

**CITY OF MONROE  
RESOLUTION NO. 010/2015**

A RESOLUTION BY THE MONROE CITY COUNCIL  
ADOPTING THE HEARING EXAMINER'S FINDINGS OF  
FACT, CONCLUSIONS OF LAW, RECOMMENDATIONS,  
AND CONDITIONS OF APPROVAL FOR THE  
HOLZERLAND PRELIMINARY PLAT/PRELIMINARY  
PLANNED RESIDENTIAL DEVELOPMENT (PRD) (14-  
SDPL-0002 & 14-PLPR-0002)

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WHEREAS, Quadrant Homes submitted an application for a Preliminary Plat/Preliminary Planned Residential Development (PRD) (14-SDPL-0002 & 14-PLPR-0002), commonly known as Holzerland, for the subdivision of approximately 15.5 acres located in the vicinity of 13411 Roosevelt Road into 71 single-family lots; and

WHEREAS, the Hearing Examiner for the City of Monroe did hold a public hearing on April 16, 2015, regarding said proposed Holzerland Preliminary Plat/Preliminary PRD (14-SDPL-0002 & 14-PLPR-0002); 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 April 30, 2015, that said Holzerland Preliminary Plat/Preliminary PRD (14-SDPL-0002 & 14-PLPR-0002) 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/Preliminary PRD (14-SDPL-0002 & 14-PLPR-0002).

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 Holzerland Preliminary Plat/PRD (14-SDPL-0002 & 14-PLPR-0002) 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/PRD has been processed in material compliance with all applicable state and local procedures.
- B. As conditioned, the Preliminary Plat/PRD 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; Chapter 18.84 MMC; and Title 17 MMC.

- C. As conditioned, the Preliminary Plat/PRD is in conformity with all applicable zoning ordinances and other land use controls.
- D. As conditioned, the Preliminary Plat/PRD 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/PRD 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/PRD.

Section 2. The Holzerland Preliminary Plat/PRD set forth in Exhibit B is hereby approved subject to the following conditions:

1. The BLA referenced at page 2 of the staff report dated April 9, 2015 shall be recorded prior to issuance of a clearing/forest practices permit by the City.
2. The applicant shall submit housing elevation drawings (similar to those provided at the preliminary stage) concurrent with building permit submittal demonstrating compliance with the housing standards per MMC 18.84.080(G).
3. The applicant shall provide a copy of the Covenants, Conditions, and Restrictions (CC&R's) to the City for review at the time of submittal of final PRD per MMC 18.84.080(E).
4. The applicant shall record the wetland monitoring requirements in a form approved by the City for awareness/responsibility to subsequent purchasers of the property as per MMC 20.05.070(E) at the time of final plat.
5. Additional recreational amenities shall be provided in Tract PR1 such as tables, benches, landscaping, play fields, equipment, etc. in order to satisfy MMC 18.84.080(I)(10) and 18.84.120(B)(3) and shall be accessible via trails. These improvements shall be coordinated with and approved by the Monroe Parks Department; the details of which shall be shown on a revised landscape plan during civil plan review and prior to construction.
6. All street frontage landscaping/irrigation improvements shall be bonded until such time that housing construction is completed.

7. 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.
8. The NGPE split-rail fencing shall be identified on the landscape and civil plans consistent with that shown on Sheet 1 of the Critical Area Study dated April 6, 2015 (Revised date).
9. The applicant shall post a performance/maintenance bond prior to issuance of a clearing and/or grading permit for the work outlined in the Wetlands Buffer Mitigation Plan per MMC 20.05.130.
10. The applicant shall obtain a General Construction Stormwater NPDES Permit from the WA Department of Ecology (DOE) prior to beginning construction per MMC 15.01.045.
11. The project shall implement all mitigation measures included in the environmental checklist (date stamped received February 23, 2015) based on the latest versions of any referenced reports, plans, or supporting documents made record as exhibits accompanying the April 9, 2015, Hearing Examiner Staff Report and Recommendation for the project or subsequent versions approved by the City.
12. Staff shall evaluate if the Roosevelt intersection serving the project will result in light trespass into the Prins home as asserted in the Prins letter in Ex. 14G. If that is the case, staff shall require reasonable proportionate share mitigation from the applicant. It is anticipated that this mitigation would involve a financial contribution for shrubs or other buffering to be located on the Prins property. However, staff may require alternative reasonable mitigation to the extent that it proves effective.
13. 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.
14. Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees and capital improvement charges pursuant to Chapters 13.04.025, 13.08.272, 20.07, 20.10 and 20.12 of the MMC.

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 19<sup>th</sup> day of May, 2015.

CITY OF MONROE, WASHINGTON:

EFFECTIVE: 05/19/2015

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

(SEAL)

ATTEST:

APPROVED AS TO FORM:

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

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

**BEFORE THE HEARING EXAMINER FOR THE CITY OF MONROE**

Phil Olbrechts, Hearing Examiner

<p>RE: Holzerland Subdivision and PRD</p> <p>14-SDPL-0002 and 14-PLPR-0002</p>	<p><b>FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION.</b></p>
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**SUMMARY**

The applicant has applied for preliminary plat and planned residential development approval to subdivide 15.5 acres into 71 single-family residential lots. It is recommended that the City Council approve the applications subject to conditions.

**ORAL TESTIMONY**

Melissa Place, City of Monroe senior planner, summarized the proposal. In response to questions from the examiner, Ms. Place noted that children would not be walking to school as the schools are more than a mile away. The sidewalks of the proposal will connect to sidewalks in the adjoining Foothills development and this should provide safe walking conditions to any school bus stops. Ms. Place also clarified that the applicant has not requested any waivers to development standards through the PRD process. The examiner asked if staff has reviewed the concerns raised by the Prins, i.e. safety and light issues with the proposed intersection on Roosevelt in front of the Prins property. Ms. Place noted that the intersection would serve both the proposed development as well as the new Bear Mountain subdivision. The City's engineering department has reviewed the intersection and hasn't found any safety issues associated with the intersection. Ms. Place wasn't able to address the light impacts of the intersection. As to superior design for PRD criteria, the applicant is adding street trees that otherwise wouldn't be required. Trails around the wetland are also proposed but not required as well as the trails around the wetland. Ms. Place further clarified that density review was based upon density for the total project area as opposed to determining density for each separate comprehensive plan designation (the project area is divided into two separate comprehensive plan designations).

Matt Hough, applicant, added additional response to the examiner's questions. He noted that the primary rationale for the PRD was to get minimum lot width reduced to 40 feet, which was necessitated by all of the critical areas on the site. There were some roadway reductions approved by public works staff, but those reductions weren't acquired through the PRD. The reduced pavement width can be regarded as PRD superior design because it generates less impervious surface.

1 Andrea Bachman, applicant wildlife expert, noted in response to examiner questions  
2 that the proposal would not adversely affect the inactive eagles nest on the project  
3 site. Ms. Bachman noted she didn't know how likely it would be for eagles to return  
4 to the inactive nest site and she wasn't aware how long it would take for WDFW to  
5 consider the site abandoned. Mr. Hough noted that the proposal had been redesigned  
6 with the removal of a lot in order to protect the inactive nest site once it was brought  
7 to their attention.

8  
9 Michael Reed, applicant transportation engineer, testified that school buses drive into  
10 the Foothills development on Foothills Road and that sidewalks connect to these bus  
11 stops from the proposed subdivision. Mr. Reed noted that the school could add a bus  
12 stop to Roosevelt, but sidewalks connect to that area as well.

13  
14 Janelle MacDicken, representative of the Roosevelt Water Association, noted that  
15 Roosevelt serves water along Roosevelt Road and that they could serve the proposal.  
16 Roosevelt has adequate capacity to serve the development. Ms. MacDicken  
17 acknowledged that the proposal is in Monroe's water service area but that Roosevelt  
18 Water has historically provided water service along Roosevelt Road. Ms. Place noted  
19 that public works staff has been discussing protection of Association utility lines with  
20 Association staff.

21  
22 Mr. Hough noted that City water mains are being extended from the Foothills  
23 development into the project site. In response to examiner questions, Mr. Hough  
24 noted that the applicant has conferred with public works and that public works  
25 concluded there would be no light impacts. Mr. Hough noted that the intersection  
location was set by the Bear Mountain subdivision. Bear Mountain and the applicant  
are each responsible for a third of the intersection improvements. Mr. Reed stated  
that roughly the proposal would account for a third to a half of the intersection traffic.

18 **EXHIBITS**

19 Exhibits 1-17, as identified in the "List of Exhibits" submitted by planning staff, were  
20 admitted into the record at the April 16, 2015 hearing. An engineering driveway  
21 analysis for the Prins intersection was admitted as Ex. 18. Staff review comments,  
22 evidencing public works approval of street width reductions, was admitted as Ex. 19.

23 **FINDINGS OF FACT**

24 **Procedural:**

- 25
1. Applicant. The applicant is Quadrant Homes.
  2. Hearing. A hearing on the applications was held by the hearing examiner on April 16, 2015 at 10:00 am at Monroe City Hall in the Council Chambers.

1 **Substantive:**

2 3. Site/Proposal Description. The Applicant has applied for preliminary plat  
3 and planned residential development approval to subdivide 15.5 acres into 71 single-  
4 family residential lots. The subdivision is designed around one large central wetland  
5 and recreation space with a trail system. The development connects to the existing  
6 Foothills neighborhood via White Mountain Road SE and will connect with  
7 Roosevelt Road. The connection to Roosevelt will be shared access between the  
8 Holzerland subdivision and another new subdivision called Bear Mountain Estates to  
9 the immediate north.

10 The proposal includes a narrow 50 foot wide right-of-way, street trees, several critical  
11 areas and recreation tracts, and frontage improvements along Roosevelt Road. The  
12 lots will be served by public water and sewer systems. Stormwater will be handled  
13 through conveyance by way of new roadway drainage systems that will flow through  
14 an on-site or approved off-site water quality treatment filtration system before  
15 entering into the City of Monroe's stormwater system for ultimate storage in Lake  
16 Tye.

17 The site contains hills and low to moderate slopes. The site is largely forested with  
18 two single -family homes and one large single family estate as shown in Exhibit 2.  
19 The large single-family estate and single-family home west of the estate will remain  
20 on an individual parcel after the subdivision process is completed.

21 The reason the applicant has applied for PRD approval is for authorization of a 40  
22 foot lot width. MMC 19.10.140, Table A, requires all lots within the UR6000 district  
23 to have a minimum lot width of 60 feet. MMC 19.10.140 Table A authorizes a  
24 reduction to 40 feet if the lots are created as part of a PRD. Due to the extensive  
25 amount of wetlands on the project site, the applicant needed the 40 foot lot width in  
order to attain densities authorized and to some extent mandated by the combined r 2-  
5 and R 5-7 comprehensive plan land use designations. It should be noted that  
according to staff report calculations, the applicant is authorized to accommodate up  
to 90 dwelling units but is only proposing 71 dwelling units.

4. Characteristics of the Area. The project site is surrounded by detached  
single-family homes and residential zoning to the north, east and west. Commercially  
zoned property appears to be located to the south across Roosevelt Road.

5. Adverse Impacts. There are no adverse impacts associated with the  
development. The primary focus in subdivision is adequacy of infrastructure and as  
determined in Finding of Fact No. 6 the proposed subdivision will be served by  
adequate infrastructure. The SEPA review staff concluded that the proposal will not  
create any significant adverse environmental impacts. The only critical areas on site  
are an inactive bald eagle habitat and some wetlands. Pertinent impacts are addressed  
more specifically below:

1 A. Prins Intersection. The most significant “loose end” for this subdivision are  
2 the light impacts at the Prins intersection. Mr. Prins submitted a letter, Ex. 19,  
3 expressing concern that the proposed intersection with Roosevelt Road is  
4 directly across from his driveway and that this could cause light and safety  
5 concerns. The City’s public works department has reviewed the intersection  
6 for safety and has found no safety problems. Mr. Prins has not presented any  
7 evidence that there would be a safety issue so the City’s expert opinion that  
8 there is no safety problem is determinative.

9 Mr. Prins concerns about light impacts are not so easily resolved. The  
10 applicant noted that public works staff told him that there would be no adverse  
11 light impacts, but the applicant acknowledged that the statements were all  
12 verbal and the applicant was unable to provide much detail on the basis of this  
13 opinion. It is reasonable to conclude that light impacts would be adverse if  
14 the Prins’ home has windows located directly across from the proposed  
15 intersection. The precise location of the windows is not well documented in  
16 the record, since Mr. Prins was not present at the hearing. To further  
17 complicate matters, the Roosevelt intersection serves both the proposed  
18 subdivision as well as another subdivision of similar size. As testified by the  
19 applicant’s engineer, the proposed subdivision would probably only account  
20 for a third to a half of the traffic at the intersection.

21 In order to resolve the light issue, the conditions of approval will require staff  
22 to ascertain whether the intersection will result in any significant light trespass  
23 into the Prins’ home. If that is the case the applicant will be required to  
24 provide for proportionate share mitigation. It is anticipated that this would be  
25 composed of a proportionate share financial contribution for shrubs or other  
landscaping on the Prins property that would mitigate the light trespass or  
some other reasonable mitigation imposed by staff.

18 B. Bald Eagle habitat. The proposal has been adequately mitigated to prevent  
19 adverse impacts to bald eagle habitat. Two bald eagle’s nests are known to  
20 occur in the vicinity of the project. One nest is inactive and located on the  
21 property in Tract OS2 near Wetland B, and the other nest is an active nest that  
22 is off-site approximately 200 feet to the southeast, near Wetland C (Exhibit 7  
– Sheet 16). The latter nest was confirmed active by Gretchen Blatz with the  
Washington State Department of Fish and Wildlife.

23 The applicant will completely avoid the active nest as it is located off-site and  
24 proposes to completely avoid the inactive nest by retaining it within Tract  
OS2. To ensure the long-term protection of the nesting trees/eagle habitat and  
25 to minimize disturbance during the nesting season, the applicant proposes  
several mitigation measures in the Critical Area Study, Ex. 9. As mitigated,  
the applicant’s wildlife expert was able to conclude that the project would not  
adversely affect bald eagles. Given the mitigation and the absence of any

1 evidence that bald eagles would be adversely affected, it is determined that the  
2 proposal will not adversely affect bald eagles.

3 C. Wetlands. The proposal will not adversely affect wetlands. The property  
4 contains all or portions of four separate wetlands (identified as Wetland A, B,  
5 C and D) and their associated buffers as discussed in the applicant's "Critical  
6 Area Study and Buffer Mitigation and Bald Eagle Management Plan" (Critical  
7 Area Study) prepared by Wetland Resources dated April 7, 2015 (Exhibit 9).

8 The Critical Areas Study includes recommended mitigation that assures  
9 compliance with the City's critical area regulations. The applicant proposes a  
10 total of 11,830 square feet in wetland buffer reductions through buffer  
11 averaging and Category IV wetland buffer reductions. Mitigation includes the  
12 addition of 17,918 square feet of additional on-site buffering. The project  
13 proposes permanent buffer reductions on Wetland B and buffer averaging on  
14 the remaining on-site wetlands (Exhibit 9 – Sheet 1). Buffer restoration and  
15 enhancement will occur around Wetlands B and D. The Critical Area Study  
16 includes a buffer planting plan and planting notes, a monitoring program, and  
17 maintenance plan. The Critical Areas Study concluded that overall, the  
18 applicant's wetland mitigation plan would result in better habitat preservation  
19 and protection of ecological function over that which would be expected if no  
20 buffer reductions were proposed. Due to the conclusions of the Critical Areas  
21 Study and the fact that it is compliant with the City's critical areas regulations,  
22 it is concluded that the proposal will not adversely affect wetlands.

23 6. Adequacy of Infrastructure/Public Services. The project will be served  
24 by adequate infrastructure and public services. All applicable level of service  
25 standards for services and facilities are met as identified at page 7 of the staff report.  
Adequacy is more specifically addressed as outlined below:

A. Water and Sewer Service. The City of Monroe will be providing sewer  
and water to the project. The staff report notes that the City has adequate  
capacity to provide these services. A representative from the Roosevelt  
Water Association was present at the hearing and testified that they have  
water lines running up Roosevelt Road. Staff have been working with the  
Association to assure that those lines will not be damaged by development of  
the proposal. The Roosevelt Water Association representative noted that  
historically the Association has served development along Roosevelt Road,  
but she acknowledged that the development is within Monroe's water service  
area.

1 B. Fire Protection. Fire protection would be provided by Monroe Fire  
2 District No. 3. Fire District No. 3 reviewed the proposal and had no  
concerns.

3 C. Police Protection. The police chief reviewed the proposal and expressed  
4 no concerns. The proposal will be served by the Monroe police department.

5  
6 D. Drainage. Stormwater management will be designed to meet the  
7 requirements of the Department of Ecology Storm Water Management  
8 Manual for Western Washington (latest edition) as administered by the City  
9 Engineer. Stormwater will be handled through conveyance by way of new  
10 roadway drainage systems to an on-site vault or above grade filtration system  
11 before entering into the City of Monroe's stormwater system for ultimate  
12 storage in Lake Tye. The applicant has prepared a preliminary drainage  
13 plan, Ex. 11, which staff has found to be consistent with the Manual. City's  
stormwater regulations. More detailed review will be conducted during final  
plat engineering.

14 E. Parks/Open Space. The project proposes one neighborhood park in  
15 Tract PR1 with a tot lot and recreational open space that includes a trail.  
16 Tracts OS1-OS3 are native growth protection area tracts for the preservation  
of wetlands and their buffers and which incorporate a passive gravel trail  
system in the outskirts of the buffers.

17  
18 Impacts to the city park and recreation system from the anticipated additional  
19 public park users are mitigated through park impact fees. Park impact fees  
20 shall be paid prior to final plat approval, or the applicant may defer payment  
to prior to building permit issuance. Park impact fees shall be based on the  
21 fee amount in effect at the time of payment.

22 Although the amount of open space incorporated into the PRD is largely  
23 driven by the City's critical area regulations, it is noteworthy that the amount  
24 of open space exceeds that required by PRD standards. MMC 18.84.080(A)  
requires 675 square feet of open space per lot, which totals 49,925 square feet  
25 for this proposal. The applicant is providing 53,520 square feet of open space.

F. Pedestrian Circulation. The public streets created within the subdivision  
include sidewalks on all sides of the street where residential lots front public

1 roadways as well as sidewalk along the property frontage along the east side  
2 of Roosevelt Road. Trails provide additional connectivity within the central  
3 critical area tracts.

4 G. Traffic and Circulation. Access to the development is proposed via White  
5 Mountain Road SE and Roosevelt Road. Internal access to individual lots  
6 will be provided through public roads with a narrow right-of-way. The roads  
7 will accommodate two 15 foot wide drive aisles and five foot wide landscape  
8 strips and five foot wide sidewalks on each side. This public road section is  
9 not a City standard road section, but has been administratively approved by  
10 the City Engineer as allowed by the City's Public Works and Design  
11 Construction Standards.

12 Frontage improvements along Roosevelt Road include curb and gutter, a  
13 landscape strip with street trees, and a five foot wide sidewalk along the  
14 entire length of the site frontage (excepting the area in front of the existing  
15 single-family home which will have a five foot wide asphalt path and a two  
16 foot wide landscape strip with no street trees).

17 Based on the Traffic Impact Study dated November 12, 2014, the  
18 development is anticipated to generate approximately 71 PM peak-hour trips.  
19 The level of service analysis shows that all of the study intersections in the  
20 TIA are anticipated to operate within acceptable thresholds.

21 H. Schools. The proposal provides for adequate and appropriate school  
22 facilities and appropriate provision for walking conditions to and from  
23 school. Impacts to the Monroe Public Schools and the Snohomish School  
24 District are addressed by the imposition of school impact fees as required by  
25 City code.

There is conflicting evidence on whether or not students will be walking to  
and from school. The staff report notes that some students will be walking  
to school but during the hearing staff indicated that all students would  
probably be taking the bus. It appears that there are no schools within  
walking distance. Even if there are, the interior of the subdivision has  
sidewalks along all street frontages accommodating residences with  
sidewalks along at least one side of all the public roads. The street frontage  
along Roosevelt Road will also have sidewalks. It appears that if students  
were to walk to school in the Fryelands (apparently the nearest school  
location), they could walk on sidewalks through the adjoining Foothills

1 development all the way to SR 2. The more likely scenario is that all the  
2 students would have to walk to a bus stop. As testified by the applicant's  
3 traffic engineer, the closest school bus stops are currently in the Foothills  
4 development and those areas can be accessed by sidewalks along the entire  
5 pedestrian route. From the information in the record, more likely than not  
6 walking conditions to and from school (whether it be a bus stop or walking  
7 all the way to school) are adequate.

8 7. Superior Design. The PRD provides a design superior to that which would be  
9 required by the subdivision criteria. The PRD includes provisions for trails around the  
10 wetlands and street trees. None of these features is required by the City's subdivision  
11 standards. The proposal also includes a significant amount of open space that is  
12 centrally located in the subdivision. Although the open space is already required by  
13 the City's critical areas ordinance, the applicant has done a good job in integrating this  
14 open space as a central focus of PRD design.

## 15 CONCLUSIONS OF LAW

### 16 Procedural:

17 1. Authority of Hearing Examiner. MMC 21.20.050(F) provides that the  
18 Examiner shall hold hearings and make recommendations to the City Council on  
19 applications for preliminary plat and PRD approval.

### 20 Substantive:

21 2. Zoning and Comprehensive Plan Designation. The subject property is  
22 zoned UR-6,000. The project site is subject to two comprehensive plan land use  
23 map designation. One portion is designated R2-5 and another R5-7.

24 3. Review Criteria and Application. Subdivision criteria are specifically  
25 governed by MMC 17.12.030(H). PRD standards are governed by MMC 18.84.080.  
In addition, MMC 21.50.030(C) imposes standards that apply to all development  
reviewed by the hearing examiner. Applicable code provisions are quoted below in  
italics and applied through corresponding Conclusions of Law.

### Subdivision Criteria

**MMC 17.12.030(H):** ... *The hearing authority shall inquire into how the public interest of future residents of the preliminary plat are to be served by the subdivision and its dedications. It shall determine if provisions are made to protect the public health, safety and general welfare by the provision of open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds,*

1 sites for schools and school grounds and shall consider all other relevant facts and  
2 determine whether the public interest of the future residents of the subdivision will be  
served by the dedications therein:

- 3 1. The hearing authority shall consider if the proposed subdivision conforms to the  
comprehensive plan and the Shoreline Master Program;  
4 2. The hearing authority shall consider the physical characteristics of a proposed  
5 subdivision site and may recommend disapproval of a proposed plat because of  
improper protection from floods, inundation or wetland conditions;  
6 3. All identified direct impacts must be mitigated or meet concurrency as set forth in  
MMC Title 20.

7  
8 4. Adequate provisions are made for infrastructure and there are adequate public  
9 services available as determined in Finding of Fact No. 6. Beyond infrastructure and  
10 public service needs, the project adequately provides for the public health, safety and  
11 general welfare because there are no significant adverse impacts associated with the  
12 proposal as determined in Finding of Fact No. 5 and the high density of the proposal  
13 serves to satisfy the City's obligations to accommodate its growth population targets  
14 assigned by Snohomish County under the GMA. The project is consistent with the  
15 comprehensive plan as outlined in the staff report and also for the reason that the  
16 proposal provides for residential development with design features that assure its  
17 compatibility with surrounding residential uses. The project is more than 200 feet  
18 from any shoreline of the state or associated wetland and is, therefore, not subject to  
19 the jurisdiction of the Shoreline Management Act. The site is not in a floodplain.  
20 Wetlands are adequately protected as determined in Finding of Fact No. 5. The  
21 proposal meets all applicable level of service standards as determined in Finding of  
22 Fact No. 6.

23 **MMC 21.50.030(C): Required Findings.** *In drafting a recommendation, the hearing  
24 examiner shall address the following, as required in the findings of fact:*

- 25 1. *The development is consistent with the comprehensive plan and meets the  
requirements and intent of this code.*  
2. *The development makes adequate provisions, if appropriate, for open space,  
drainage ways, streets and other public ways, transit stops, water supply,  
sanitary wastes, parks and recreation facilities, playgrounds, sites for schools  
and school grounds.*  
3. *The development adequately mitigates impacts identified under Chapters  
17.12, 18.84, and 20.04 MMC, and the sensitive area guidelines adopted by  
resolution.*  
4. *The development is beneficial to the public health, safety and welfare and is in  
the public interest.*

1 5. The development does not lower the level of service on the following public  
2 facilities and services below the minimum standards established within the  
3 comprehensive plan:

- 4 a. Potable water;
- 5 b. Wastewater;
- 6 c. Storm water drainage;
- 7 d. Police and fire protection;
- 8 e. Parks and recreation;
- 9 f. Arterial roadways; and
- 10 g. Public schools.

11 If the development results in a level of service lower than those set forth in the  
12 comprehensive plan, the development may be approved if improvements or  
13 strategies to raise the level of service above the minimum standard are made  
14 concurrent with the development, subject to the requirements of Chapter 20.06  
15 MMC.

16 6. The area, location, and features of land proposed for dedication are a direct  
17 result of the development proposal, are reasonably needed to mitigate the effects  
18 of development, and are proportional to the impacts created by the development.

19 5. As noted in Finding of Fact No. 6, the proposal does not lower level of service  
20 standards for public services below adopted levels. The proposal is also consistent  
21 with the densities required by both applicable comprehensive plan land use  
22 designations as outlined at pages 5-6 of the staff report. As conditioned, there are no  
23 significant adverse impacts associated with the proposal as determined in Finding of  
24 Fact No. 5. Since there are no significant adverse impacts associated with the  
25 proposal and the urban densities of the proposal help to accommodate GMA required  
growth targets, the proposal is beneficial to public health, safety and welfare and is in  
the public interest. The streets required for dedication are necessary to provide safe  
access to the lots proposed by the subdivision and are, therefore, needed to mitigate  
the effects of the proposal. As the dedicated right of way is only necessary because  
of the proposed development and will be almost entirely and exclusively used by  
vehicles accessing or departing the proposed subdivision, the required right of way is  
proportional to the impacts created by the development.

#### PRD Criteria

MMC 18.84.120(A): *The city shall<sup>1</sup> approve a preliminary development plan if the plan meets the following criteria:*

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<sup>1</sup> Curiously, MMC 18.84.120(A) mandates approval of a PRD without reference to compliance with MMC 18.84.080, which sets additional requirements for PRDs. The staff report contains a detailed analysis of compliance with MMC 18.84.080. Although compliance with MMC 18.84.080 is arguably not required for approval of the PRD given the “shall” language of MMC 18.84.120(A), it is concluded as a matter of law that the PRD complies with MMC 18.84.080 for the reasons identified

1 A. The PRD is in accordance with the comprehensive plan; and

2 6. As previously concluded, the PRD is consistent with the comprehensive plan.

3 **MMC 18.84.120(B):** *The PRD accomplishes a development that is better than that*  
4 *resulting from traditional development and provides a net benefit to the city. A net*  
5 *benefit to the city may be demonstrated by the following:*

- 6 1. *Conservation of natural features and sensitive area,*
- 7 2. *Placement, style or design of structures,*
- 8 3. *Recreational facilities,*
- 9 4. *Interconnected usable open space,*
- 10 5. *Provision of other public facilities,*
- 11 6. *Aesthetic features and harmonious design, and*
- 12 7. *Energy-efficient site design and/or building features; and*

13 7. As determined in Finding of Fact No. 7, the PRD provides for superior design that  
14 would not be required by the City's subdivision standards due to the presence of  
15 buffering to adjacent residential uses, trails and street trees. The central location of  
16 the open space, its interconnectedness and the integration of trails into the open space  
17 should also be considered a superior design feature to some extent, although the  
18 location of these centrally located tracts is largely dictated by the City's critical area  
19 ordinance, which would also apply to subdivisions. The PRD also provides for  
20 superior design because it satisfies the PRD standards set by MMC 18.84.080, for the  
21 reasons identified in the staff report.

22 **MMC 18.84.120(C):** *The PRD will be served by adequate public facilities including*  
23 *streets, fire protection, water, storm water drainage, and sanitary sewer for*  
24 *acceptable waste controls, as demonstrated by the submittal and review of plans for*  
25 *such facilities as described under MMC 18.84.060; and*

8. As determined in Finding of Fact No. 6, the proposal is served by adequate public facilities as required by the criterion above.

26 **MMC 18.84.120(D):** *The proposed landscaping within the PRD's perimeter is*  
27 *superior to that normally required by the city; and*

28 9. The PRD contains closely spaced street trees on the western and northwestern  
29 perimeter that isn't required by the City's development standards, so the proposal  
30 provides for superior perimeter landscaping.

---

31 in the staff report. Further, satisfying the requirements of MMC 18.84.080 is  
32 construed as a pre-requisite for a determination that the PRD provides for superior  
33 design, as mandated by MMC 18.84.120(B).

1 **MMC 18.84.120(E):** *At least one major circulation point is functionally connected*  
2 *to a public right-of-way; and*

3 10. All the interior roads ultimately connect to exterior public roads.

4 **MMC 18.84.120(F):** *The open space within the PRD is integrated into the design of*  
5 *the project rather than an isolated element; and*

6 11. The open space of the PRD is well integrated into the PRD design. The open  
7 space serves as a central focal point and view enhancement for a majority of the  
8 homes in the PRD. With the exception of a handful of lots, almost all the lots either  
9 front on an open space/critical areas tract or the tract is visible directly across the  
10 street.

11 **MMC 18.84.120(G):** *The PRD is compatible with the adjacent development; and*

12 12. The PRD is compatible with adjacent development. Surrounding development is  
13 predominantly single-family residential. On the east side of Roosevelt Road where  
14 the subject property is situated, the surrounding property is all zoned UR6000 or  
15 UR9600, which provides for the same or similar densities to that proposed for the  
16 PRD. Street trees help shield the PRD from view from the County zoned properties  
17 on the other side of Roosevelt Road.

18 **MMC 18.84.120(H):** *Undeveloped land adjoining the PRD may be developed in*  
19 *coordination with the PRD; and*

20 13. There is no proposal for coordinated planning and the criterion above doesn't  
21 mandate any such proposal.

22 **MMC 18.84.120(I):** *The PRD is harmonious and appropriate in design, character*  
23 *and appearance to the existing or intended character of development in the*  
24 *immediate vicinity; and*

25 14. For the reasons identified in Conclusion of Law No. 12, the proposal is  
harmonious and appropriate in design etc. with surrounding development. The  
extensive amount of open space and superior landscaping amenities further enhances  
the compatibility of the proposal.

**MMC 18.84.120(J):** *Roads, streets and sidewalks, existing and proposed, comply*  
*with the standards and requirements of this chapter and the Monroe Municipal Code;*  
*and*

15. City public works staff have reviewed the plat drawings and found the proposed  
design for streets and sidewalks to be consistent with applicable City standards.

1 **MMC 18.84.120(K):** *Each phase of the PRD, as it is completed, shall contain the*  
2 *required parking spaces, open space, recreation facilities, landscaping, and utility*  
3 *area planned for that phase.*

4 16. Compliance with the amenities proposed in the PRD shall be required for final  
5 PRD approval as required by MMC 18.84.070(C).

### 6 **DECISION**

7 The proposed preliminary plat and PRD are found to be consistent with all applicable  
8 development regulations for the reasons identified in the Conclusions of Law. It is  
9 recommended that the City Council approve the preliminary plat and PRD  
10 applications subject to the following conditions:

- 11 1. The BLA referenced at page 2 of the staff report shall be recorded prior to  
12 issuance of a clearing/forest practices permit by the City.
- 13 2. The applicant shall submit housing elevation drawings (similar to those provided  
14 at the preliminary stage) concurrent with building permit submittal demonstrating  
15 compliance with the housing standards per MMC 18.84.080(G).
- 16 3. The applicant shall provide a copy of the Covenants, Conditions, and Restrictions  
17 (CC&R's) to the City for review at the time of submittal of final PRD per MMC  
18 18.84.080(E).
- 19 4. The applicant shall record the wetland monitoring requirements in a form  
20 approved by the City for awareness/responsibility to subsequent purchasers of the  
21 property as per MMC 20.05.070(E) at the time of final plat.
- 22 5. Additional recreational amenities shall be provided in Tract PR1 such as tables,  
23 benches, landscaping, play fields, equipment, etc. in order to satisfy MMC  
24 18.84.080(I)(10) and 18.84.120(B)(3) and shall be accessible via trails. These  
25 improvements shall be coordinated with and approved by the Monroe Parks  
Department; the details of which shall be shown on a revised landscape plan  
during civil plan review and prior to construction.
6. All street frontage landscaping/irrigation improvements shall be bonded until such  
time that housing construction is completed.
7. 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.
8. The NGPE split-rail fencing shall be identified on the landscape and civil plans  
consistent with that shown on Sheet 1 of the Critical Area Study.
9. The applicant shall post a performance/maintenance bond prior to issuance of a  
clearing and/or grading permit for the work outlined in the Wetlands Buffer  
Mitigation Plan per MMC 20.05.130.
10. The applicant shall obtain a General Construction Stormwater NPDES Permit  
from the WA Department of Ecology (DOE) prior to beginning construction per  
MMC 15.01.045.

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11. 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.
12. Staff shall evaluate if the Roosevelt intersection serving the project will result in light trespass into the Prins home as asserted in the Prins letter in Ex. 19. If that is the case, staff shall require reasonable proportionate share mitigation from the applicant. It is anticipated that this mitigation would involve a financial contribution for shrubs or other buffering to be located on the Prins property. However, staff may require alternative reasonable mitigation to the extent that it proves effective.

Dated this 30th day of April 2015.

  
Phil A. Olbrechts

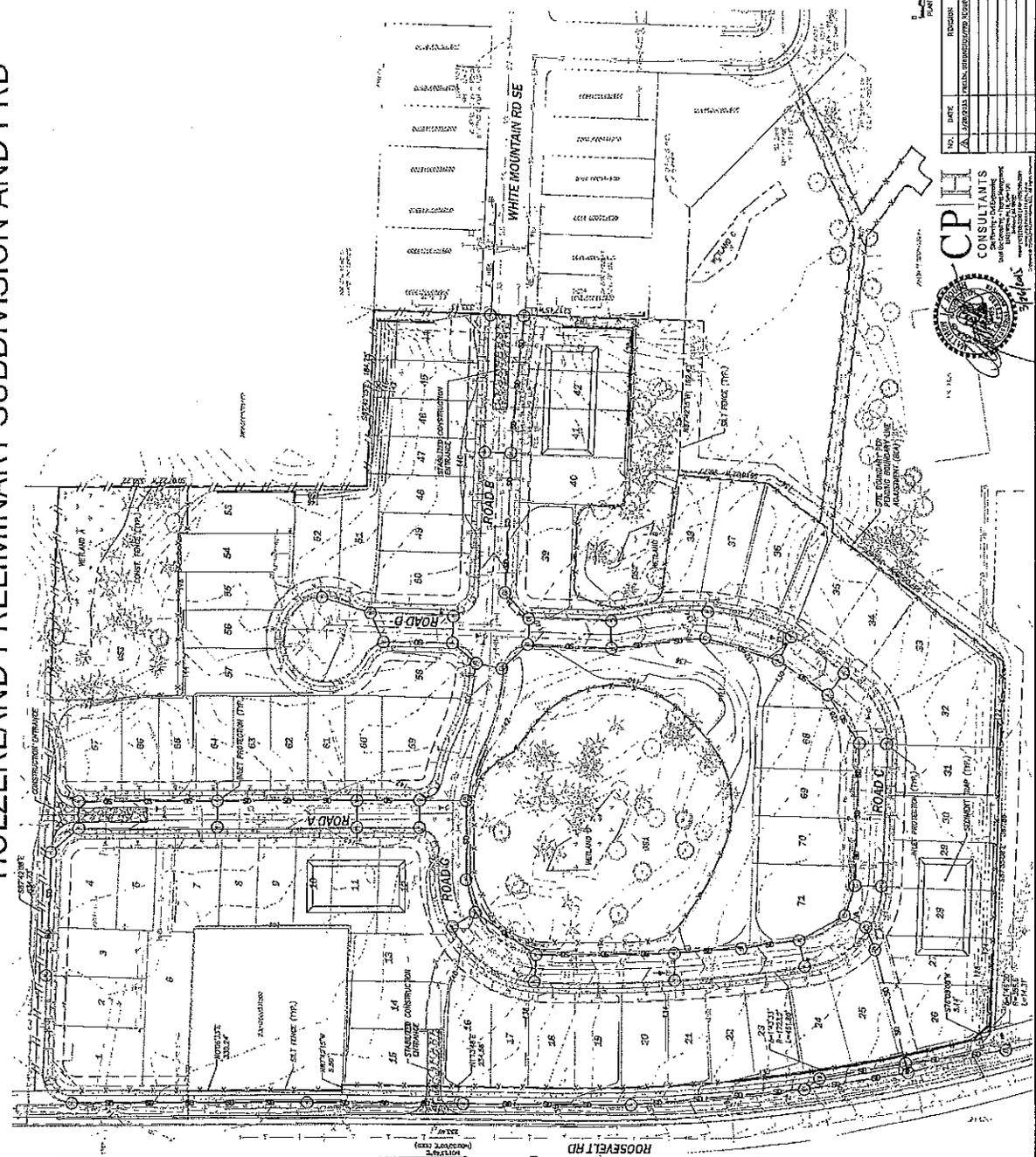
City of Monroe Hearing Examiner





PTN. SEC. 35, TWP 28 N., R6E W.3M.  
**HOLZERLAND PRELIMINARY SUBDIVISION AND PRD**

- LEGEND**
- APPROX. UNIT OF DRAINAGE
  - SET FENCE
  - CONSTRUCTION FENCE
  - TEMPORARY IMPROVEMENT STITCH (TPI)
  - ROAD BUILT (RB)
  - ROADWAY STABILIZATION (RS)
  - TRAIL 1' CLEAR BACK VESTIBULE DRIVE
  - STREET LIGHTS (SL)
  - CONSTRUCTION ENTRANCE
  - STREET LIGHT



**NOTES**

- PRIMARY CONSTRUCTION ADDRESS FOR THE SITE SHALL BE FROM PROJECT ROAD.
- THE TEMPORARY FENCE AND SECURITY CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.

**PRELIMINARY CLEARING AND TEST PLAN**

CITY OF MONROE, LOUISIANA COUNTY, LA

PROJECT NUMBER: 00001-13-03

DATE: 01/15/13

BY: [Signature]

FOR: [Signature]

SCALE: AS NOTED

SHEET 3 OF 18

**CPH**  
**CONSULTANTS**  
 CONSULTANTS  
 1000 PINE STREET  
 SUITE 100  
 MONROE, LA 70132  
 (504) 281-1111  
 www.cphconsultants.com

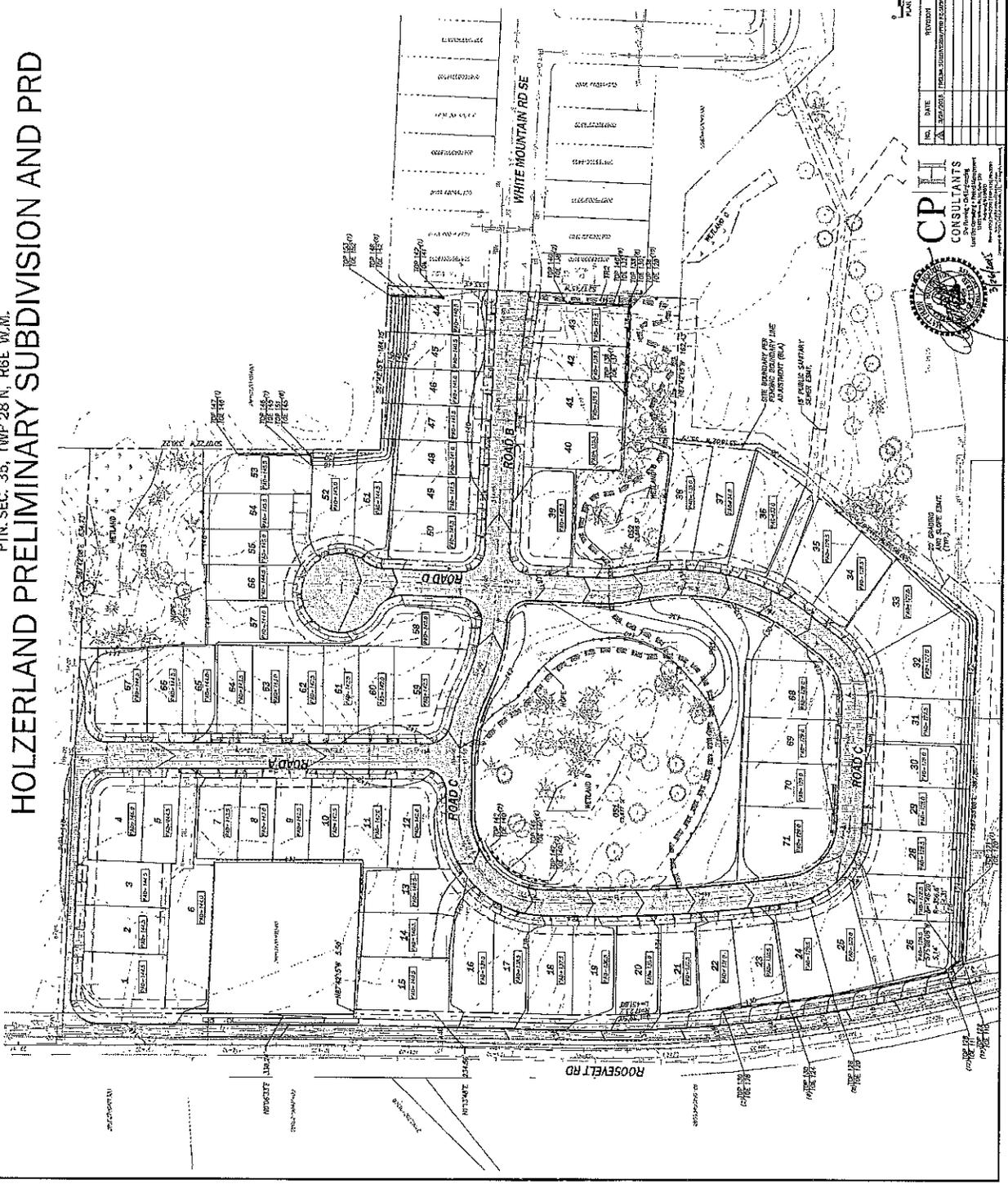




PTN. SEC. 35, TWP 28 N., R6E W. 4M.

# HOLZERLAND PRELIMINARY SUBDIVISION AND PRD

- LEGEND**
- RETAINING WALL
  - GRADE INCH
  - APPROX. LINES OF GRADING
  - FINISH FLOOR ELEV.
  - PROPERTY
  - DUCT, TRANSDUCING CENTER
  - REINFORCED GRADE CENTER
  - TYPE 1 STONE DRAINAGE EXTERIOR SLOPE
  - TYPE 2 STONE DRAINAGE EXTERIOR SLOPE
  - STONE DRAINAGE PIPE
  - STONE DRAINAGE RETENTION WALL
  - FINISH GRADE AT TOP OF WALL



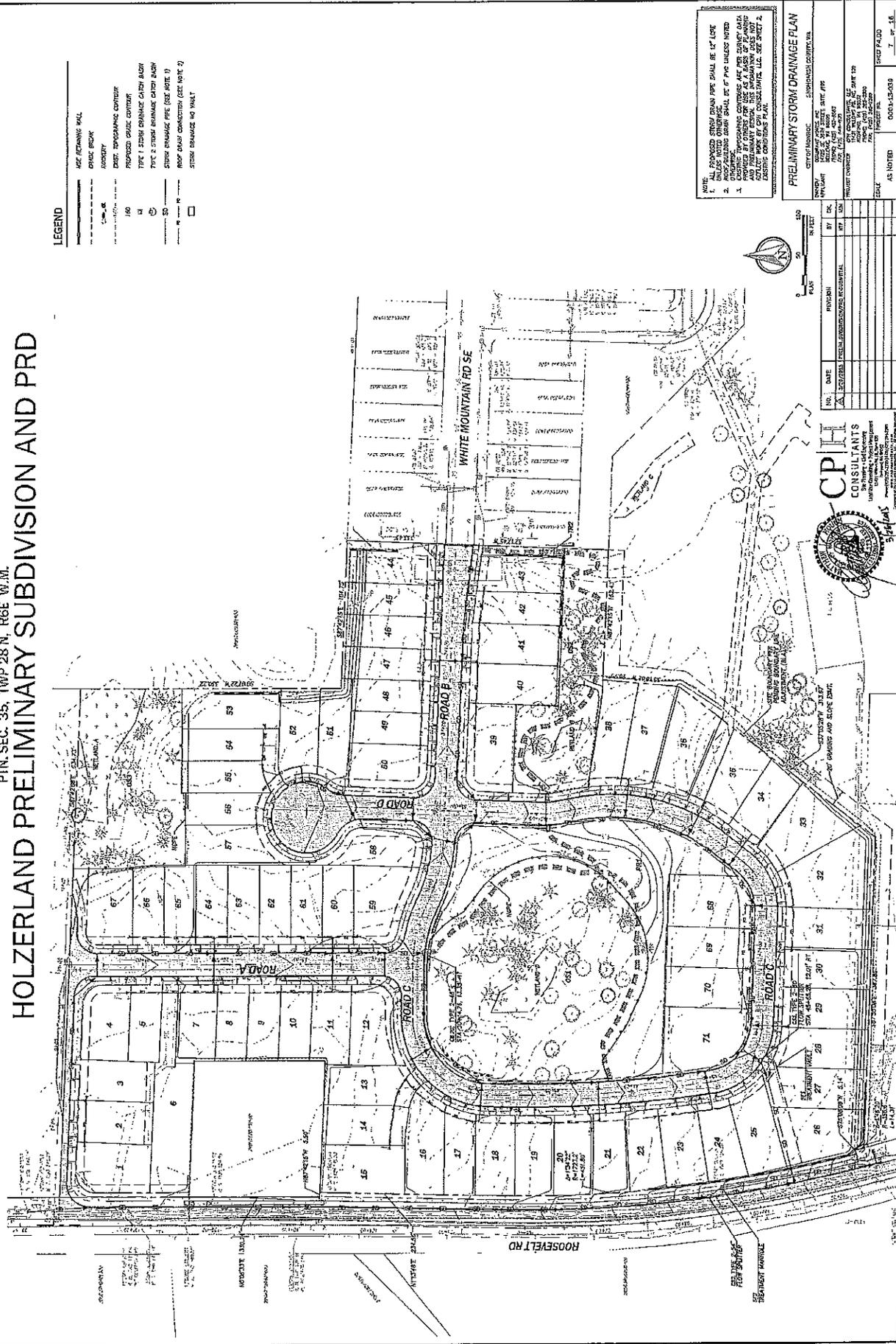
**APPROXIMATE EARTHWORK QUANTITIES**  
 THE FOLLOWING EARTHWORK QUANTITIES ARE APPROXIMATE AND PROVIDED TO ILLUSTRATE THE GENERAL EARTHWORK EFFORTS. FINAL QUANTITIES WILL BE DETERMINED BY THE CONTRACTOR.  
 CUT: 15,746 CY  
 FILL: 33,233 CY  
 NET (FILL): 17,487 CY

PRELIMINARY GRADING PLAN	
CITY/TOWNSHIP	COLUMBIANA COUNTY, OH
PROJECT NO.	1015-10-09
DATE	10/15/15
SCALE	AS NOTED
BY	CPH CONSULTANTS
CHECKED BY	
DATE	
REVISION	

PTN. SEC. 35, TWP 28 N., R6E W.3M.  
**HOLZERLAND PRELIMINARY SUBDIVISION AND PRD**

**LEGEND**

---	1/2" REMAINING WALL
---	CRACK BROOK
---	PROPERTY
---	EXIST. TOPOGRAPHIC CONTOUR
---	PROPOSED GRADE CONTOUR
---	TYPE 1 STORM DRAINAGE CATCH BASIN
---	TYPE 2 STORM DRAINAGE CATCH BASIN
---	STORM DRAINAGE PIPE (SEE NOTE 1)
---	PROP. GRADE CONNECTION (SEE NOTE 2)
---	STORM DRAINAGE 40' DIA.



**PRELIMINARY STORM DRAINAGE PLAN**

DATE	BY	CHKD.
10/12/2010	J. H. HARRIS	J. H. HARRIS
PROJECT NUMBER	PROJECT LOCATION	PROJECT SHEET
000-15-039	HOLZERLAND PRELIMINARY SUBDIVISION AND PRD	7 OF 18
AS NOTED	000-15-039	7 OF 18

**NOTE:**

- ALL PROPOSED STORM DRAIN PIPE SHALL BE 12" DISE.
- PROPOSED STORM DRAIN SHALL BE 5' PAV UNLESS NOTED OTHERWISE.
- EXISTING TOPOGRAPHIC CONTOURS ARE PER SURVEY DATA PROVIDED BY OTHERS FOR USE AS A BASIS OF PLANNING. CONSULT MAPS BY CITY CONSULTANTS, L.L.C. SEE SHEET 2.





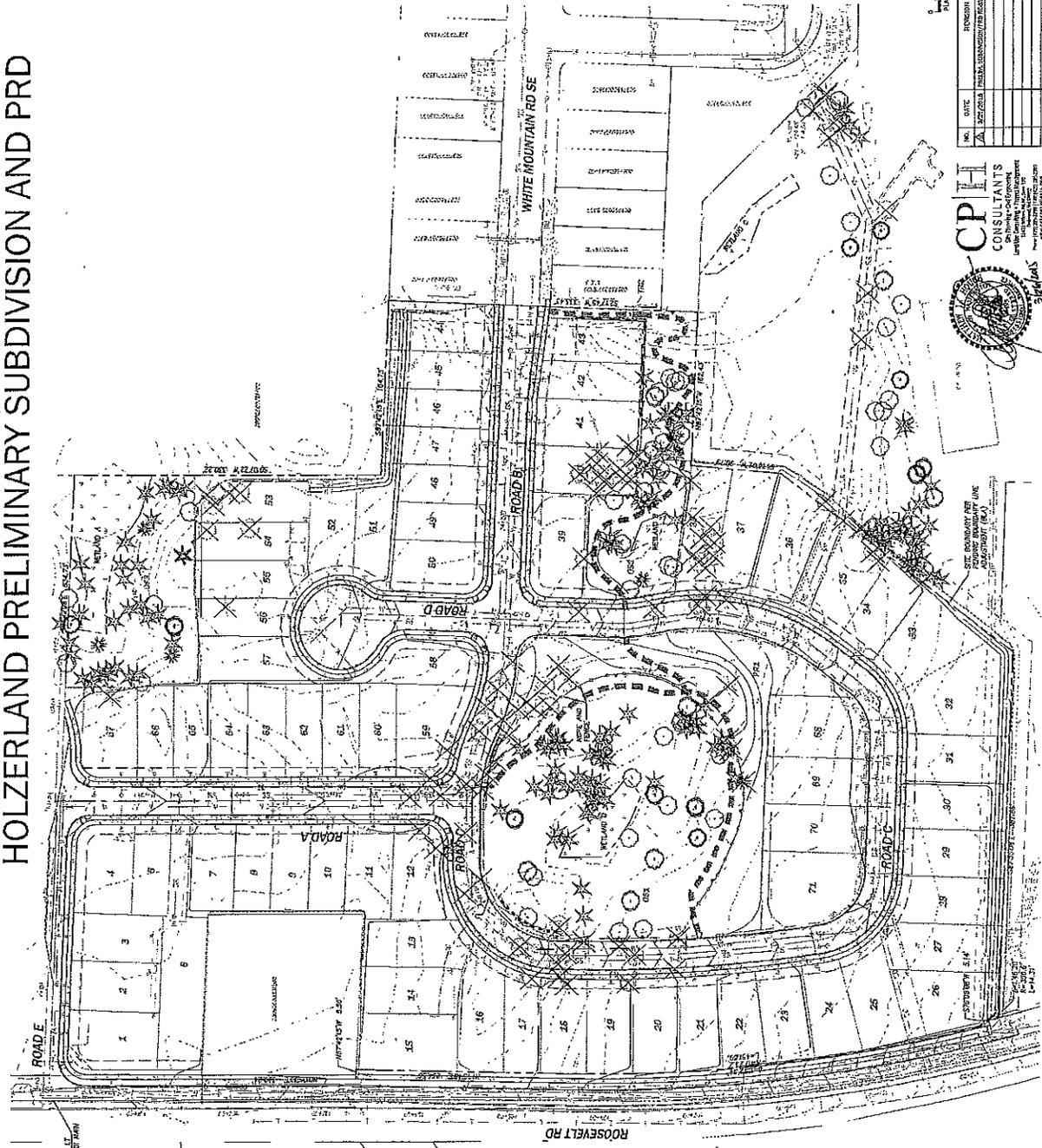
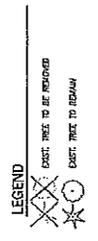








P.T.N. SEC. 35, TWP 28 N, R6E W.1M.  
**HOLZERLAND PRELIMINARY SUBDIVISION AND PRD**



**NOTES:**

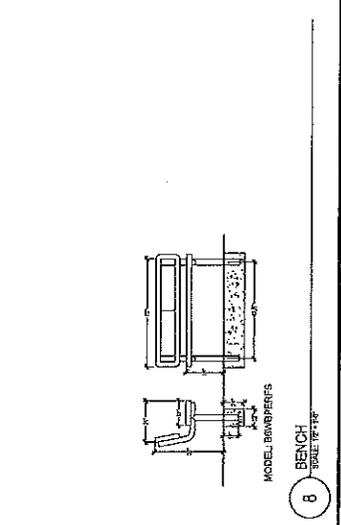
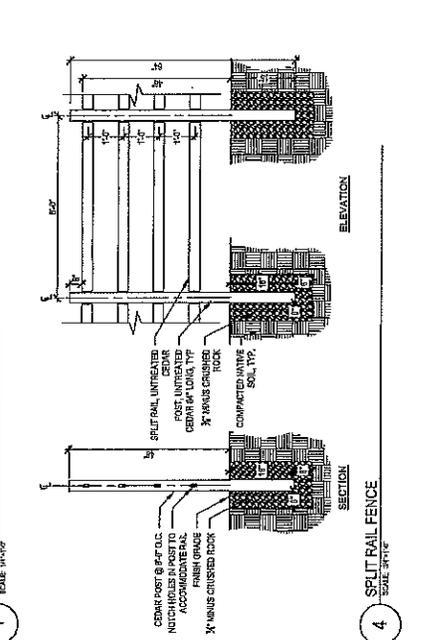
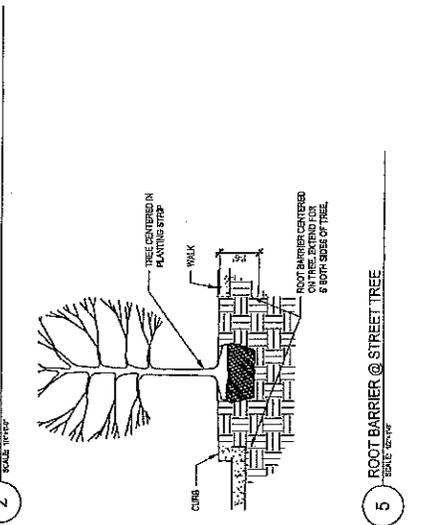
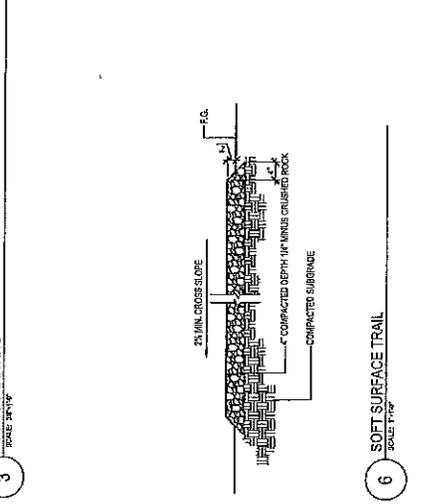
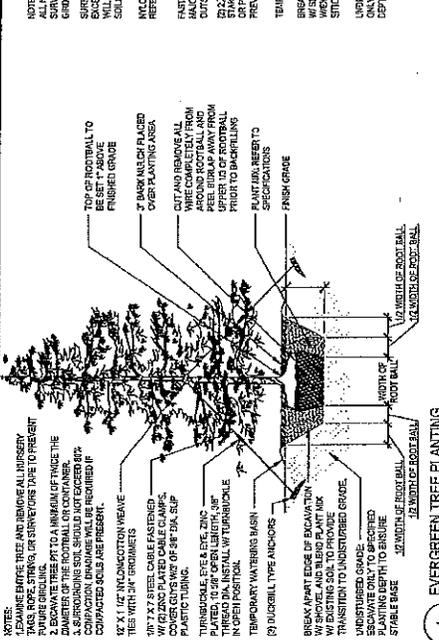
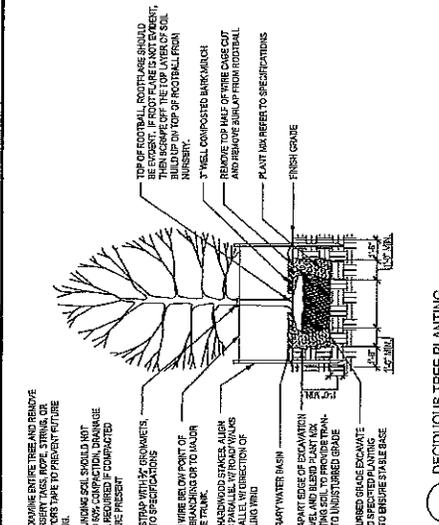
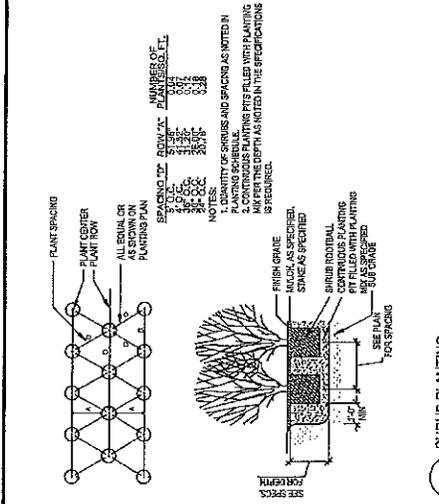
1. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 90 DAYS OF THE DATE OF THIS PLAN.
2. NOT ALL EXISTING TREES OUTSIDE OF RETAINING BUFFER OR BUFFER AREAS ARE TO BE REMOVED. EXISTING TREES OUTSIDE BUFFER AREAS ARE TO BE REMOVED AT THE DISCRETION OF THE ENGINEER.
3. ALL TREES WITHIN THE DEVELOPABLE AREAS OUTSIDE OF BUFFER AREAS SHALL BE REMOVED WITHIN 90 DAYS OF THE DATE OF THIS PLAN. EXISTING TREES WITHIN BUFFER AREAS SHALL BE REMOVED AT THE DISCRETION OF THE ENGINEER.

**TREE RETENTION PLAN**

PROJECT NO.	000-00-00-000
DATE	08/11/2015
BY	DK
CHECKED BY	DK
SCALE	AS NOTED
PROJECT LOCATION	000-00-00-000
PROJECT NAME	000-00-00-000
PROJECT NUMBER	000-00-00-000
PROJECT ADDRESS	000-00-00-000
PROJECT CITY	000-00-00-000
PROJECT STATE	000-00-00-000
PROJECT ZIP	000-00-00-000
PROJECT COUNTY	000-00-00-000
PROJECT DISTRICT	000-00-00-000
PROJECT PHASE	000-00-00-000
PROJECT STATUS	000-00-00-000
PROJECT OWNER	000-00-00-000
PROJECT CONTACT	000-00-00-000
PROJECT PHONE	000-00-00-000
PROJECT FAX	000-00-00-000
PROJECT EMAIL	000-00-00-000
PROJECT WEBSITE	000-00-00-000
PROJECT SOCIAL MEDIA	000-00-00-000
PROJECT OTHER	000-00-00-000



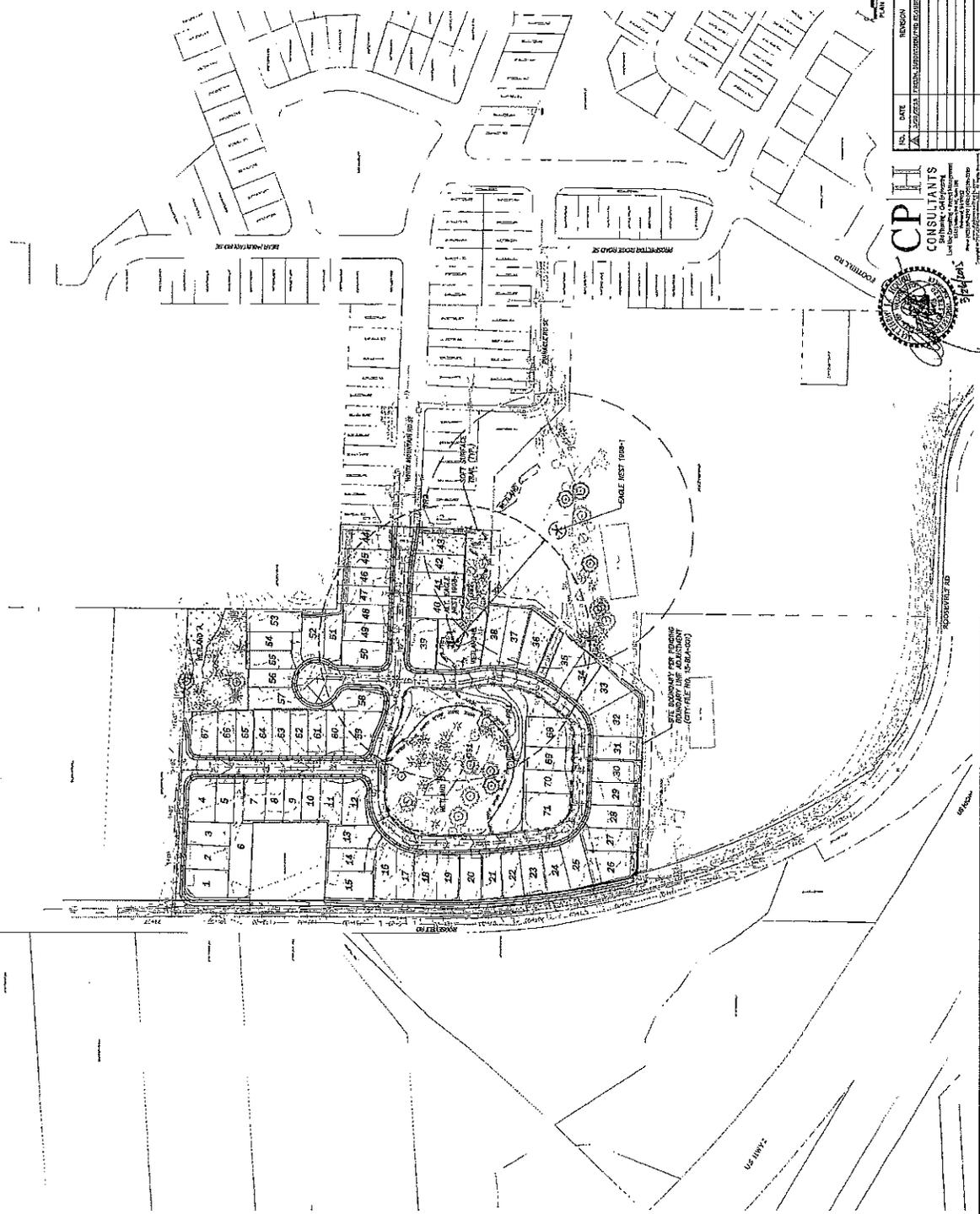




PTN. SEC. 35, TWP 28 N, RGE W.11.

# HOLZERLAND PRELIMINARY SUBDIVISION AND PRD

NOTE: THIS PLAN SHOWS THE EXISTING AND PROPOSED LOTS, STREETS, AND UTILITIES. THE PROPOSED LOTS, STREETS, AND UTILITIES ARE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT.



EXISTING EAGLE NESTS	
OWNER	STEWART & SONS, INC.
PROJECT	10001-10-038
DATE	10/15/15
SCALE	AS NOTED
SHEET NO.	10001-10-038
TOTAL SHEETS	10001-10-038
DATE	10/15/15
PROJECT	10001-10-038
SCALE	AS NOTED
SHEET NO.	10001-10-038
TOTAL SHEETS	10001-10-038

**CPH CONSULTANTS**  
 CONSULTANTS  
 10001-10-038  
 10/15/15

# Cluster Box Units (CBU's) - continued on pages 8-11

visit us at:  
www.mailboxes.com

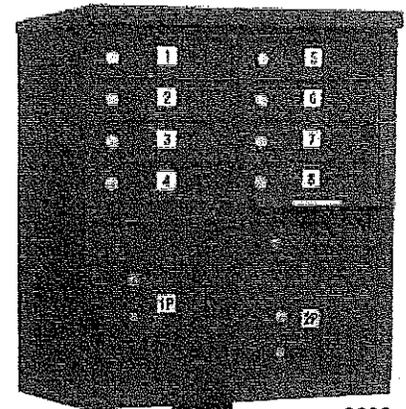
## CLUSTER BOX UNITS - FRONT LOADING USPS - PRIVATE

Made of heavy duty aluminum and stainless steel hardware, Salsbury 3300 series U.S.P.S. approved Cluster Box Units (CBU's) are accessed from the front through two (2) easy opening master door panels. The durable and corrosion resistant units feature a powder coated finish available in six (6) contemporary colors. Each CBU includes one or two (2) fully integrated parcel lockers and a matching pedestal. Each pre-numbered aluminum door includes a heavy duty five (5) pin cylinder cam lock with a dust/rain shield and three (3) keys. One additional compartment in each unit is labeled "Outgoing Mail" and includes a weather protection flap and an 11-3/4" W x 3/4" H mail slot. An attractive option to CBU's for new and existing CBU installations are Salsbury 3300R series U.S.P.S. approved Regency Decorative CBU's - see pages 8-9.



### Salsbury Industries is Officially Licensed by the U.S.P.S. to Manufacture Cluster Box Units

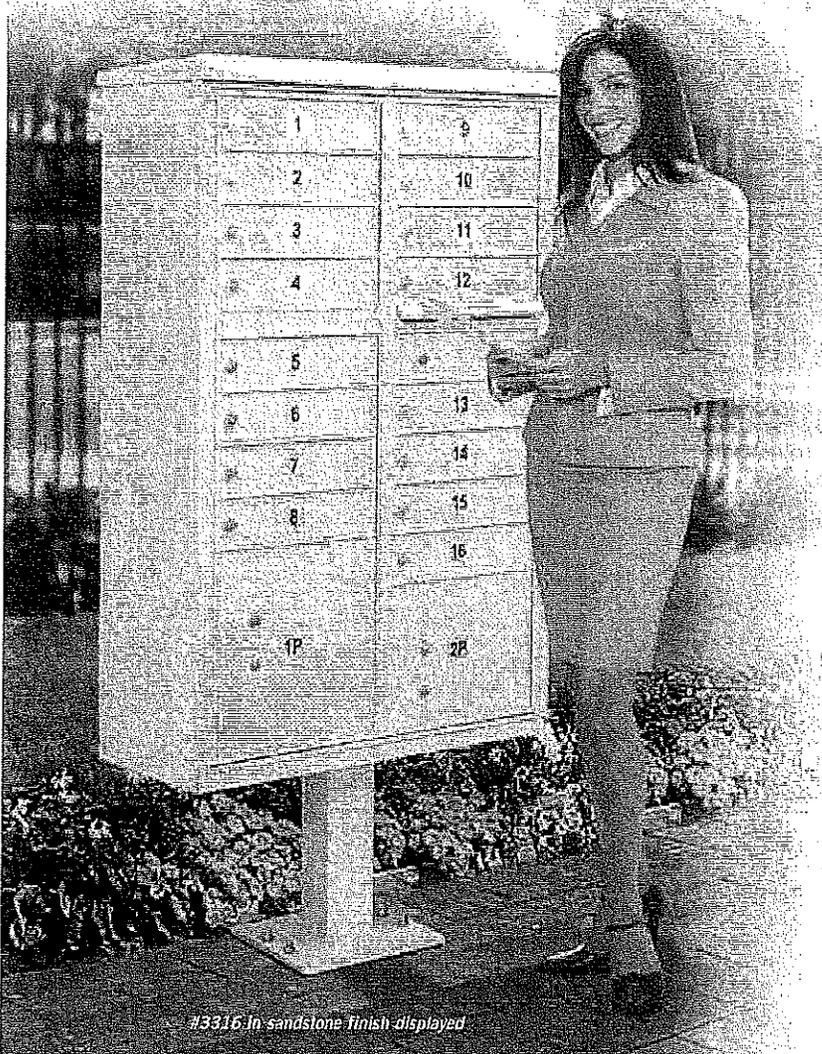
Salsbury 3300 series CBU's are manufactured to U.S.P.S. "F" specifications and are an officially licensed product of the U.S. Postal Service for centralized mail delivery. License Number 1CDSEQ-08-B-0026



3308  
Type I

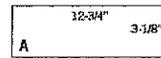
Matching pedestals  
are included with  
Cluster Box Units

includes  
pedestal



#3316 In sandstone finish displayed

### • 3300 Series CBU Door Sizes



#3351<sup>1</sup> Replacement  
'A' door and lock  
\$50.00



#3352<sup>1</sup> Replacement  
'B' door and lock  
\$60.00

### • Fully Integrated Parcel Lockers

For matching stand-alone Outdoor Parcel Lockers (OPL's) (#3302) see page 60.

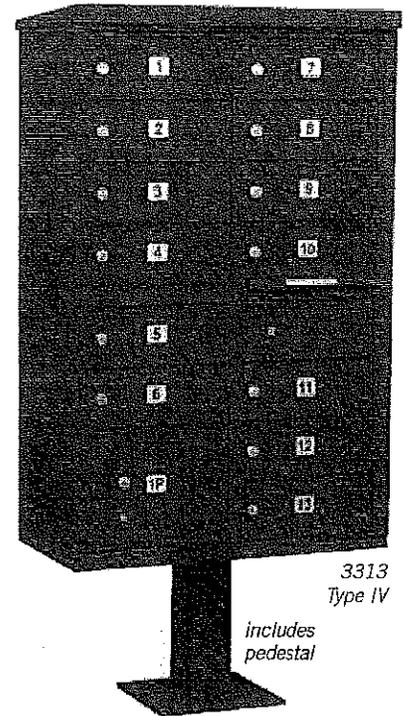
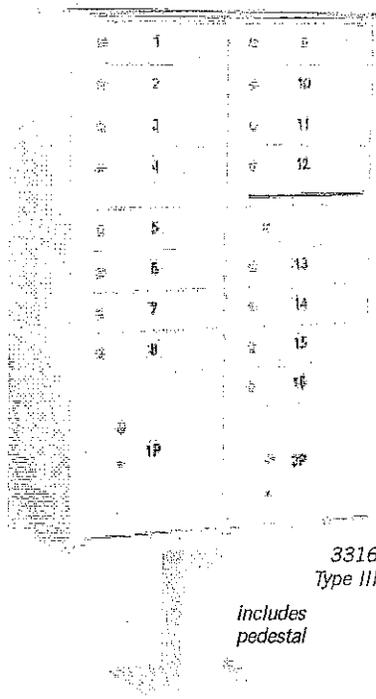
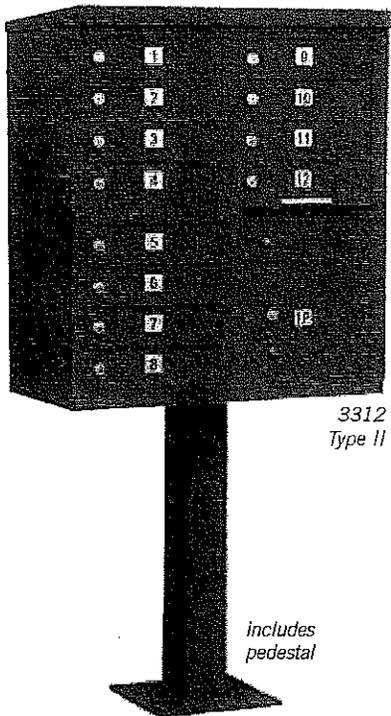
### • Regency® Decorative CBU's Available

Includes CBU and matching pedestal, decorative CBU top and decorative pedestal cover see pages 8-9.



Volume Discount Pricing Available On-Line!

Salsbury Industries is officially licensed and authorized by the U.S. Postal Service to manufacture Cluster Box Units (CBU's).



**CLUSTER BOX UNITS - INCLUDES CBU AND PEDESTAL - U.S.P.S. APPROVED**

MODEL	DESCRIPTION (CUBIC FEET)	UNIT SIZE	WEIGHT	PRICE
-------	--------------------------	-----------	--------	-------

**CLUSTER BOX UNITS**

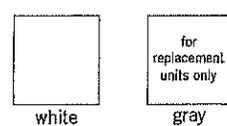
3308 <sup>1,2</sup>	Cluster Box Unit (CBU) - 8 "A" Size Doors - Type I (8) "A" mail compartments (2) parcel lockers (1) pedestal	30-1/2" W x 62-3/4" H x 18" D 12" W x 3" H x 15" D (1) 12" W x 13-1/2" H (1) 12" W x 10" H 28-1/2" H base 12" W x 12" D	145 lbs.	\$1,225.00
3312 <sup>1,2</sup>	Cluster Box Unit (CBU) - 12 "A" Size Doors - Type II (12) "A" mail compartments (1) parcel locker (1) pedestal	30-1/2" W x 62-3/4" H x 18" D 12" W x 3" H x 15" D 12" W x 10" H 28-1/2" H base 12" W x 12" D	145 lbs.	\$1,275.00
3316 <sup>1,2</sup>	Cluster Box Unit (CBU) - 16 "A" Size Doors - Type III (16) "A" mail compartments (2) parcel lockers (1) pedestal	30-1/2" W x 62-3/4" H x 18" D 12" W x 3" H x 15" D (1) 12" W x 13-1/2" H (1) 12" W x 10" H 14-1/2" H base 12" W x 12" D	175 lbs.	\$1,350.00
3313 <sup>1,2</sup>	Cluster Box Unit (CBU) - 13 "B" Size Doors - Type IV (13) "B" mail compartments (1) parcel locker (1) pedestal	30-1/2" W x 62-3/4" H x 18" D 12" W x 4-3/4" H x 15" D 12" W x 10" H 14-1/2" H base 12" W x 12" D	165 lbs.	\$1,325.00

**SPARE PARTS / OPTIONS**

3385 <sup>1</sup>	Pedestal - replacement for #3316 and #3313	14-1/2" H base 12" W x 12" D	15 lbs.	\$125.00
3395 <sup>1</sup>	Pedestal - replacement for #3308 and #3312	28-1/2" H base 12" W x 12" D	20 lbs.	\$125.00
3367	Custom engraved placard - for 3300 series mailbox doors and parcel lockers			\$3.00
3368	Custom engraved door - regular - for 3300 series mailbox doors and parcel lockers			\$5.00
3374	Custom engraved door - black filled - for 3300 series mailbox doors and parcel lockers			\$5.00
3375	Master commercial lock - factory installed if for private access - for access door and parcel lockers - with (2) keys			\$30.00
3390	Lock - standard replacement for 3300 series doors - with (3) keys			\$15.00
3394	Pedestal mounting kit - (4) anchor (J) bolts - for new concrete installations		3 lbs.	\$25.00
3399	Key blanks - for 3300 series locks - box of (50)			\$35.00



<sup>1</sup> Specify



<sup>2</sup> Specify

- For U.S.P.S. access
- For private access  
(order master commercial lock #3375 for access door and parcel locker(s))



Note: Cluster Box Units (CBU's) include a compartment for outgoing mail collection that is labeled "Outgoing Mail".

COMMERCIAL MAILBOXES

RESIDENTIAL MAILBOXES

CUSTOM SIGNAGE

CELL PHONE LOCKERS

# Regency® Decorative CBU's - continued on pages 10-11

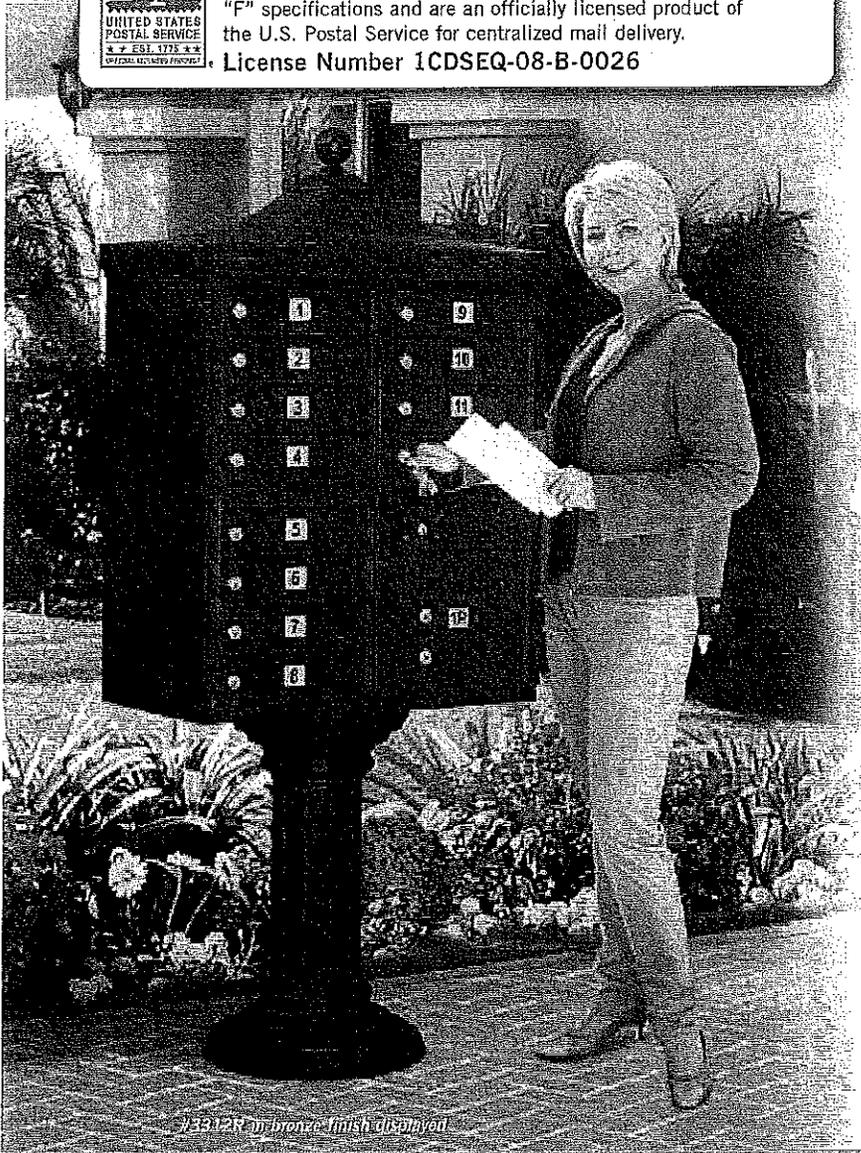
## REGENCY® DECORATIVE CBU'S - FRONT LOADING USPS - PRIVATE

Made of heavy duty aluminum and stainless steel hardware, Salsbury 3300R series U.S.P.S. approved Regency Decorative Cluster Box Units (CBU's) are available in an easy to order complete package that includes a Salsbury 3300 series CBU and matching pedestal, an attractive decorative CBU top and an elegant decorative CBU pedestal cover. U.S.P.S. approved decorative tops and decorative pedestal covers are made of die-cast aluminum and can be ordered separately - see page 10. The decorative top easily attaches to the CBU and includes a 3" diameter ball finial. The decorative pedestal cover easily attaches over the CBU pedestal and includes installation hardware. Regency Decorative CBU's are accessed from the front through two (2) easy opening master door panels and feature a powder coated finish available in five (5) contemporary colors. Minor assembly is required.

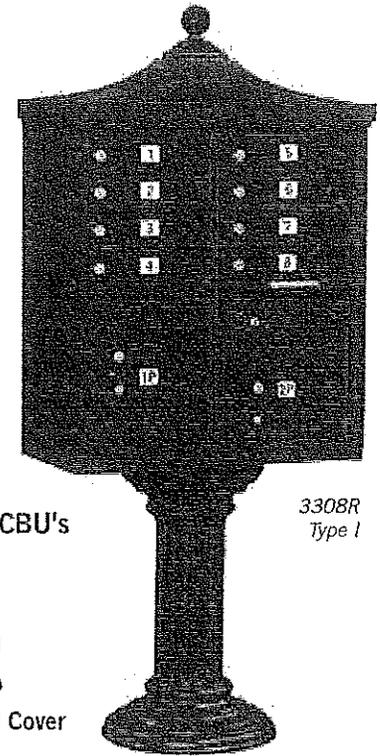


**Salsbury Industries is Officially Licensed by the U.S.P.S. to Manufacture Cluster Box Units**

Salsbury 3300 series CBU's are manufactured to U.S.P.S. "F" specifications and are an officially licensed product of the U.S. Postal Service for centralized mail delivery. License Number 1CDSEQ-08-B-0026



*3312R in bronze finish displayed*



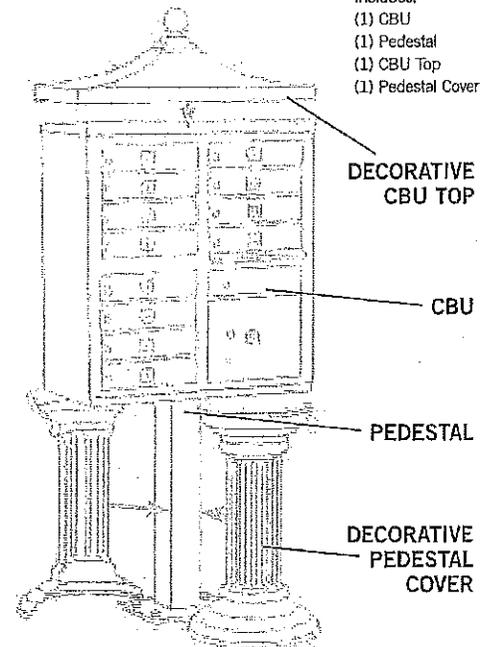
Regency CBU's include:

- CBU
- Pedestal
- CBU Top
- Pedestal Cover

*3308R Type I*

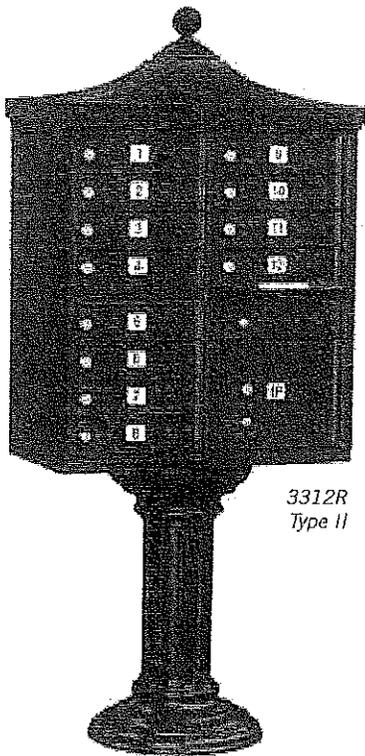
### SAMPLE INSTALLATION

- Model displayed:  
 (1) 3312R  
 Includes:  
 (1) CBU  
 (1) Pedestal  
 (1) CBU Top  
 (1) Pedestal Cover

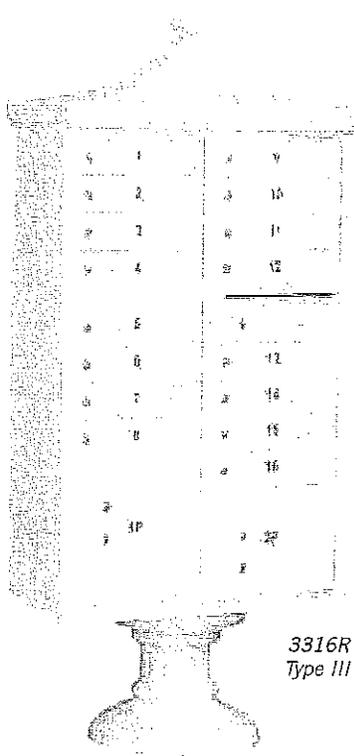


*Note: To order Regency Decorative CBU accessories (CBU top and pedestal cover) separately, see page 10.*

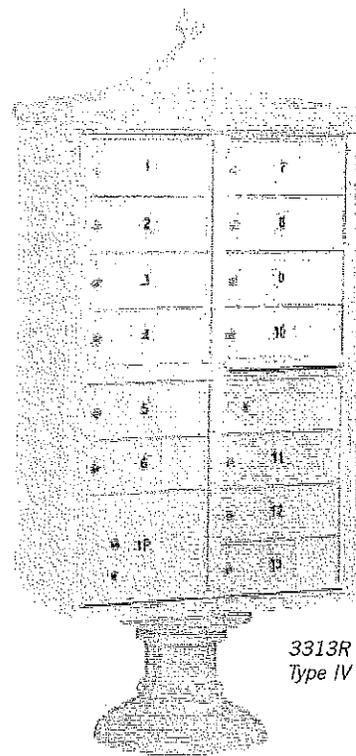
Salsbury Industries is officially licensed and authorized by the U.S. Postal Service to manufacture Cluster Box Units (CBU's).



3312R  
Type II



3316R  
Type III



3313R  
Type IV

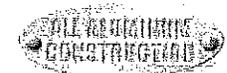
COMMERCIAL MAILBOXES  
RESIDENTIAL MAILBOXES

**REGENCY® DECORATIVE CBU'S - INCLUDES CBU, PEDESTAL, CBU TOP AND PEDESTAL COVER - U.S.P.S. APPROVED**

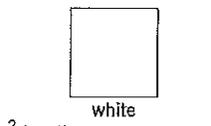
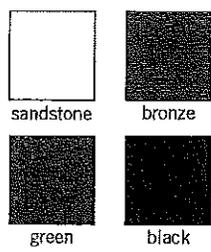
MODEL	DESCRIPTION	UNIT SIZE	WEIGHT	PRICE
<b>REGENCY DECORATIVE CBU'S</b>				
3308R <sup>1,2</sup>	Regency Decorative CBU - 8 "A" Size Doors - Type I (8) "A" mail compartments (2) parcel lockers	31" W x 71-3/4" H x 18-1/2" D 12" W x 3" H x 15" D (1) 12" W x 13-1/2" H (1) 12" W x 10" H	190 lbs.	\$1,650.00
3312R <sup>1,2</sup>	Regency Decorative CBU - 12 "A" Size Doors - Type II (12) "A" mail compartments (1) parcel locker	31" W x 71-3/4" H x 18-1/2" D 12" W x 3" H x 15" D 12" W x 10" H	190 lbs.	\$1,700.00
3316R <sup>1,2</sup>	Regency Decorative CBU - 16 "A" Size Doors - Type III (16) "A" mail compartments (2) parcel lockers	31" W x 71-3/4" H x 18-1/2" D 12" W x 3" H x 15" D (1) 12" W x 13-1/2" H (1) 12" W x 10" H	215 lbs.	\$1,775.00
3313R <sup>1,2</sup>	Regency Decorative CBU - 13 "B" Size Doors - Type IV (13) "B" mail compartments (1) parcel locker	31" W x 71-3/4" H x 18-1/2" D 12" W x 4-3/4" H x 15" D 12" W x 10" H	205 lbs.	\$1,750.00

**SPARE PARTS / OPTIONS**

3351 <sup>1</sup>	Door - "A" replacement door and lock with (3) keys	12-3/4" W x 3-1/8" H		\$50.00
3352 <sup>1</sup>	Door - "B" replacement door and lock with (3) keys	12-3/4" W x 4-7/8" H		\$60.00
3367	Custom engraved placard - for 3300 series mailbox doors and parcel lockers			\$3.00
3368	Custom engraved door - regular - for 3300 series mailbox doors and parcel lockers			\$5.00
3374	Custom engraved door - black filled - for 3300 series mailbox doors and parcel lockers			\$5.00
3375	Master commercial lock - factory installed if for private access - for access door and parcel lockers - with (2) keys			\$30.00
3390	Lock - standard replacement for 3300 series doors - with (3) keys			\$15.00
3394	Pedestal mounting kit - (4) anchor (J) bolts - for new concrete installations		3 lbs.	\$25.00
3399	Key blanks - for 3300 series locks - box of (50)			\$35.00



<sup>1</sup> Specify



<sup>2</sup> Specify

- For U.S.P.S. access
- For private access  
(order master commercial lock #3375 for access door and parcel lockers)



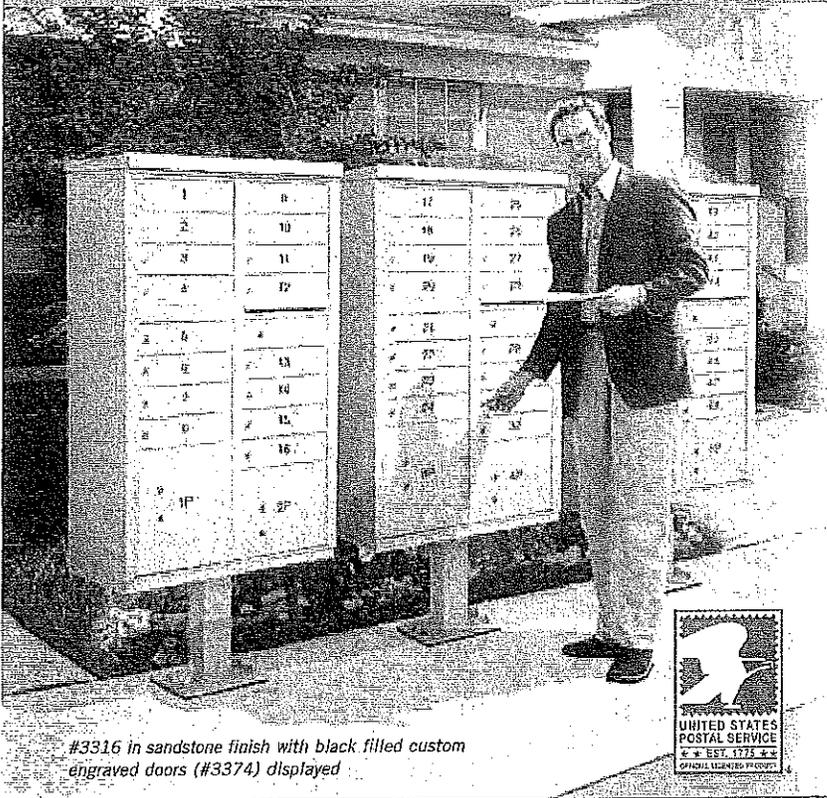
**OUTGOING MAIL COMPARTMENT**  
Note: Regency Decorative CBU's include a compartment for outgoing mail collection that is labeled "Outgoing Mail".

CUSTOM SIGNAGE  
CELL PHONE LOCKERS

*Volume Discount Pricing Available On-Line!*

Phone 1.800.MAILBOX mailboxes.com Fax 1.800.624.5299

# CBU Specifications & Options - for CBU's and Regency CBU's on pages 6-9



#3316 in sandstone finish with black filled custom engraved doors (#3374) displayed

- Ideal for Residential and Commercial Developments
- Manufactured by Salsbury Industries to U.S.P.S. "F" Specifications
- All Aluminum Construction
- Matching Pedestal Included
- Heavy Duty Cam Locks
- Outgoing Mail Compartment
- Fully Integrated Parcel Locker(s)
- Matching Stand-Alone Outdoor Parcel Lockers (OPL's) (#3302) Available (see page 60)

## REGENCY® DECORATIVE CBU ACCESSORIES U.S.P.S. APPROVED

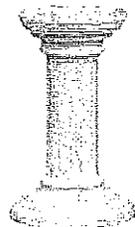
Made of die cast aluminum, Salsbury U.S.P.S. approved Regency Decorative CBU accessories can be ordered separately from Salsbury 3300 series CBU's. Decorative CBU accessories feature a durable powder coated finish available in five (5) contemporary colors and provide an elegant finished look to CBU installations. Decorative CBU tops (#3350) include a 3" diameter ball finial and an attractive sloping design and easily mount to the top of CBU's with four (4) set screws (provided). Decorative CBU pedestal covers (short - #3386 and tall - #3396) easily attach over CBU pedestals and include a plastic insect guard and installation hardware.



**3350<sup>1</sup> Regency CBU Top**  
(option for CBU #3308, #3312, #3316 and #3313)  
• 31" W x 11-1/2" H x 18-1/2" D  
• 20 lbs.  
• \$300.00



**3386<sup>1</sup> Regency Pedestal Cover - Short**  
(option for pedestal for CBU #3316 and CBU #3313)  
• 13-3/4" H x 17-3/4" diameter  
• 20 lbs.  
• \$300.00



**3396<sup>1</sup> Regency Pedestal Cover - Tall**  
(option for pedestal for CBU #3308 and CBU #3312)  
• 27-3/4" H x 17-3/4" diameter  
• 25 lbs.  
• \$300.00

<sup>1</sup> Specify



sandstone



bronze



green



black



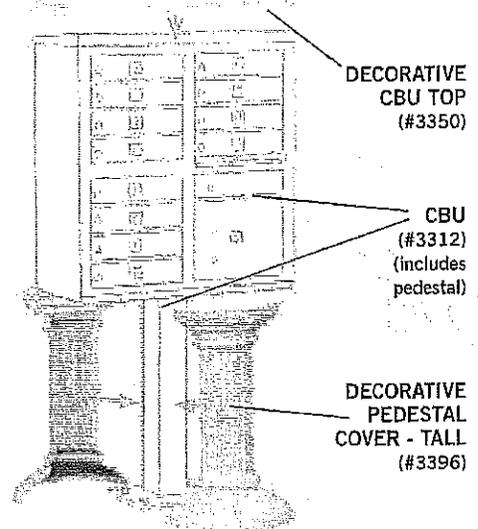
white



(not available in gray)

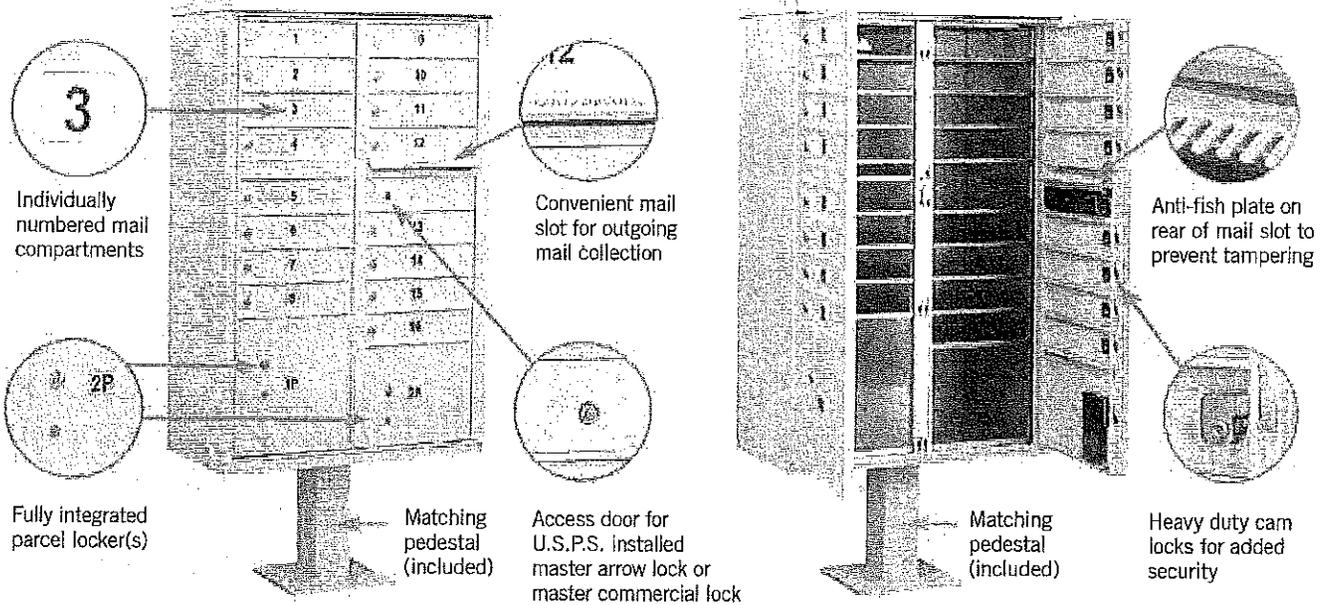
## SAMPLE INSTALLATION OF CBU ACCESSORIES

Models displayed:  
(1) 3350 CBU Top  
(1) 3312 CBU (includes pedestal)  
(1) 3396 Pedestal Cover - Tall



Note: Regency decorative tops and pedestal covers are available in a complete package that includes the CBU and pedestal (see pages 8-9).

**STANDARD FEATURES**

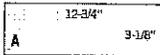


Front views of 3316 in sandstone finish displayed

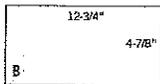
**CBU SPECIFICATIONS & OPTIONS**

**MAILBOX DOOR SIZES**

Each aluminum mailbox door includes a heavy duty five (5) pin cylinder cam lock with a dust/rain shield and three (3) keys.



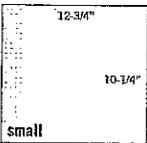
#3351 <sup>1</sup> Replacement "A" door and lock \$50.00



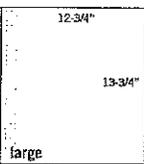
#3352 <sup>1</sup> Replacement "B" door and lock \$60.00

**PARCEL LOCKER DOOR SIZES**

Each CBU includes one or two (2) fully integrated parcel lockers. Parcel lockers offer tenants a convenient way to receive packages on site and are fit with a two (2) key security system.



#3353 <sup>1</sup> Replacement parcel locker door and tenant lock - small \$80.00



#3354 <sup>1</sup> Replacement parcel locker door and tenant lock - large \$90.00

**PEDESTALS**

#3385 <sup>1</sup> Replacement pedestal for #3316 and #3313 (14-1/2" H) \$125.00

#3395 <sup>1</sup> Replacement pedestal for #3308 and #3312 (28-1/2" H) \$125.00

#3394 Pedestal mounting kit for new concrete installations (4) 1/2" X 8" anchor (J) bolts \$25.00



**FINISHES**

Durable and corrosion resistant CBU's feature a powder coated finish available in sandstone, bronze, green, black or white. Note - gray is available for replacement units only and is not available on Regency Decorative CBU's and accessories.

<sup>1</sup> Specify



**IDENTIFICATION SYSTEMS**

Each CBU mailbox door has a 1" high number (1-8, 1-12, 1-16, 1-13 for Type I, Type II, Type III and Type IV, respectively). The outgoing mail compartment is labeled "Outgoing Mail" and the parcel locker(s) are labeled with a "1P" on #3312 and #3313 and with a "1P" and a "2P" on #3308 and #3316. Custom identification systems are available as an option upon request.

**CUSTOM ENGRAVED DOOR PLACARDS**

1-3/4" W x 1-1/2" H custom engraved self-adhesive door placards are available as an option upon request. (#3367 - \$3.00)



#3367

**CUSTOM ENGRAVED UNIT PLACARDS**

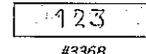
8" W x 1" H custom engraved self-adhesive unit placards are available as an option upon request. (#3363 - \$15.00)



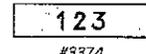
#3363

**CUSTOM ENGRAVED DOORS**

- Custom engraved door - regular (#3368 - \$5.00)
- Custom engraved door - black filled (#3374 - \$5.00)



#3368



#3374

**OUTGOING MAIL COMPARTMENTS**

One additional compartment in each CBU is labeled "Outgoing Mail" and includes a weather protection flap and an 11-3/4" W x 3/4" H mail slot.

**OUTGOING MAIL SLOT PLUS KIT**

An outgoing mail slot plus kit is available for installations not serviced by the U.S.P.S. (#3370 - \$95.00)

**MASTER COMMERCIAL LOCK**

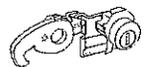
Factory installed for private access - for access door and parcel lockers - with (2) keys (#3375 - \$30.00)



#3375

**TENANT PARCEL LOCKER LOCK**

For parcel locker door - with (3) keys (#3376 - \$40.00)



#3376

**LOCKS**

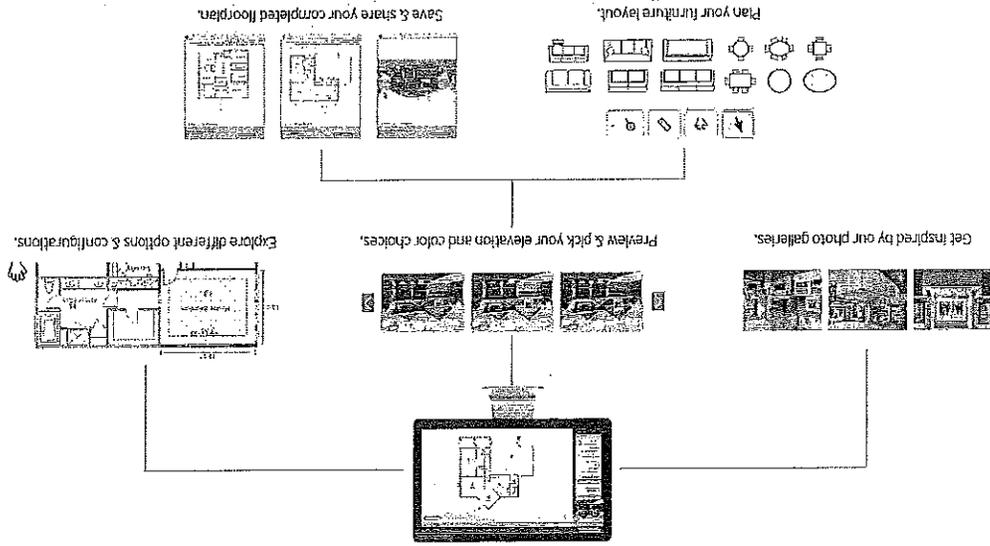
Each CBU mailbox door includes a heavy duty five (5) pin cylinder cam lock with a dust/rain shield and three (3) keys (2,000 different key changes). (#3390 - \$15.00)

- Additional keys per lock when ordering (#3398 - \$3.00)
- Key blanks - box of (50) (#3399 - \$35.00)



#3390

Note: For E series replacement CBU locks, see 3390-E on page 62.



At Quadrant Homes, we're all about Built Your Way. From our intelligently designed homes to our flexible options, not to mention our ability to allow customers to personalize and even customize their home. That's why we've created the Personalize-Your-Home Tool. Set up your ideal floor plan for your new home, map out how you'd like to use each space, and save your design ideas for future reference. Take advantage of all the features the Personalize-Your-Home Tool has to offer at [quadrant-homes.com](http://quadrant-homes.com).

# Personalize Your Home.

QUADRANT HOMES  
BUILT YOUR WAY.

**D-221**

QUADRANT HOMES  
BUILT YOUR WAY.

■ 270 SQ. FT. ■ 3 TO 4 BEDROOMS ■ 2.5 BATHROOMS ■ 2 CAR GARAGE

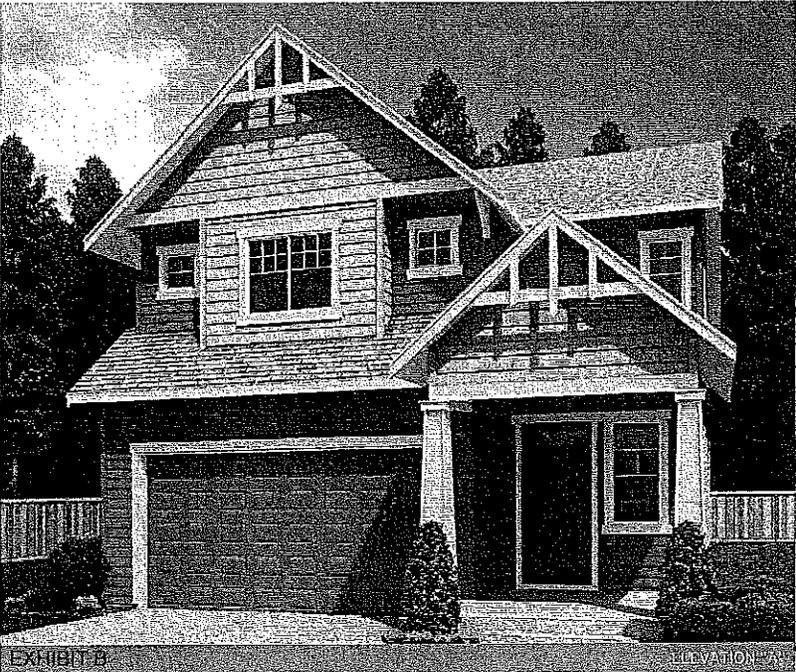


EXHIBIT B  
Page 23 of 32

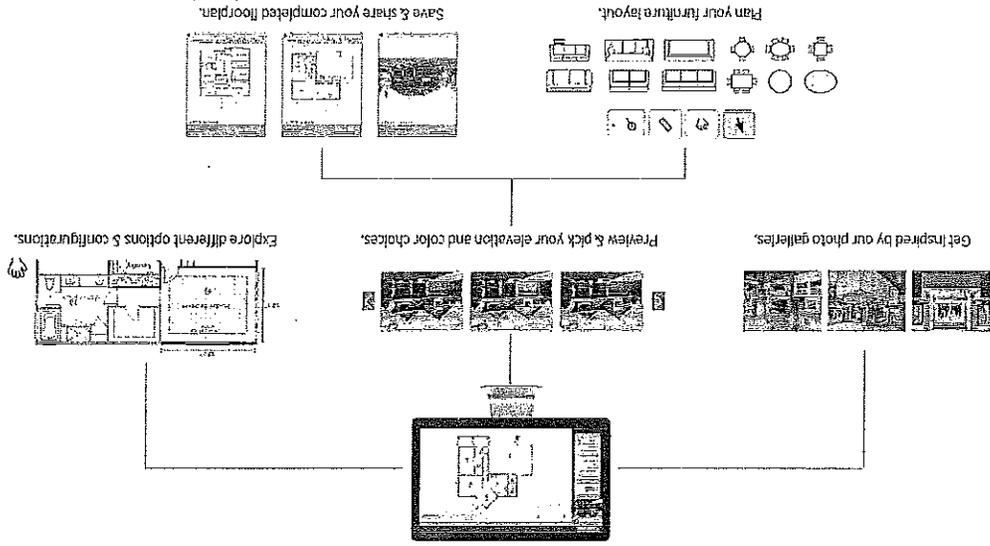


ELEVATION-B



Resolution No. ATR-2015  
AB15-094





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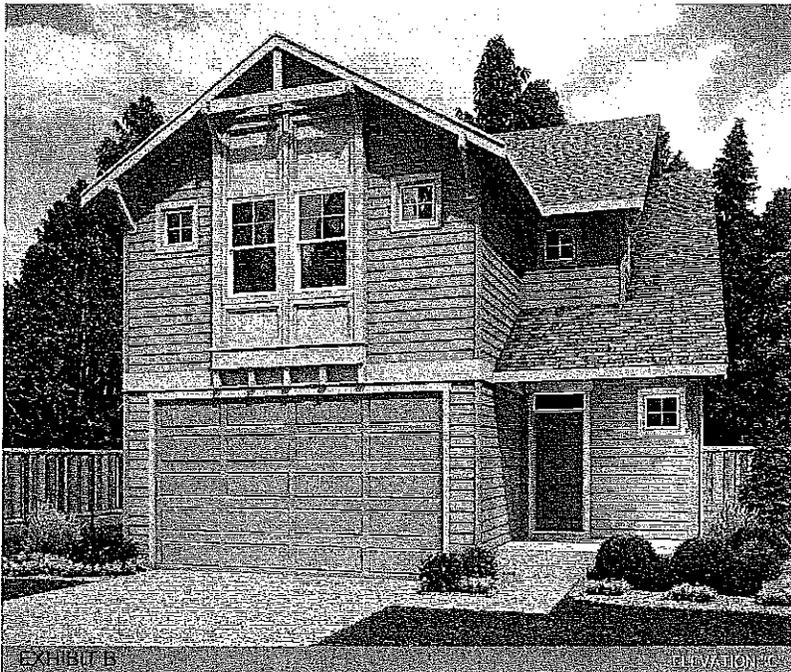
**Personalize Your Home**

**QUADRANT HOMES**  
BUILT YOUR WAY.

**QUADRANT HOMES**  
BUILT YOUR WAY.

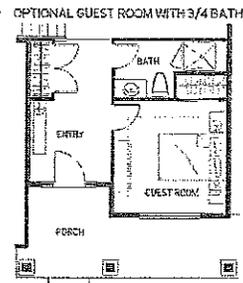
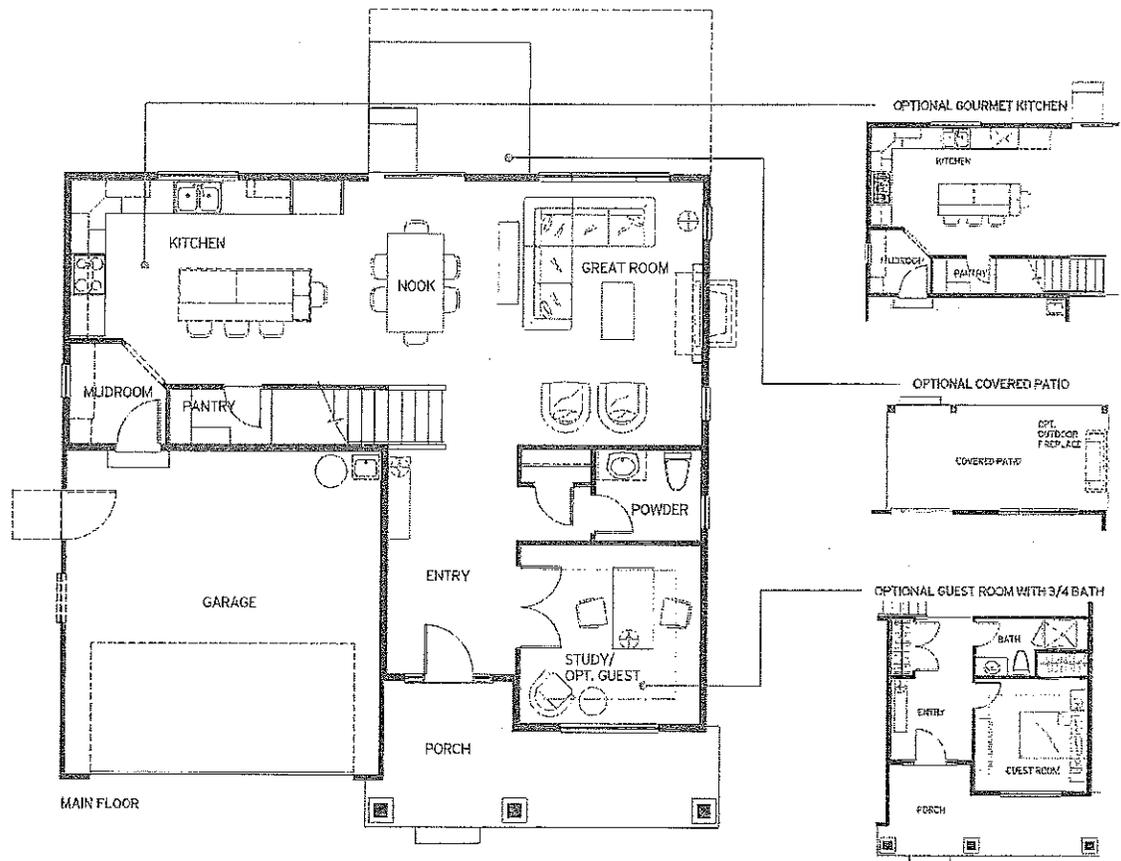
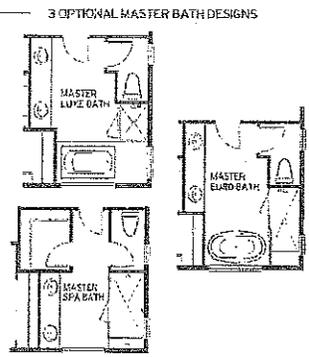
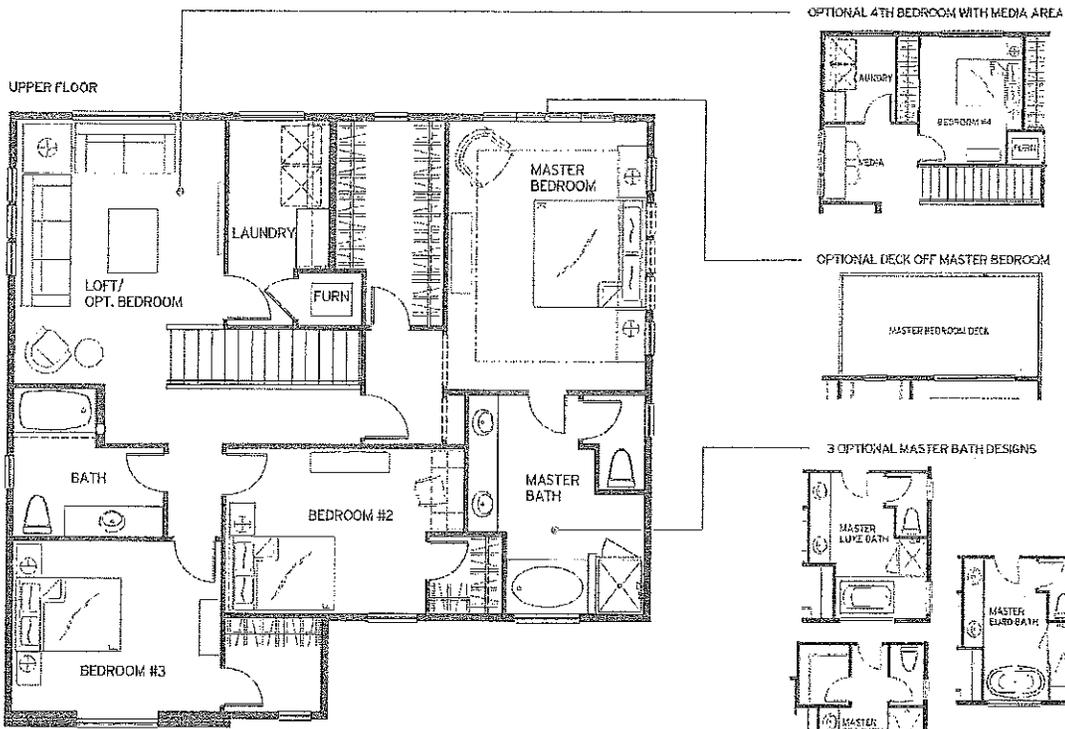
**D-240**

■ 2 CAR GARAGE
■ 3 FOLD BEDROOMS
■ 2.5 BATH ROOMS
■ 2 CAR GARAGE

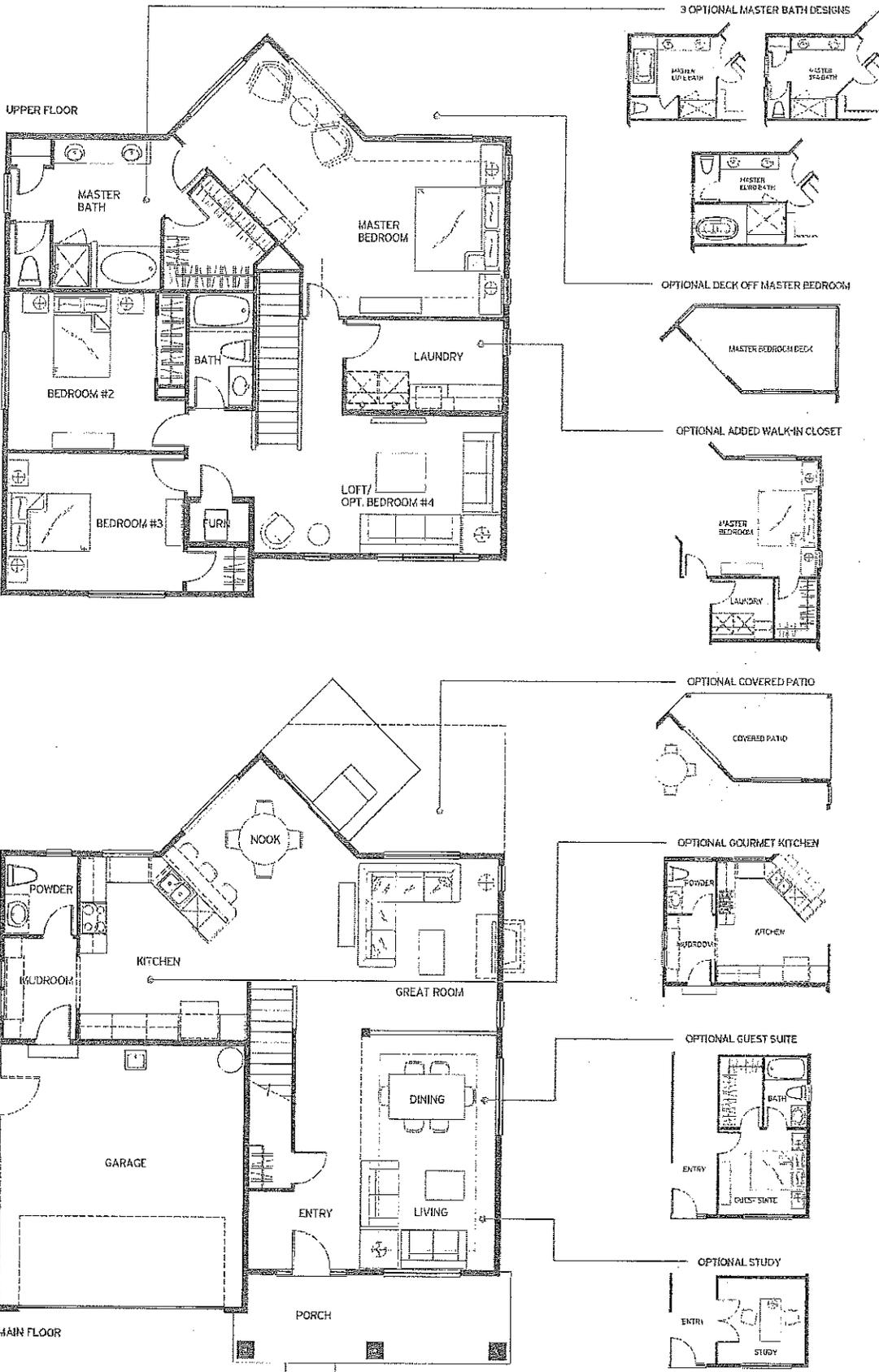


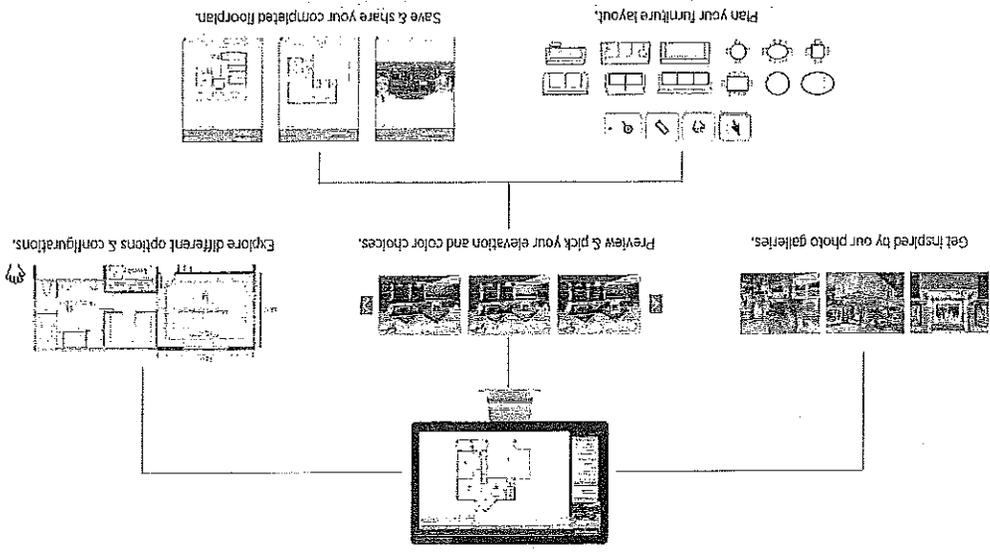












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**Personalize Your Home.**

**QUADRANT HOMES**  
BUILT YOUR WAY.

**QUADRANT HOMES**  
BUILT YOUR WAY.

**V-260**

■ 2,663 SF
■ 4 TO 6 BEDROOMS
■ 2.5 TO 3.5 BATHROOMS
■ 2 CAR GARAGE

