



Decision of the Community Development Director

August 3, 2021

Tsaruk Site Plan Approval

SITE2021-01

A. PROJECT DESCRIPTION AND REQUEST

The applicant is requesting site plan approval for the construction of a townhome project to consist of eight (8) attached townhome units, on approximately .31 acres in the Mixed Use – General (MG) zoning district, with associated grading, landscaping, street frontage improvements, and storm drainage improvements. The site is comprised of one (1) parcel. The project will have access off of 179th Avenue SE via an internal drive aisle.

B. GENERAL INFORMATION

1. Applicant/Contact Person: Vasiliy Tsaruk, 12817 219th Place SE, Snohomish, WA 98296.
2. General Location: The site is located at 15025 179th Avenue SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 00485400004700.
3. Address of Property: 15025 179th Avenue SE, Monroe, WA, 98272.
4. Description of Proposal: Site plan approval for a townhome development consisting of two (2) buildings for a total of 8 residential units with associated grading, drainage improvements, landscaping, and street frontage improvements.
5. General Description: The site is located off of 179th Avenue SE. The site is rectangular in shape and is vacant. There are no critical areas located on the site. Frontage improvements will be installed along 179th Avenue SE.
6. Acreage: Approximately .31 acres or 13,503 square feet.
7. Comprehensive Plan Land Use Designations, Zoning Designation, and Existing Land Uses of the Site and Surrounding Area:

DIRECTION	LAND USE DESIGNATION	ZONING	EXISTING USE
Project Site	Mixed-Use	Mixed Use – General (MG)	Vacant
North	Mixed-Use	Mixed Use – General (MG)	Single-Family Residential
South	Mixed-Use	Mixed Use – General (MG)	Apartments
East	Single-Family Residential	Single-Family Residential – 15 Unite per Acre (R15)	Single-Family Residential
West	Mixed-Use	Mixed Use – General (MG)	Single-Family Residential

8. Public Utilities and Services:

Water:	City of Monroe	Gas:	Puget Sound Energy
Sewer:	City of Monroe	Cable TV:	Comcast
Garbage:	Republic Services	Police:	City of Monroe
Storm Water:	City of Monroe	Fire:	Snohomish Regional Fire & Rescue
Telephone:	Verizon	School:	Monroe School District
Electricity:	Snohomish County PUD #1	Hospital:	Evergreen Heath

C. FINDINGS OF FACT

1. Application: The site plan application was received by the City of Monroe on February 17, 2021. The application was deemed complete on March 5, 2021. Decisions on site plans are made by the Community Development Director.
2. Comprehensive Plan and Zoning: The 2015-2035 Comprehensive Plan Future Land Use Map designates the property as “Mixed Use”. The Property is zoned “Mixed Use – General (MG)”.

The 2015-2035 Comprehensive Plan Table 3.07 provides the following descriptions of the “Mixed-Use” land use plan designation:

Mixed-Use. Mixed-Use areas should be concentrated in areas of the city characterized by a diverse fine-grained mix of land uses; where there is the ability to develop land efficiently through the consolidation and infill of under-utilized parcels; and where infrastructure, transit and other public services/facilities are available or where the city or proponent can provide public services. Mixed-Use areas encourage office, retail, and light industrial uses; compatible high-technology manufacturing; institutional and educational facilities; public and private parks and other public gathering places; entertainment and cultural uses; and attached residential units up to 25 dwelling units per acre integrated throughout the district, within the same property, or inside a single building. Design standards will increase compatibility among the mixed-uses on both the site and the structures. Standards to integrate development may include but not limited to coordinated building design, signage, landscaping, and access configuration. The city will implement this

designation by more than one zoning classification. Individual development proposals will take into account the density of adjacent existing development and the capacities of existing and planned public facilities.

3. **Public Notification and Comments:** Applications for site plan review shall follow the procedures for a Type I permit review, pursuant to MMC 22.84.030, Types of Project Permits. Type I permits do not require a Notice of Application.
4. **Environmental Review:** Pursuant to the State Environmental Policy Act (SEPA), WAC 197-11-800, residential dwelling units in WAC 197-11-800(1)(b)(i) and (ii): Up to nine dwelling units are categorically exempt from SEPA Review.
5. **Density and Dimensional Standards:** Per MMC 22.20.030 Zoning Land Use Matrix and MMC 22.20.040(H) Mixed Use - General Zoning District Bulk Requirements, the development shall comply with the following standards:

Regulation	Requirement	Submitted
Density: MMC 22.20.040(H)	Minimum 12 units per acre Maximum 25 units per acre Total = 4-8 units	8 residential units
Land Use: MMC 22.20.030	"Dwelling Units, Attached"	Townhomes
Setbacks: MMC 22.20.040(H)	Front: 10' Rear: 10' Side: 5'	Front: 10' Rear: 21' Side: 5', 20'
Building Height: MMC 22.20.040(H)	45'	3-story buildings, to be reviewed at building permit application phase.
Lot Coverage: MMC 22.20.040(H)	100%	86%
Off-Street Parking: MMC 22.44.050 Bicycle Parking: MMC 22.44.070	Single-family – attached = 2 parking spaces per unit Total = 16 parking spaces	Total Parking Spaces Provided = 16
Park and Recreation Usable Open Space: MMC 22.42.070	Two bedrooms = 130 square feet per unit 1 x 130 = 130 square feet	Total Provided = 1,608 square feet

	<p>Three bedrooms = 170 square feet per unit $7 \times 170 = 1,190$ square feet</p> <p>Total required = 1,320 square feet</p>	
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6. Parking: The proposed development is required to provide 16 parking spaces for the new townhome units. Each unit will have a 2-car garage. The parking requirement has been met.
7. Landscaping: New multi-family residential construction is subject to the requirements of MMC 22.46. A conceptual landscaping plan has been submitted and approved. A final landscaping and irrigation plan shall be submitted and approved before building permit issuance.
8. Recreation Open Space: Per MMC 22.40.070, multi-family residential developments are required to provide on-site recreation open space. The proposed development is providing one (1) recreation open space area and using the balconies and deck space to meet the requirement. The proposed development is providing more on-site recreation open space than what is required.
9. Development Standards: The proposed development is subject to the 2011 Infill, Multifamily, and Mixed Use Design Standards. The site plan has been reviewed for consistency with the design standards and the overall site placement meets standards. The building elevations will be reviewed during the building permit application process.
10. Streets and Traffic: Access to the site is from 179th Avenue SE. An internal drive aisle will service the development. Frontage improvements will be installed along 179th Avenue SE which includes curb and gutter, a landscape strip with street trees, and a five (5) foot wide sidewalk along the entire length of the property frontage.

Impacts to the City's transportation system are also mitigated through the collection of traffic mitigation fees. In accordance with the City's traffic impact mitigation fee program as established under MMC 3.54. Traffic impact fees shall be paid in accordance with MMC 3.54 and shall be based on the amount in effect at the time of payment.
11. Stormwater Management: The City has adopted storm drainage requirements per MMC 13.32, all stormwater systems will be installed per plans and specifications as required by the City Engineer.
12. Utilities: There is sufficient capacity available in the City's public water and sanitary sewer system to serve the proposed development. The building will connect to the City's water and sewer system. Sanitary sewer and water lines will be constructed in the proposed public rights-of-way in accordance with the City's Public Works Design and Construction Standards.

As part of the civil plan review process, the applicant will install improvements to the stormwater system. Stormwater management will be designed to meet the

requirements of the Department of Ecology Storm Water Management Manual for Western Washington (2014) as administered by the City Engineer.

13. 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 3.50, 3.52, 3.54, 13.04.025, and 13.08.270.

D. CONCLUSIONS

1. The City of Monroe Comprehensive Plan designates the property and immediately surrounding properties as "Mixed-Use" and "Single-Family Residential", and the subject property is zoned Mixed Use - General. Attached dwelling units are a permitted use. Therefore, the proposed site plan as noted and conditioned is consistent with policies governing uses allowed in the Mixed Use - General zone.
2. The requested site plan, as conditioned, is consistent with MMC 22.84 requirements; permit processing procedures, and all other applicable codes.
3. The site plan should be approved subject to conditions noted below.

E. DECISION

The site plan approval request to allow a townhome development consisting of eight (8) attached townhome units on approximately .31 acres to be located at 15025 179th Avenue SE is hereby **APPROVED**, subject to the following conditions:

1. All development shall be in substantial conformance with the approved site plan dated June 7, 2021, and Decision issued August 3, 2021, subject to any conditions or modifications that may be required as part of this site plan approval, construction plan review and building permit issuance.
2. Final Civil Plans and Drainage Report shall be submitted and approved before issuance of any grading or building permits.
3. A final landscaping and irrigation plan shall be submitted and approved before building permit issuance.
4. A final lighting plan shall be submitted and approved before lighting installation.
5. Water and sewer improvements shall be installed, tested, inspected and approved before building permit issuance.
6. Combustible materials shall not be brought onto the site until an approved fire apparatus access roadway and an approved water supply are provided.
7. "No parking" signs are required as directed by the Fire Marshal for all streets with a width less than 32' and within turnaround areas.
8. The proposed development shall adhere to the 2011 Infill, Multifamily, and Mixed Use Design Standards.

9. Prior to final occupancy of the buildings, all landscaping associated with the plat shall require the submittal of an acceptable warranty surety to warrant all required landscaping improvements against defects in labor materials for a period of 24 months after acceptance of those improvements by the City. The warranty amount shall be equal to fifteen (15) percent of the costs of the improvements, as determined by the Community Development Director.
10. Prior to final occupancy of the buildings, the developer shall submit an acceptable warranty surety to warrant all required public improvements, installed, against defects in labor and materials for a period of 24 months after acceptance of those improvements by the City. The warranty amount shall be equal to ten (10) percent of the costs of the improvements, as determined by the Public Works Director.
11. School, Park and Traffic impact fees assessed in accordance with MMC Chapters 3.50, 3.52 and 3.54 shall be required and paid at the rate in effect at the time of building permit issuance.
12. The water system capital improvement charge, in accordance with MMC Section 13.04.025, shall be required and paid prior to building permit issuance.
13. The wastewater system capital improvement charge, in accordance with MMC Section 13.08.270, shall be required and paid prior to building permit issuance.
14. Existing PUD facilities may need relocation or modifications at the developer's expense. Any relocation, alteration or removal of District facilities to accommodate this project shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any utility work in all applicable permits. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development.
15. Mail routes, including mailbox types and locations, shall be approved by the Postmaster prior to construction.
16. 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.
17. 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.
18. Construction noise is not allowed between the hours of eight (8) p.m. and seven (7) a.m. Monday through Friday, and between the hours of eight (8) p.m. and nine (9) a.m., Saturday, Sunday, and legal holidays.
19. The developer and contractor shall attend a pre-construction meeting with City staff to discuss expectations and limitations of the project permit before starting construction.
20. The applicant shall meet all local, state or federal code requirements as specified in the Monroe Municipal Code.

F. EXPIRATION

Per MMC 22.58.040(H), the length of time during which an approved site plan is valid shall be determined by Table 22.84.060(E): Project Permit Approval Expiration. A site plan shall not be approved for a period of time greater than that which is specified in Table 22.84.060(E), exclusive of any extensions allowed. The date that the site plan approval expires shall be specified in the conditions of approval. Site plan approvals expire two (2) years from the date of issuance. The project expiration date is **August 3, 2023**.

Per MMC 22.58.040(I), the zoning administrator may grant an extension of the period of site plan authorization when requested by the applicant at least 60 days prior the expiration of the site plan approval. Extension requests are subject to the requirements of MMC 22.84.060(F), Extensions. Only one extension may be granted for the approved site plan for a period not to exceed the extension period specified in Table 22.84.060(E): Project Permit Approval Expiration. Such an extension shall only be granted by the decision authority upon issuance of findings that the criteria for extensions in MMC 22.84.060(F), Extensions, have been met.

G. APPEALS

Parties of Record may file an appeal of this decision within fourteen (14) calendar days from issuance of this Notice of Decision in conformance with MMC 22.84.080. Appeals must be submitted to the City of Monroe by **5 p.m., August 17, 2021**. Appeals shall be in writing and accompanied by an appeal fee as outlined in the city's most current fee resolution.

ENTERED THIS DAY OF August 3rd 2021.



Ben Swanson
Community Development Director