



ADMINISTRATIVE PRELIMINARY SHORT SUBDIVISION APPROVAL

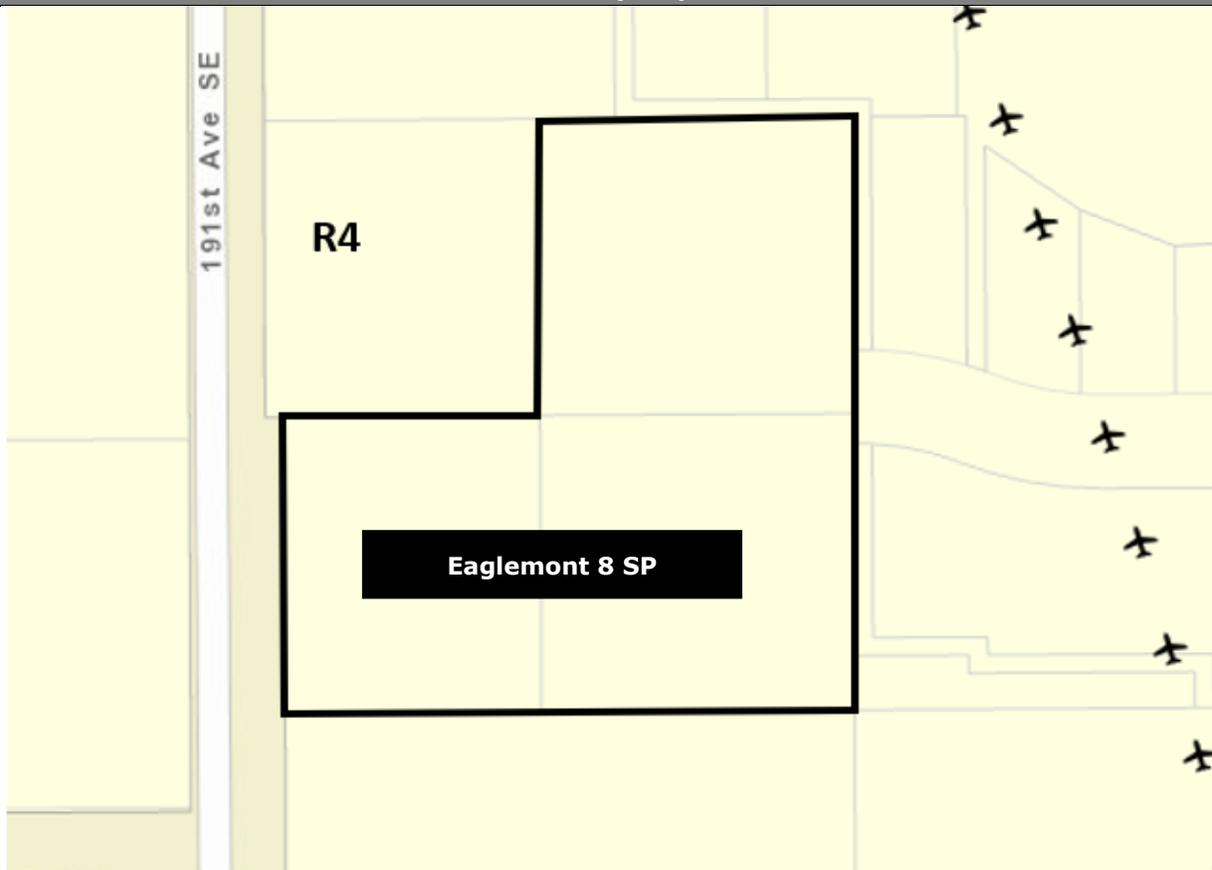
Community Development Department ♦ 806 West Main Street ♦ Monroe, WA 98272-2198
(360) 794-7400 ♦ (360) 794-4007 FAX ♦ Office Hours: Mon. - Fri., 8:00 AM - 5:00 PM

PROJECT INFORMATION										
Project Title	Eaglemont 8 Short Plat			Date of Report	August 10, 2022					
File Number	SP2022-02			Attachments	Preliminary SP Map and DNS					
Administrative Recommendation	Approve the Preliminary Short Subdivision request to allow the construction of a seven (7) single-family lot subdivision on 1.75 acres.									
BACKGROUND SUMMARY										
Applicant	Vanessa Normandin, President of MainVue Homes, LLC									
Request	Administrative approval for Preliminary Short Subdivision to subdivide 1.75 acres into seven (7) single family lots.									
SEPA Status	SEPA DNS issued May 30, 2022, for on-site grading. Appeal period expired June 13, 2022; no appeals were filed.									
Site Address	13325 191 st Ave SE			APN(s)	28063600100100, 28063600100300 & 28063600100600					
Legal Description (abbreviated)	See File SP2022-02			Section	36	Township	28N	Range	06E	
Comprehensive Plan	LD-SFR	Zoning	R4	Shoreline Environment			N/A			
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed			
	Private Well	Monroe			Private Septic	Monroe				
Present Use of Property	Single family residence with accessory structure on acreage.									
REVIEWING AGENCIES										
Monroe	Local Agencies & Districts			State & Federal		County		Other		
<input type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Snohomish (city) <input type="checkbox"/> Community Transit <input checked="" type="checkbox"/> Ziplly <input checked="" type="checkbox"/> Monroe School District No. 104 <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> PSE <input checked="" type="checkbox"/> Comcast			<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe		
ACTION										
<input checked="" type="checkbox"/> Administrative		<input type="checkbox"/> City Council		<input type="checkbox"/> Quasi-Judicial		<input type="checkbox"/> Planning Commission				
Date of Action	August 10, 2022		<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued			
STAFF										
Name	Kate Tourtellot		Title	Planning Manager		Phone	360.863.4618		E-mail	ktourtellot@monroewa.gov

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Low Density Single Family Residential	R4	Single family residence with detached shed on acreage.
North	Low Density Single Family Residential	R4	Single-family residential lots.
East	Low Density Single Family Residential	R4	Eaglemont 6 Subdivision, a similar single family residential development.
South	Low Density Single Family Residential	R4	Single family residences on acreage. An short plat application was recently submitted for the property to the south.
West	Low Density Single Family Residential	R4	191 st Avenue SE and single-family residents on acreage.

Vicinity Map



<p>Residential Use</p> <ul style="list-style-type: none"> Single-Family Residential - 4 Units per Acre (R4) Single-Family Residential - 7 Units per Acre (R7) Single-Family Residential - 15 Units per Acre (R15) Multifamily Residential (R25) 	<p>Mixed Use</p> <ul style="list-style-type: none"> Mixed Use - Neighborhood (MN) Mixed Use - Medical (MM) Mixed Use - General (MG) 	<p>Commercial Use</p> <ul style="list-style-type: none"> Tourist Commercial (TC) Downtown Commercial (DC) General Commercial (GC) Industrial Transition (IT)
<p>Public Facility Use</p> <ul style="list-style-type: none"> Institutional (IN) Transportation (TR) 	<p>Open Space Use</p> <ul style="list-style-type: none"> Limited Open Space (LS) Parks (P) 	<p>Industrial Use</p> <ul style="list-style-type: none"> Shoreline Industrial (SI) Light Industrial (LI) General Industrial (GI)

1.0 FINDINGS AND CONCLUSIONS

1. Description of Proposal

MainVue Homes, LLC, applicant, has requested Preliminary Short Subdivision (Short Plat or SP) approval in order to subdivide 1.75 acres into seven (7) single-family lots. The existing single-family residence and accessory structure are proposed to be demolished.

2. Project History

An application was filed on April 27, 2022 and deemed complete on May 10, 2022. Public notice for the application was provided in accordance with the requirements of MMC section 22.84.050. A Notice of Application was published, mailed, and posted on May 13, 2022. A public comment period was provided from May 13, 2022, through 5:00 PM on May 27, 2022. Public comments were received from three (3) individuals was during the comment period. All comments are included in the project file and summarized below.

3. Site Location

The subject property is located at 13325 191st Avenue SE, and is identified by Assessor’s Parcel Numbers 2806360010100, 28063600100300 and 28063600100600. Surrounding uses include existing single-family residences within other Eaglemont subdivisions and single-family residences on acreage.

4. Site Description

The subject site consists of 1.75 acres that slopes gradually from north to south with about a 16-foot total elevation change. Tax parcel 28063600100600 (13325 191st Avenue SE) contains an existing single-family dwelling, tax parcel 28063600100300 contains a detached shed, and tax parcel 28063600100100 is vacant.

5. Critical Areas

According to City maps and confirmation by Wetland Resources, Inc., the site does not contain critical areas. Wetland Resources performed a site visit on December 6, 2021.

6. Access and Circulation

Frontage improvements are required along 191st Avenue SE and 133rd Street SE. Improvements along 191st Avenue SE include curb and gutter, a landscape strip with street trees, and a five (5) foot wide sidewalk along the entire length of the property frontage. The improvements along 133rd Street SE will extend from east property line to 191st Avenue SE and includes curb and gutter, a landscape strip with street trees, and a five (5) foot wide sidewalk on both sides of the street along the entire length of the property. A 134.96-foot strip along the north side of the future 133rd Street SE extension will not be improved because it is on a separate parcel of land not included with this plat. All frontage improvements and paving, including curb, gutter, sidewalk, and street trees shall be installed in accordance with the City’s Public Works Design and Construction Standards.

7. Dedication of Right-of-Way:

Consistent with Monroe Municipal Code (MMC) Section 22.68.030(C)(7), the proposed preliminary SP includes dedication of land for right-of-way along the frontage of 191st Avenue SE and all of the 133rd Street SE extension. The dedication along 191st Avenue SE is 10 feet of right-of-way and varies between 26-feet to 52-feet for the 133rd Street SE right-of-way. With this connection of 133rd Street SE to 191st Ave SE, the 45’ radius temporary turnaround easements for the temporary cul-de-sac at the west of the 133rd Street SE in the Eaglemont 6 plat will automatically expire upon recording of the

Eaglemont 9 short plat, as called out on page 3 of the recorded Eaglemont 6 plat, AFN 202005275002.

8. Traffic Impacts

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, calculates single-family detached dwellings create 0.99 PM peak hour trips per day. The proposed development proposed to create seven detached single-family residential lots and an existing residence will be demolished; therefore, the net new trips generated by the proposed development is six(6):

7 proposed dwellings – 1 existing dwelling = 6 dwellings

6 single-family dwellings X 0.99 PMPH trip = 5.9 or 6 PMPH trips.

The City of Monroe Public Works Design and Construction Standards do not require a Traffic Impact Analysis (TIA) for land use projects that generate less than ten new PMPH Trips, unless the City Engineer determines an TIA is needed to address other traffic issues.

To mitigate impacts upon the future capacity of the road system, the applicant shall be required to pay transportation impact fees, in accordance with Chapter 3.54 MMC, Transportation Impact Fees. Impact fees require a standard fee amount per dwelling unit as a condition of residential development within the City. Traffic impact fees shall be paid in accordance with MMC Chapter 3.54 and shall be based on the amount in effect at the time of payment.

9. Utilities

The following utilities will be provided to the site:

Storm drainage: According to the *Preliminary Storm Water Site Plan* prepared by Barghausen Consulting Engineers, Inc., dated March 30, 2022, runoff from pollutant generating impervious and pervious areas (all hardscape and lawns) will be routed to stormwater detention vault to be located in Tract 999. A treatment vault will be located immediately downstream of the detention vault and designed to treat the 2-year mitigated release rate. The proposed stormwater facilities will mitigate storm water runoff in accordance with the 2014 SWMM to satisfy the flow duration standards.

Engineering is further conditioning the preliminary approval and approval of the Civil Plans to further address stormwater concerns raised by an adjacent property owner. See the conditions of approval below.

Water: City water is available. Water mains will be required to be extended along the project frontage of 191st Avenue SE. Water mains shall also be required to be extended within the project, along 133rd Street SE, to serve the development.

Sewer: City sewer is available. The sewer mains will be required to be extended through the site, within 133rd Street SE. A sewer main stub is adjacent to the east property line, within the 133rd Street SE right-of-way. The sewer main shall be extended within 133rd Street SE to the project to serve all proposed lots within the development.

10. SEPA

A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued on May 30, 2022, for the proposed on-site grading. The appeal period expired June 13, 2022; no appeals were filed.

11. Agency Comments: A Request for Review of the proposed development was sent to the following Local, County, State and Federal Agencies and Districts:

- a. *Monroe School District:* No comments received.
- b. *Monroe Fire Protection District #7:* No comments received.
- c. *PUD No. 1 (Electricity):* No comments received.
- d. *Puget Sound Energy (Natural Gas):* No comments received.
- e. *Washington State Department of Archeology and Historic Preservation:* No comments received.
- f. *Washington State Department of Ecology:* No comments received.
- g. *Republic Services:* No comments received.
- h. *Snohomish Health District:* No comments received.
- i. *Sno-Isle Libraries:* No comments received.
- j. *Comcast:* No comments received.
- k. *ZiPLY (aka Frontier):* No comments received.
- l. *Snohomish County Public Works – Land Development:* No comments received.
- m. *Stillaguamish Tribe:* No comments received.
- n. *Sauk Suiattle Tribe:* No comments received.
- o. *Tulalip Tribes:* No comments received.

12. Public Comments: The City received three comments during the comment period for the proposed short plat:

- a. Ruslan Bagaveev, 13311 191st Avenue SE:** The property owner is requesting the applicant install a 6-foot-tall fence along the property line shared by the subject property and the proposed Eaglemont 8 SP. The request is made to mitigate potential noise and light created by the proposed short plat and extension of 133rd Street SE, along the homeowner's property and residence. A request was also made to see the lighting plan for the future streetlights to assess possible impacts on the existing resident. Finally, a question regarding the length of this project, including construction of homes, was made.

Staff Comment: The applicant is proposing to construct a six-foot wood fence along the shared property line with 13311 191st Avenue SE. The fence is to be installed along the property line to avoid any future property line disputes and consistent with the Monroe Municipal Code.

The applicant also addressed the questions regarding light and length of project constrictions. The applicant states the Snohomish PUD will address the street lighting inquiry as part of civil engineering review. Finally, based on the assumed timeline for short plat approval, the applicant estimates the project completing in 2023.

- b. Fred Ballinger, 13333 and 13401 191st Avenue SE:** Mr. Ballinger owns a property south of the subject property, accessed via 30-foot easement along the south property line of the proposed lots, south of 133rd Street SE extension.

Staff Comment: The applicant addressed both concerns: Tract 998 establishes the 30-foot access easement in perpetuity. Stormwater runoff was addressed in both the preliminary stormwater plan and Drainage Report dated April 8, 2022. The Senior

Engineer is also conditioning the plat to further address the stormwater concern. See conditions of approval below.

- c. **Steve Hoffman, 13227 194th Avenue SE:** Mr. Hoffman raises concerns that the applicant (MainVue Homes, LLC) did not comply with the Landscaping and Stormwater requirements for previous developments.

Staff Comment: The applicant has addressed this concern and cites Section 5.4 of the submitted Stormwater Site Plan Report dated April 8, 2022. The City also requires final inspection for compliance with both the stormwater requirements and landscaping plan prior to final plat approval and/or occupancy for building permits, depending on the inspection type.

13. Application Review: Preliminary Short Plats are a Type II Permit, with an Administrative Approval and subject to public notice, MMC 22.84.030, Types of project permits. Initial review requires the city to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

- a. Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.

Staff Comment: Pursuant to MMC 22.16 Single-Family Residential Zoning Districts, detached single family dwellings and associated infrastructure are permitted outright in the R4 zone.

- b. Density of residential development in urban growth areas.

Staff Comment: The base density allowed in the Single-Family Residential-Four Units per Acre (R4) zone is 4 dwelling units:

DENSITY: (4 d.u. per acre) = 7 (1.75 acres x 4)

The proposed development is proposing a density of 4 dwelling units per acre, which complies with the density allowances outlined in MMC 22.16.040(I), Maximum Residential Density.

- c. Development Standards. The following table outlines the development standards for new single-family residential lots within the R4 zoning district:

Residential Density ⁽¹⁾	
Maximum Allowed Residential Density	4 units per acre
Street Frontage ⁽¹⁾	
Minimum Street Frontage	40 feet
Minimum Street Frontage for Panhandle Lots	20 feet
Minimum Street Frontage for Cul-de-Sac Lots ⁽²⁾	40 feet
Minimum Street Frontage for Lots with Public Street Access from a Private Access Tract or Easement	20 feet
Lot Dimensions ⁽¹⁾	
Minimum Lot Width	40 feet
Yard Setbacks ⁽¹⁾	
Minimum Front Yard Setback Width to Living Space	10 feet
Minimum Front Yard Setback Width to Garage	20 feet
Minimum Side Yard Setback Width	Minimum 5 feet per side; Minimum 15 feet combined total side yard setback

	width
Minimum Rear Yard Setback Width	10 feet
Minimum Setback Width for Corner Lot Side Yards Abutting a Street ⁽³⁾	10 feet
Minimum Setback Width for Corner Lot Side Yards Not Abutting a Street ⁽³⁾	5 feet
Minimum Setback from Private Access Tracts	10 feet
Minimum Setback from Private Access Easements	10 feet
Lot Coverage ⁽¹⁾	
Maximum Lot Coverage	50%
Building Height ⁽¹⁾	
Maximum Building Height	35 feet
<ol style="list-style-type: none"> 1. See MMC 22.16.040, Bulk Requirements for more information regarding the bulk requirements in the above table. 2. Lots fronting onto a cul-de-sac shall meet the minimum lot width at the building setback line. 3. On a corner lot, the yard adjacent to the widest dimension of the lot abutting a street is a side yard. The opposite yard is also a side yard. 	

Staff Comment: The project site is currently zoned R4 Single Family Residential, Low Density. The R4 zone allows single-family residences at a density range of 4 dwelling units per acre. The new development will be detached single-family residences.

Bulk & Dimensional Standards: The proposed Sort Plat will meet all bulk and dimensional requirements set forth in Chapter 22.16 MMC, Single-Family Residential Zoning Districts.

The proposed development and subsequent use of the property will comply with the intent of the R4 zone, and as conditioned herein, complies with all the applicable design and development standards outlined in Title 22 – *Unified Development Code*.

The proposed development, as conditioned herein, makes appropriate provisions for the public use and interest, health, safety and general welfare.

14. Factors Considered by City Departments: Section 22.68.040 MMC, Subdivisions and Short Subdivisions, requires the City to review the preliminary short plat to determine whether it meets the following criteria:

- a. The proposal conforms to the goals, policies, and plans set forth in the Monroe comprehensive plan;

Staff Comment: The Comprehensive Plan designation for the subject property is Low Density Single Family Residential. The proposed development and subsequent use of the property will be consistent with the pertinent development policies outlined in the Monroe Comprehensive Plan as conditioned herein.

The following development policies outlined in the Comprehensive Plan that are specifically pertinent to the overall subdivision request, and were used to establish appropriate conditions, are as follows:

Goal 1: Establish and maintain a safe, secure environment in Monroe for residents, businesses, and visitors.

Policies: P.003, P.009, and P.010

Goal 2: Manage Monroe’s environment and natural resources, supporting the health, safety, welfare, recreational needs and economic well-being for current and future generations.

Policies: P.033, P.038, and P.040

Goal 4: Provide for and appropriately locate the types, quality, and quantities of development in Monroe to assure land use compatibility, enhance neighborhood character, and facilitate the City’s long-term sustainability.

Policy: P.016

Goal 5: Provide for a wide range of housing types for all Monroe residents.

Policy: P.114

Goal 6: Provide and promote both utility and transportation infrastructure that coincide with need, growth, and long-term objectives.

Policies: P.P.127, P.130, P.133, P.134, P.135, P.136, P.137, P.138, P.148, P.160, and P.167

Goal 7: Provide parks and civic facilities, recreational opportunities, and arts and cultural activities on pave with need, growth and long-term objectives.

Policies: P.185 and P.202

- b. The proposal conforms to the site and design requirements set forth in this title. No final subdivision or short subdivision shall be approved unless the requirements are met;

Staff Comment: The proposed short plat meets all applicable zoning regulations outlined in Title 22, *Unified Development Code*. Compliance with specific zoning regulations is specifically demonstrated in Sections 13(a),(b), and (c) above. Buildout of the proposed SP shall comply with the Single-family residential design standards required by Section 22.42.060 MMC.

- c. The proposed street system and pedestrian system conform to the Monroe comprehensive plan and applicable public works design standards, and is laid out in such a manner as to provide for the safe, orderly, and efficient circulation of vehicular and pedestrian traffic;

Staff Comment: The preliminary SP proposes to extend 133rd Street SE from 196th Avenue SE to 191st Avenue SE. The right-of-way includes the vehicle travel lanes as well as sidewalks. The extension of 133rd Streets SE increases the east/west connections to Chain Lake Road. All proposed lots include a 10-foot utility easement along the frontage of 133rd Street SE and the proposed stormwater vault is accessible by public right-of-way and an access easement tract.

- d. The proposed subdivision or short subdivision will be adequately served with city-approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;

Staff Comment: After evaluation of the applications materials and other supporting documentation available to the City, staff concludes that, as conditioned, the proposed development will provide adequate and appropriate public services including city water and sewer. Electricity is available from Snohomish PUD, and natural gas is available from Puget Sound Energy.

- e. The layout of lots, and their size and dimensions, takes into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots;

Staff Comment: The preliminary short plat has been examined through the Notice of Application, SEPA and Development Review Committee processes and been determined to comply with city requirements. Additionally, an environmental review was completed because of the proposed on-site grading needs. A SEPA DNS was issued on May 30, 2022; no appeals were filed.

- f. Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil, considering the stress and loads to which the soil may be subjected; and

Staff Comment: Earth Solutions NW, LLC completed a Geotechnical and Engineering Study, dated January 4, 2022, for the proposed plat. The study concludes with the proper mitigation, the proposed residential development is feasible.

- g. Lack of compliance with the criteria set forth in this section and in subsection (B) of this section, Subdivision Standards, shall be grounds for denial of a proposed subdivision or short subdivision, or for the issuance of conditions necessary to fully satisfy the criteria.

Staff Comment: Staff concludes, as conditioned below, the proposed preliminary short plat complies with the land division standards and development requirements of Title 22 MMC, Unified Development Regulations.

15. In House Days

Pursuant to MMC Section 22.68.040 and WA Revised Code of WA (RCW) 58.17, a decision on the preliminary short subdivision application shall be made within 90 days from the date of the letter of completeness. A decision on this application was made within 63 in-house calendar days from the date of completeness.

2.0 DECISION

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and Monroe Municipal Code, the Community Development Director hereby grants **Preliminary Short Subdivision (SP) Approval** subject to the following conditions:

1. The preliminary SP site plan map date stamped received 07/01/2022 shall be the approved site layout, attached.

Civil Engineering Plan Review:

2. Following preliminary short subdivision approval and before site work begins, the proponent must submit complete civil plans that comply with the city's current public works design and construction standards and approved deviation request and receive approval by the city engineer. The proponent and/or successor shall apply for all needed permits to perform improvement work related to this preliminary short plat.
3. Prior to civil construction plan approval, the applicant shall include provisions to eliminate, as much as reasonably possible, the surface water runoff from leaving this plat and flowing onto the properties to the south.
4. The developer shall diligently endeavor to obtain the stormwater easement necessary to construct the stormwater piping system as shown on the approved preliminary civil engineering plans and consistent with future plans for the widening of 191st Avenue SE, north of 133rd Street SE.

5. Prior to civil construction plan approval, a final landscaping plan meeting the requirements outlined in MMC Chapter 22.46, *Landscaping and Screening*, shall be submitted for review and approval. All required landscaping and fencing shall be installed prior to final SP approval.
6. The civil plans must be complete and approved by the city engineer before the issuance of a grading permit for the development.

Site Improvement:

7. As required by MMC Section 22.68.040(B)(9), all power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or line shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building. This includes the existing lines located along 191st Avenue SE and 133rd Street SE.
8. All retaining walls over two feet in height from bottom of foundation to top of wall shall be shown on the civil engineering construction plans and constructed prior to final short plat approval.
9. The stormwater detention and treatment facilities in Tract 999 will be owned and maintained by the City of Monroe after successful completion of the warranty period. The facilities shall be designed and constructed in a manner to minimize City maintenance costs.
10. All construction equipment, building materials, and debris shall be stored on the applicant's property, out of the public right-of-way. In no case shall the access to any private or public property be blocked or impinged upon without prior consent from the affected property owners and the City of Monroe.
11. If at any time during clearing, grading and construction the streets are not kept clean and clear, all work will stop until the streets are cleaned and maintained in a manner acceptable to the Public Works Director.
12. Construction noise is not allowed between the hours of eight p.m. and seven a.m., Monday through Friday, and between the hours of eight p.m. and nine a.m., Saturday, Sunday, and legal holidays.
13. Mail routes, including mailbox types and locations, shall be approved by the Postmaster prior to construction.
14. The developer and contractor shall attend a pre-construction meeting with City staff to discuss expectations and limitations of the project permit before starting the project.
15. The applicant shall install a six-foot (6) tall fence on the property line along the south and east property lines of the Bagaveev property, Snohomish County Tax Parcel #28063600100400. The fence shall be constructed consistent with the fence detail, provided in the response letter dated July 1, 2022.

Capital Facilities and Utilities:

16. Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees, and capital improvement charges pursuant to MMC section or chapter 13.04.025, 13.08.272, 3.50, 3.52, and 3.54
17. The applicant shall submit payment to the City of Monroe for traffic impacts caused by the development in accordance with MMC Chapter 3.54, *Transportation Impact Fees*. Transportation mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City and will be required to

be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.

18. The applicant shall submit payment to Monroe District No. 103 for school impacts caused by the development in accordance with MMC Chapter 3.50, *School Impact Mitigation Fee Program*. School mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.
19. The applicant shall submit payment to the City of Monroe for park impacts caused by the development in accordance with MMC Chapter 3.52, *Park Impact Fees*. Park mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.
20. The existing on-site sewage system(s) shall be abandoned by having the septic tank(s) pumped by a certified pumper, then having the top of the tank removed or destroyed and filling the void (WAC 246-272A-0300). Documentation demonstrating completion of this work shall be submitted prior to final SP approval.
21. The existing on-site well(s) shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted prior to final SP approval.

Final SP Approval:

22. Prior to final SP approval, the applicant shall submit to the City for its approval, covenants, deed restrictions, homeowners' association bylaws, and other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads, and community facilities.
23. Landscaping shall be installed in accordance with the approved landscaping plan.
24. Per MMC section 22.68.040(A)(5)(d), Final short subdivision approval must be acquired within three years of preliminary approval, after which time the preliminary short subdivision approval is void. The decision-maker may grant an extension for one year if the applicant has attempted in good faith to submit the final subdivision within the three-year time period; provided, however, the applicant must file a written request with the original decision-maker requesting the extension at least thirty days before expiration of the three-year period.
25. Per MMC 22.68.040(D)(9), The final subdivision map shall be prepared by or under the supervision of a land surveyor registered in the state of Washington and prepared in black ink on any standard material consistent with and conforming to Chapter 58.09 RCW and WAC 332-130-150 and acceptable to the city measuring eighteen inches by twenty-four inches in size. Each sheet, including the index sheet, shall conform to, and be compatible with, the Snohomish County recorder's recording standards and guidelines. The subdivision shall include the following information:
 - i. Information required by the preliminary subdivision approval, including the building envelopes, significant trees to be retained, and sensitive areas and buffers;
 - ii. The name of adjacent subdivisions and unplatted property shall be identified using dotted lines;

- iii. The name of the subdivision, name(s) of the subdivider(s) and the name of the registered surveyor that prepared the subdivision shall be on all maps and surveyor notes;
 - iv. All lots shall be dimensioned and numbered consecutively starting with number (1) and show the lot area and the building setback lines in accordance with this title;
 - v. The length and bearing of all straight lines, central angles, radii, and curve lengths of all curves;
 - vi. All dimensions along lot lines with accurate dimensions in feet and hundredths of feet with true bearings and angles to streets and alley lines;
 - vii. Suitable primary control points, approved by the public works director, or descriptions and ties to such control points, to which all dimensions, angles, bearings and similar data given on the subdivision shall be referred;
 - viii. Accurate distances, bearings, locations and dimensions of the subdivision boundary lines, street lines, monuments and corporate limit, township or section lines which are referenced to a survey datum as prescribed by the public works director;
 - ix. Show on the face of the subdivision map, all land which is offered for dedication to the city related to streets, alley ways, easements, sensitive areas and associated buffers, parks, open space and other public use and/or dedication to other person and persons or entities for other purposes as shown on the approved preliminary subdivision. Any dedication, donation or grant shown on the face of the subdivision shall be considered for all intent and purposes as a quit claim deed;
 - x. The final subdivision shall contain a legal description of the subdivision property;
 - xi. The final subdivision shall show the easement provisions, restrictions section, dedication and certification statements with appropriate signatures and seals, as set forth in greater detail in a checklist prepared by the public works director, before the subdivision is approved and recorded.
26. A licensed Professional Land Surveyor shall stake all property corners before recording the short plat. Upon recording the short plat with Snohomish County, the applicant shall return to the City of Monroe the original short plat, a full-sized conforming copy, a reduced copy at 8.5" x 11" of the short plat, including the recording number. In addition, the applicant must submit an electronic copy of the short plat in a compatible CAD or GIS format to the City of Monroe upon final approval.
27. The proponent and/or successor shall assure successful operation of required improvements, as applicable, including the submission of required financial securities for maintenance of said improvements as specified by the city engineer. Such financial security shall be effective for up to two years from approval of their completion of all required improvements or final short plat approval, whichever is later.

Prepared by: *Kate*

Reviewed by: *Amy Bright*

This **Preliminary Short Plat Approval** is issued pursuant to MMC Section 22.84.060. Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC Table 22.84.060(B)(2), *Decision-Making and Appeal Authorities*, and Section 22.84.080, *Appeals*. Appeals must be filed within fourteen (14) calendar days of the date of the Preliminary Short Subdivision Approval and received by 5 p.m. on the last business day of the appeal period.

Date: 8/11/22

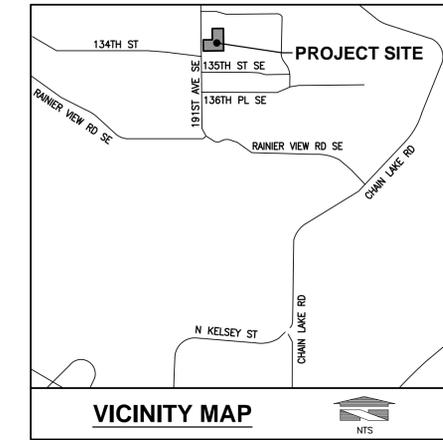
Signature: *Lance Bailey*
Lance Bailey, Community Development Director

The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses, or any other information provided by the applicant, or their authorized representatives proves inaccurate.

PRELIMINARY COVER SHEET

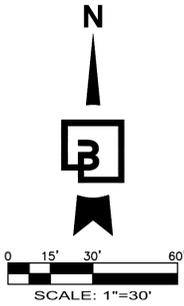
FOR
EAGLEMONT 8

A PORTION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 28 N., RANGE 06 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



NOTES

- SITE AREA: 76,404.24± S.F. (1.75± AC)
(TAX PARCEL: 28063600100100, 28063600100300, 28063600100600)
- EXISTING USE: SINGLE FAMILY RESIDENCE ON 28063600100600. SHED ON 28063600100100. ALL OTHER PARCELS VACANT.
 - PROPOSED USE: 7 SINGLE FAMILY LOTS
 - EXISTING ZONING: R4 (4 DU/ACRE)
 - EXISTING COMPREHENSIVE PLAN DESIGNATION: LOW DENSITY SFR
 - PROPOSED MIN. LOT WIDTH: 50 FEET
 - REQUIRED MIN. LOT WIDTH: 40 FEET
 - PROPOSED MINIMUM LOT AREA: 5,708 S.F.
 - PROPOSED AVERAGE LOT SIZE 6,815 S.F.
 - MAXIMUM ALLOWABLE BASE DENSITY: R4 ZONE (22.16.040 MMC)
(1.75 X 4 = 7)
 - PROPOSED UNITS: 7 LOTS
 - REQUIRED MIN. SETBACKS: (22.16.040 MMC)
FRONT/LIVING AREA: 10 FEET
GARAGE: 20 FEET
FRONT/SIDEYARD: 5 FEET
REAR: 10 FEET
 - MAX BASE HEIGHT OF BUILDINGS: 35 FEET (22.16.040 MMC)
 - MAX LOT COVERAGE: 50 PERCENT (22.16.040 MMC)
 - TOTAL LOT AREA: 47,706 S.F. (1.10 AC)
 - TOTAL TRACT AREA: 13,331 S.F. (0.31 AC)
 - TOTAL R.O.W. AREA: 15,539 S.F. (0.36 AC)
 - SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC., DECEMBER 7, 2021.



DATUM

VERTICAL DATUM FOR THIS PROJECT IS NAVD88 ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) WITH NGS GEOID 2012B LOADED.

BASIS OF BEARING

BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M. PER THE PLAT OF SINCLAIR HEIGHTS, RECORDED UNDER AUDITOR'S FILE NO. 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING NORTH 0°37'13" EAST.

LEGAL DESCRIPTION

PARCEL A:
THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:
THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL C:
THE EAST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

EARTHWORK QUANTITIES

CUT: 1,600 CY
FILL: 1,200 CY
(EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO CONSTRUCTION.)

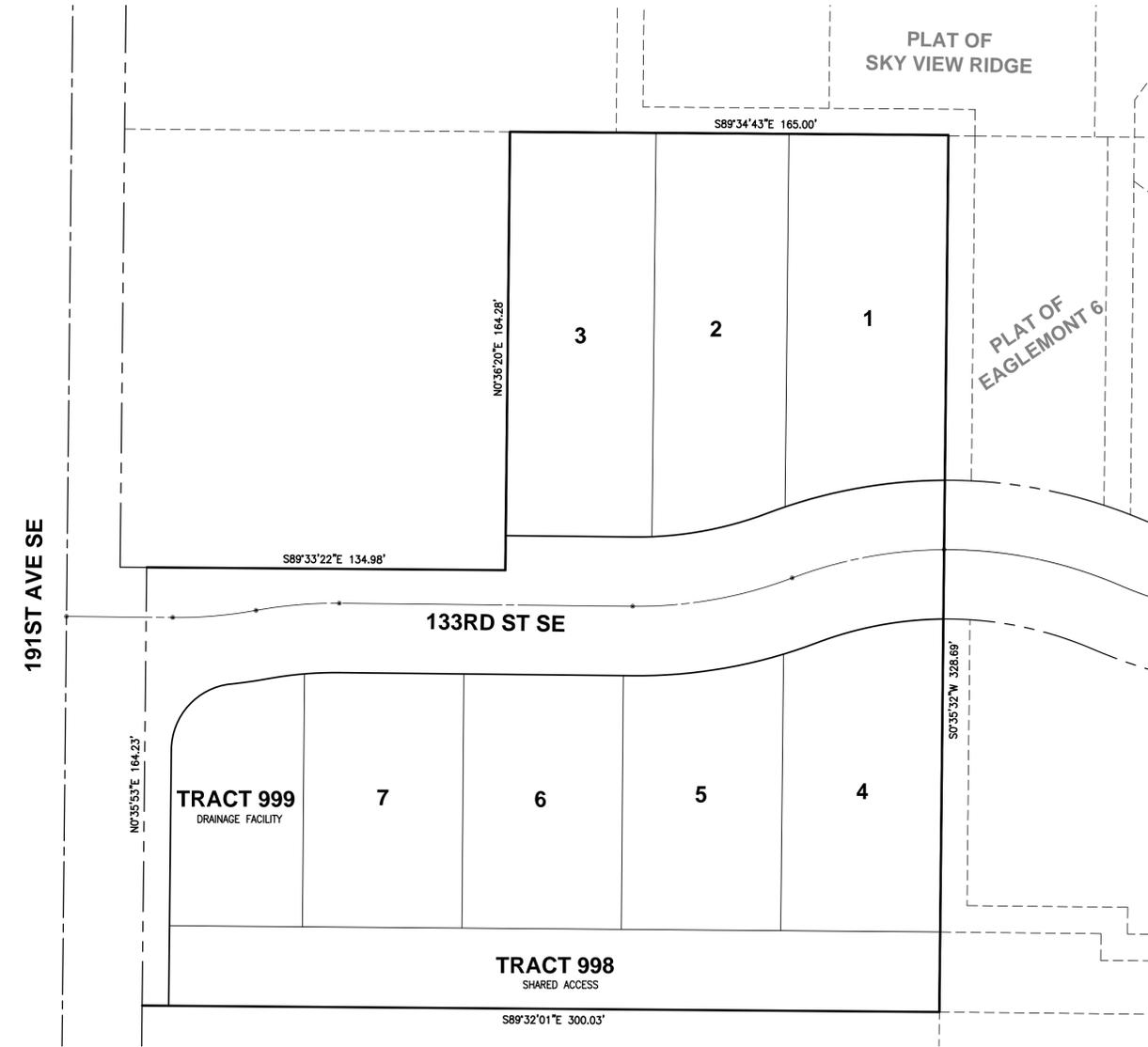
SITE ADDRESS

13325 191ST AVENUE SOUTHEAST MONROE, WA 98272

TRACT	AREA	USE
998	8,701 SF	PRIVATE ACCESS
999	4,457 SF	DRAINAGE FACILITY
TOTAL TRACT AREA	13,158 SF, 0.30 AC	

SERVICES

WATER CITY OF MONROE
SEWER CITY OF MONROE
PUBLIC SCHOOLS MONROE SCHOOL DISTRICT NO.103
FIRE PROTECTION MONROE F.P.D. #7
ELECTRICITY SNOHOMISH COUNTY P.U.D. #1
NATURAL GAS PUGET SOUND ENERGY SERVICES



ENGINEER/PLANNER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
PHONE: (425) 251-6222
FAX: (425) 251-3782
CONTACTS: BARRY TALKINGTON P.E./GEORGE NEWMAN, A.I.C.P./MARK DUFFNER, P.L.S.

APPLICANT

MAINVUE WA LLC
121 3RD AVENUE
KIRKLAND, WA 98033
PHONE: (425) 646-4022
FAX: (425) 646-4024
CONTACT: ALLISON ROTHSTEIN

GEOTECH

EARTH SOLUTIONS NW, LLC
15365 NORTHEAST 90TH STREET, SUITE 100
REDMOND, WA 98052
PHONE: (425) 449-4704
FAX: (425) 449-4711

SHEET INDEX:

- | | |
|--------|---------------------------------------|
| 1 OF 5 | PRELIMINARY COVER SHEET |
| 2 OF 5 | PRELIMINARY PLAT MAP |
| 3 OF 5 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| 4 OF 5 | PRELIMINARY ROAD PROFILES AND DETAILS |
| 5 OF 5 | PRELIMINARY SEWER AND WATER PLANS |
| 1 OF 3 | PRELIMINARY LANDSCAPE PLAN |
| 1 OF 3 | PRELIMINARY IRRIGATION PLAN |
| 1 OF 3 | LANDSCAPE AND IRRIGATION DETAILS |

LEGEND:

EXISTING:	PROPOSED:	EXISTING:	PROPOSED:

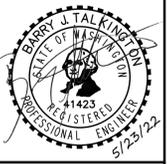
No.	Date	By	Appr.	Revision
2	6/21/22	VV	BJT	REVISED PER CITY COMMENTS
1	5/23/22	VV	BJT	REVISED PER CITY COMMENTS

Title:

PRELIMINARY COVER SHEET

FOR
EAGLEMONT 8

For:
MAINVUE WA LLC
121 3RD AVENUE
KIRKLAND, WA 98033



Designed	USK	Scale:	Horizontal	1"=30'	Vertical	N/A
Drawn	USK					
Checked	BJT					
Approved	BJT					
Date	6/21/2022					

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number
22082
Sheet
1 of 5



DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2022-02 and SEPA 2022-06

Name of Proposal: Eaglemont 8 Short Plat

Description of Proposal: The applicant is requesting preliminary short plat approval for a 7-lot short subdivision on approximately 1.75 acres in the Single-Family Residential – 4 units per acre (R4) zoning district with associated grading, drainage improvements, and landscaping improvements. One property currently has an existing single-family residence. Associated outbuildings are located on other properties. All existing buildings are proposed to be demolished. The proposed development will take access off of 133rd Street SE.

Proponent: Vanessa Normandin
MainVue Homes, LLC
121 3rd Ave
Kirkland, WA 98033

Location of Proposal: The site is located north and south of 133rd St SE immediately east of 191st Ave SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 28063600100100, 28063600100300 and 28063600100600.

Lead Agency: City of Monroe

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. The information is also available for view online at <http://monroewa.gov/1088/Eaglemont-8-7-lot-Preliminary-Short-Plat>.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Lance Bailey, Community Development Director
SEPA Responsible Official
(360) 863-4544
Monroe City Hall
806 West Main Street
Monroe, WA 98272
lbailey@monroewa.gov

Date: 5/26/2022 **Signature:** *Lance Bailey*

Date of Issuance: May 30, 2022

Deadline for Comments/Appeals: No later than 5:00 p.m. on June 13, 2022

Appeals: You may appeal this determination to the City of Monroe Hearing Examiner at Monroe City Hall, which is located at 806 West Main Street, Monroe, WA 98272, no later than **5:00 p.m. on June 13, 2022**. You should be prepared to make specific factual objections; and you shall set forth the specific reason, rationale, and/or basis for the appeal. Appeals must be made in person on City appeal forms, which are available through the Community Development Department at Monroe City Hall. Appeals must be filed in original form in accordance with MMC Chapter 22.78.180. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Kim Shaw, Land Use Permit Supervisor, by email at kshaw@monroewa.gov or by phone at (360) 863-4532 to read or ask about the procedures for SEPA appeals.

Staff Contact: Questions about the proposal may be directed to Amy Bright, Planner, at abright@monroewa.gov or (360) 863-4533.