



June 2, 2025

City of Monroe
Community Development
Attn: Anita Marrero, Senior Planner
14841 179th Ave SE
Monroe, WA 98272

Project Name / File No.: Monroe West
Applicant: South Lake Ridge, LLC
Project Description: 39 lot Preliminary Plat
Re: Narrative for Preliminary Plat Application

Dear Anita Marrero:

The purpose of this letter is to provide the City of Monroe with information in support of the Applicant's request for 39 single-family residential lots. The project will go through the preliminary plat, construction, and final plat process in the City of Monroe.

GENERAL PROPERTY INFORMATION

1. Project Name: Monroe West
2. Tax Parcel No.'s: 28063600200600 & 280636001
3. Addresses: 18614 and 18718 134TH ST SE, MONROE, WA 9
4. Total Parcel Size: 9.65 +/- acres
5. Property Owners: South Lake Ridge, LLC and Lee Pacific Properties, Inc.
6. Applicant: South Lake Ridge, LLC

CONSULTANTS

Set forth below is a list of the consultants retained by the Applicant to assist in the preparation of documents supporting the applicants request to subdivide the subject property into single family residential lots:

Project Manager	Land Pro Group, Inc.	Ryan Larsen
Civil Engineering	Solid Ground Engineering	Makayla Kelso
Geotechnical Engineer	Terra Associates	Carolyn Decker
Wetland Consultant	Wetland Resources, Inc.	John Laufenberg
Traffic Consultant	Kimley Horn	Brad Lincoln
Landscape Architect	Origin Landscape, LLC	Krystal Lowe
Surveyor	Pacific Coast Surveys	Darren Riddle

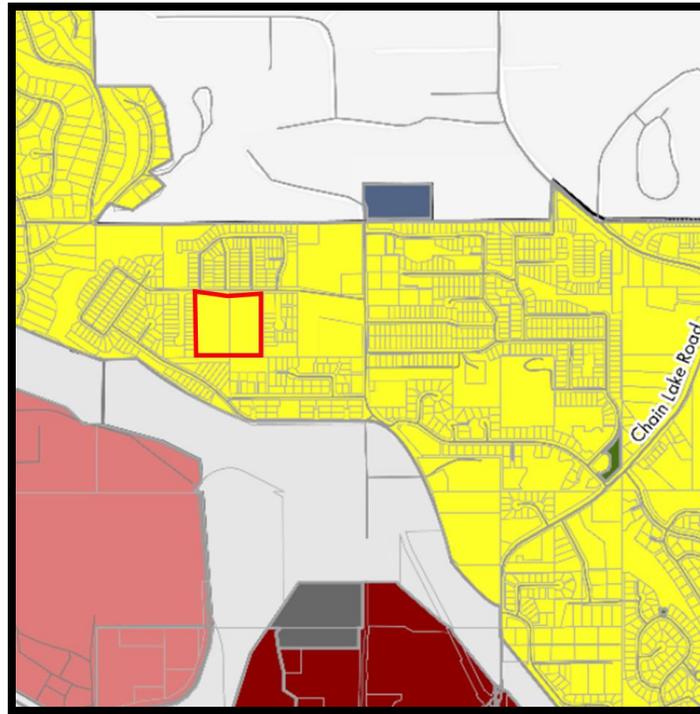
PROJECT DESCRIPTION AND REQUEST

South Lake Ridge, LLC is proposing to construct 39 single-family residential lots. The project area consists of approximately 9.65 ac off of 134th ST SE. The Applicant is submitting one (1) application at this time for the preliminary plat submittal. At second submittal the applicant intends to submit full construction plans.

The information being provided is in support of a preliminary plat-application package for a 39-lot zoned R7 and is supported under the Monroe Municipal Code (MMC).

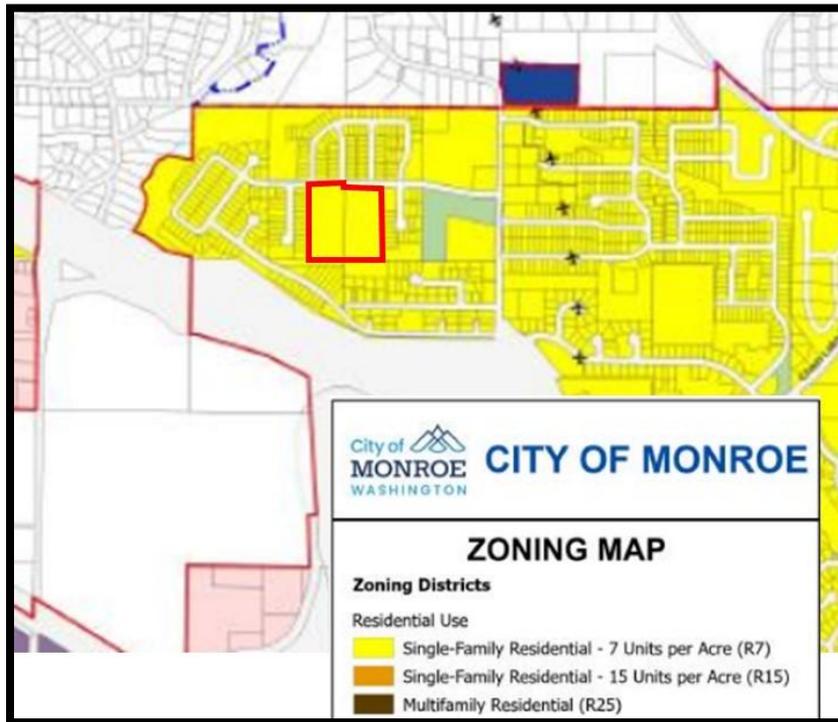
COMPREHENSIVE PLAN

The current Comp Plan designates the property as Residential 1.



ZONING PLAN

The current Zoning designates the property as Single-Family Residential – 7-Units per Acre (R7) within the Airport Compatibility Overlay.



PROPOSED SITE PLAN DESIGN

The proposed site plan design as shown below was prepared in accordance with the Monroe Municipal Code (MMC) Title 22.

LAND USE:

Zoning: R7

Density and Dimensional Standards:

Per MMC 22.16.040, R7 Densities are as follows:

Maximum Density: 7 DU/ Gross Acre or 9.65 Acre x 7 DU/Acre
= 67.55 Lots Rounded up to 68 Lots

Minimum Street frontage: 40 feet

Minimum Street Setback: 10-ft (20-ft for garage)

Minimum Side Yard Setback: 5 feet minimum per side.

Minimum Rear Yard Setback: 10 feet

Height Limitation: 35 feet

Maximum Lot Coverage: 60%

STREETS AND ACCESS

Streets:

The property is abutted by 134th St SE along the north property line. The internal road system is a loop road. Internal road system will be a new 52-foot ROW section consisting of 28-feet of pavement, two 5-foot planters, and two 5-foot sidewalks.

Access:

Applicant proposes access to the development off 134th St SE at two locations. The eastern connection intersects at 188th Ave SE and 134th St SE. The western connections connects directly to 134th St SE and splits between the 186th Ave SE and 187th Ave SE alignments.

FRONTAGE

Frontage Improvements:

134th St SE – Frontage improvements will consist of a half street improvements of 18-feet of pavement, 5-foot planter, and 5-foot sidewalk. 134th St SE will be a total of 60-feet of ROW.

PARKING

Parking Required:

2 spaces for each dwelling unit per MMC Table 22.44.050
1 on or off site per lot per MMC Table 22.44.050

Parking Provided:

4 spaces per residence (2 in driveway, 2 in garage)
4 spaces x 39 lots = 156 spaces provided

LANDSCAPING

Street Trees:

Applicant is proposing street trees to be planted along public roads at 25-foot on center.

Storm Vault:

Vault is under ground – no landscaping required.

Irrigation:

Applicant is proposing irrigation for this project to be permanent.

OPEN SPACE

The applicant is providing the following open space:
Tract 997 and 999 = 2.49 ac (108,389sf)
Swing and bench will be provided within the open space area.

This area will be managed by the HOA. Please see the attached Landscape plan for proposed landscaping and site amenities in this area.

CRITICAL AREA

There are no critical areas on site per attached letter from Wetland Resources

PUBLIC UTILITIES:

All public utilities and services are available to the subject parcels. The utilities and services along with the provider are identified in the table below.

Water:	City of Monroe	Gas:	Puget Sound Energy
Sewer:	City of Monroe	Cable TV:	Comcast/Ziply
Garbage:	City of Monroe	Police:	Monroe Police Department
Storm Water:	City of Monroe	Fire:	Snohomish Regional Fire
Telephone:	Ziply	School:	Monroe School District
Electricity:	Snohomish County PUD	Hospital:	Evergreen Health

The Applicant believes that it has submitted all documents required for review by the city for processing the applications submitted.

We appreciate the opportunity to provide this narrative.

South Lake Ridge, LLC

By: Land Pro Group, Inc., Authorized Representative



By: Ryan C. Larsen, VP Land Development