

**CITY OF MONROE  
RESOLUTION NO. 006/2015**

**A RESOLUTION BY THE MONROE CITY COUNCIL  
ADOPTING THE HEARING EXAMINER'S FINDINGS OF  
FACT, CONCLUSIONS OF LAW, RECOMMENDATIONS,  
AND CONDITIONS OF APPROVAL FOR PRELIMINARY  
PLAT (14-SDPL-0001) – COLUMBIA CROSSING**

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WHEREAS, Hanson Homes submitted an application for a Preliminary Plat (14-SDPL-0001), commonly known as Columbia Crossing, for the subdivision of approximately 2.53 acres located in the vicinity of 15532 182 ST SE into 20 single-family lots; and

WHEREAS, the Hearing Examiner for the City of Monroe did hold a public hearing on February 27, 2015, regarding said proposed Preliminary Plat (14-SDPL-0001); and

WHEREAS, the Hearing Examiner for the City of Monroe, upon due consideration and through the development of Findings of Fact, Conclusions of Law, and Conditions of Approval, recommended to the City Council on March 6, 2015, that said Preliminary Plat (14-SDPL-0001) be approved with conditions; and

WHEREAS, the City Council has considered the recommendations of the Hearing Examiner and has determined to approve said Findings of Fact, Conclusions of Law, and Conditions of Approval for said Preliminary Plat (14-SDPL-0001).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE DOES RESOLVE AS FOLLOWS:

Section 1. The Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation of Approval for the Preliminary Plat (14-SDPL-0001) of Columbia Crossing attached hereto as Exhibit A are hereby adopted. The City Council further adopts as findings the above recitals, and hereby enters the following additional findings and conclusions:

- A. The Preliminary Plat has been processed in material compliance with all applicable state and local procedures.
- B. As conditioned, the Preliminary Plat satisfies all applicable state and local criteria for approval, including without limitation: (i) RCW 58.17.110 and all other relevant provisions of Chapter 58.17 RCW; (ii) Chapter 21.50 MMC; and Title 17 MMC.
- C. As conditioned, the Preliminary Plat is in conformity with all applicable zoning ordinances and other land use controls.

- D. As conditioned, the Preliminary Plat will adequately mitigate the impacts of the project as required and allowed by applicable state and local regulations.
- E. The area, location and features property interests dedicated under the Preliminary Plat are a direct result of the development proposal, are reasonably necessary to mitigate the effects of development, and are proportional to the impacts created by the development.
- F. The public interest will be served by approval of the Preliminary Plat.

Section 2. The Preliminary Plat of Columbia Crossing set forth in Exhibit B is hereby approved subject to the following conditions:

1. The project shall implement all of the applicable recommendations contained in the geotechnical, drainage, and traffic reports approved by the City.
2. 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.
3. If the applicant wishes to bond for plat improvements, the applicant shall submit the appropriate performance securities after the design of plat improvements have been approved by the City and after all necessary permits are approved.
4. The proponent shall provide a copy of the CC&Rs to the city for review at the time of submittal of final plat application.
5. The proponent shall submit housing elevation drawings concurrent with building permit submittal demonstrating compliance with the Infill Development Incentives.
6. The proponent shall dedicate right-of-way for streets as shown on the approved 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.
7. The proponent shall construct school safe walking improvements at the south side of West Columbia Street just west of the King Street intersection.
8. Traffic impact fees assessed in accordance with MMC 20.12 shall be required and paid at the rate in effect at the time of building permit issuance.
9. Park impact fees in accordance with MMC 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.
10. School impact fees in accordance with MMC 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.

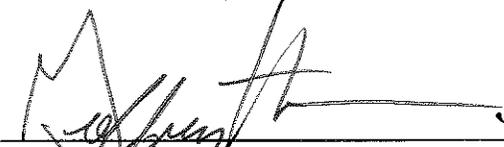
11. The water system capital improvement charge in accordance with MMC 13.04.025 shall be required Park impact fees in accordance with MMC 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.
12. The wastewater system capital improvement charge in accordance with MMC 13.08.272 shall be required and paid prior to building permit issuance.
13. 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 Parks Department. The City will coordinate tree plantings to the most favorable time of the year. All street frontage landscaping/irrigation improvements shall be bonded until such time that housing construction is completed and bonded work may be completed without risk of construction damage.
14. Mail routes shall be approved by the Postmaster, including mailbox types and locations.
15. If any wells are located on the site, they shall be abandoned prior to final plat approval in accordance the requirements and criteria set forth by the Washington State Department of Ecology.
16. Irrigation is required for all street trees and newly planted vegetation within the right-of-way (where applicable and required by the City). The proponent shall submit an irrigation plan prior to construction for review and approval by the City.
17. The proponent shall submit an application and receive an NPDES permit from WA Department of Ecology (DOE) prior to beginning construction.

Section 3. Effective Date. This resolution shall take effect immediately upon passage.

ADOPTED by the City Council of the City of Monroe, at its regular meeting thereof, and APPROVED by the Mayor this 24th day of March, 2015.

EFFECTIVE: 03/24/2015

CITY OF MONROE, WASHINGTON:

  
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 Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:

  
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 Elizabeth M. Smoot, CMC, City Clerk

  
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 J. Zachary Lell, City Attorney