

CHAIN	LENGTH	BEARING	AREA	PERCENT
C37	21.16	N89°52'47"W	870.74	1.0000
C38	21.16	S89°52'47"W	870.74	1.0000
C39	18.41	N89°52'47"W	738.11	0.8400
C40	18.41	S89°52'47"W	738.11	0.8400
C41	15.70	N89°52'47"W	625.14	0.7100
C42	15.70	S89°52'47"W	625.14	0.7100
C43	13.00	N89°52'47"W	512.17	0.5800
C44	13.00	S89°52'47"W	512.17	0.5800
C45	10.30	N89°52'47"W	409.20	0.4600
C46	10.30	S89°52'47"W	409.20	0.4600
C47	7.60	N89°52'47"W	306.23	0.3400
C48	7.60	S89°52'47"W	306.23	0.3400
C49	5.00	N89°52'47"W	193.26	0.2200
C50	5.00	S89°52'47"W	193.26	0.2200
C51	2.30	N89°52'47"W	80.29	0.0900
C52	2.30	S89°52'47"W	80.29	0.0900
C53	0.00	N89°52'47"W	0.00	0.0000
C54	0.00	S89°52'47"W	0.00	0.0000
C55	2.30	N89°52'47"W	80.29	0.0900
C56	2.30	S89°52'47"W	80.29	0.0900
C57	5.00	N89°52'47"W	193.26	0.2200
C58	5.00	S89°52'47"W	193.26	0.2200
C59	7.60	N89°52'47"W	306.23	0.3400
C60	7.60	S89°52'47"W	306.23	0.3400
C61	10.30	N89°52'47"W	409.20	0.4600
C62	10.30	S89°52'47"W	409.20	0.4600
C63	13.00	N89°52'47"W	512.17	0.5800
C64	13.00	S89°52'47"W	512.17	0.5800
C65	15.70	N89°52'47"W	625.14	0.7100
C66	15.70	S89°52'47"W	625.14	0.7100
C67	18.41	N89°52'47"W	738.11	0.8400
C68	18.41	S89°52'47"W	738.11	0.8400
C69	21.16	N89°52'47"W	870.74	1.0000
C70	21.16	S89°52'47"W	870.74	1.0000

QUARTER CORNER
36 31 EX. CHASED CONIC MON. W/BRASS DISK
LAST SET BY: DAVID L. HARRIS, AUG. 2012

RIGHT-OF-WAY CENTERLINE
SNOHOMISH COUNTY ROAD
SECTION 31, T.29N., R.7E., W.M.

RIGHT-OF-WAY CENTERLINE
SNOHOMISH COUNTY ROAD
SECTION 31, T.29N., R.7E., W.M.

1430th PLACE S.E.
PROJECT NO. 13-PLPR-0001
VOL. 51, P. 62, 72

197th AVENUE S.E.

TRACT 888,
PROJECT NO. 13-PLPR-0001
VOL. 51, P. 62, 72

PARCEL "A", TRACT 888-01,
DRAINAGE EASEMENT,
A.F. NO. 89100000001

CITY OF MONROE, WASHINGTON
A.F. NO. 89100000001

PARCEL "A", TRACT 888-01,
DRAINAGE EASEMENT,
A.F. NO. 89100000001

1430th PLACE S.E.
PROJECT NO. 13-PLPR-0001
VOL. 51, P. 62, 72

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CITY OF MONROE, WASHINGTON
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PARCEL "A", TRACT 888-01,
DRAINAGE EASEMENT,
A.F. NO. 89100000001

EXHIBIT B

Findings of the Monroe City Council Final Planned Residential Development (PRD) Chain Lake Estates

November 4, 2014

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 will comply with the Housing Standards as set forth in MMC 18.84.080(G) at the time of building permit issuance.
- 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 "Chain Lake Estates" conforms to all terms of the preliminary PRD approval granted by City of Monroe Resolution No. 009/2014, approved by the City Council on April 22, 2014.
- 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.