



June 5, 2025

City of Monroe  
Community Development  
14841 179<sup>th</sup> Ave SE, Suite 230  
Monroe, WA 98272

Project Name / File No.: Monroe 30  
Applicant: South Lake Ridge, LLC  
Project Description: 179 detached and 34 attached single-family homes  
Re: Administrative Departure

## GENERAL PROPERTY INFORMATION

1. Project Name: Monroe 30
2. Project Location: 12611 175<sup>th</sup> Ave SE, Snohomish WA 98290
3. Tax Parcel Numbers: See list below
4. Current Zoning: Snohomish County R-7,200
5. Proposed Zoning: City of Marysville R-7
6. Proposed Use: Residential
7. Impervious Surface: 752,281 SF (onsite + frontage improvements + future development basin)
8. Proposed Dwelling Units: 179
9. Proposed Bedrooms: 4
10. Proposed Commercial/Industrial: None
11. Total Parcel Size: 28.72 AC
12. Applicant: South Lake Ridge, LLC
13. Property Owners: South Lake Ridge, LLC
14. Contact: Ryan Larsen

## Consultants

Set forth below is a list of the consultants retained by the applicant to assist in the preparation of documents supporting the applicant's request to develop the subject property as a single-family residential development.

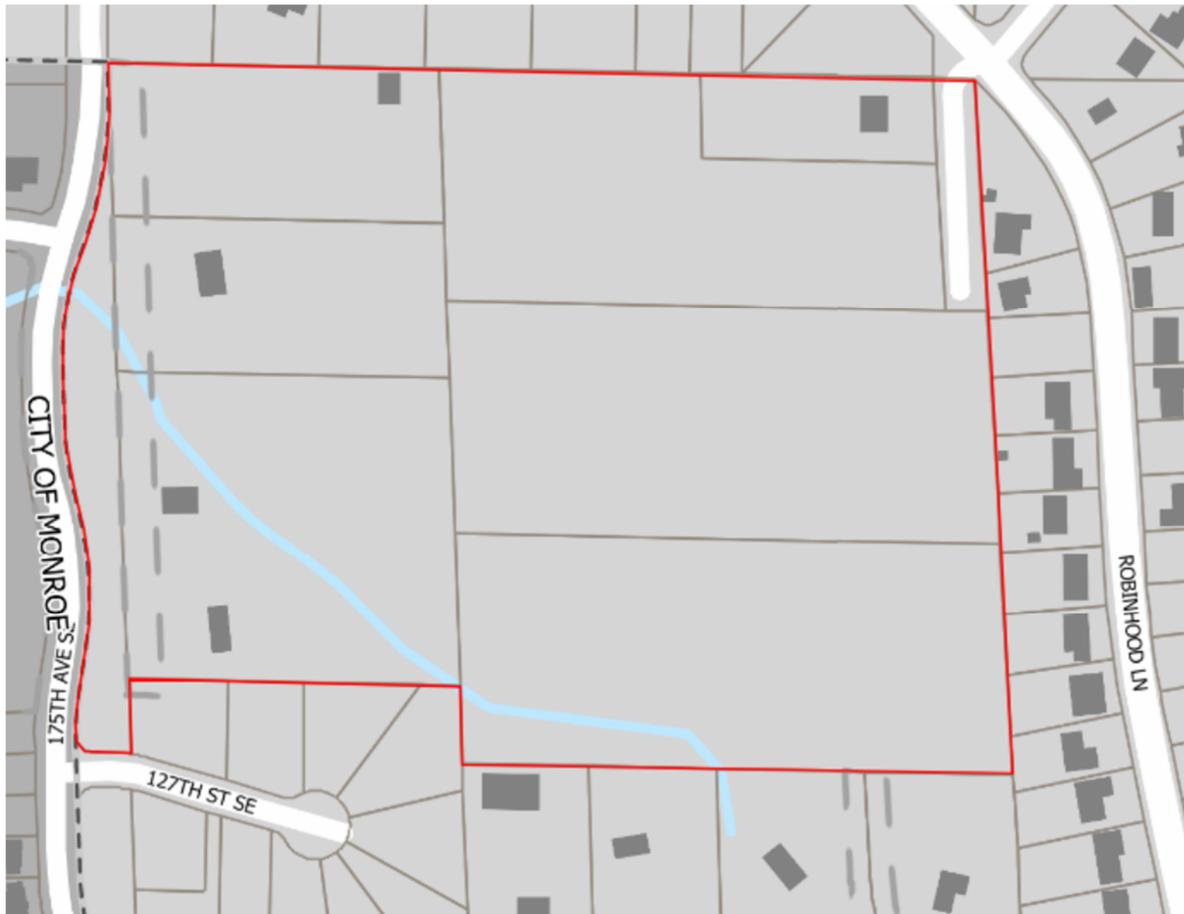
Project Manager	Land Pro Group, Inc.	Ryan Larsen
Civil Engineer	Solid Ground Engineering	Tom Abbott, PE
Landscape Architect	Origins Landscape, LLC	Krystal Lowe
Geotechnical Engineer	Terra Associates, Inc	Carolyn Decker, PE
Wetland Consultant	Wetland Resources, Inc	Eamonn Collins, PWS

**Project Parcel Numbers:**

28062600400100, 28062600400900, 28062600401100, 28062600400500, 28062600401200,  
2806200401700, 28062600401300, 01038000099900, 280626004

**Project Location:**

The project site is located just outside the NE corner of Monroe City Limits. At the time of submittal this project will have been annexed into the city.





**Surrounding Parcels:**

The properties to the North, South, East and West are identified in the Zoning Map as shown in the table below.

AREA	EXISTING ZONING	PROPOSED ZONING	EXISTING USE
North	R-9,600	City of Monroe R-7	Single Family Residences
South	R-7,200	City of Monroe R-7	Single Family Residences
East	R-9,600	City of Monroe R-7	Single Family Residences
West	City of Monroe	City of Monroe R-7	Single Family Residences

## Code Compliance with MMC 22.42.100(A)(1)-(3)

A. *Administrative Departures.* In no case shall a departure be granted for a minimum requirement established in this section. Where specified in this section, the zoning administrator, or public works director, as applicable, may require or allow departures from required standards in the following circumstances:

1. Where unique natural features or unique lot configuration makes it extraordinarily difficult to conform to the standards;

*The Monroe 30 project site is roughly 30-acres in size and is topographically constrained. In some places, existing slopes range from 30% - 35%. These existing grades are compared to the City of Monroe's maximum roadway slope of 10%. Engineering has been performed to balance the site and to avoid retaining walls, certainly those over 8', and in some places this cannot be done. Stepped lots are generally used to maximize grade as much as is possible. 11 sections of the 59 walls onsite will require a height greater than 8' and these are shown in red on the exhibit provided.*

*Given the consistently steeper slope of the site and the 10% maximum road slope, walls are necessary to make up the grade.*

2. Where the project is equal or superior in design to that allowed under the general application of these standards and is consistent with the design standards, as well as all other city standards;

*The project integrates the City of Monroe's designated maximum roadway slope of 10% while maintaining roadway vertical curve K-values 10 or greater to meet City requirements. The roadway design dictates the ability to grade the site, as lot grades on the site are set by the roadway design. In turn, the lot grades drive the wall heights proposed on the site. The site will still be accessible for emergency vehicles, pedestrians and the general public with the onsite roadway. Due to existing grade, walls are necessary to ensure that roadways meet these conditions. In this way, the project will be equivalent to other code-compliant projects in that access conditions and roadway design requirements are met.*

*The project design is superior to the existing condition in that the sloped area is graded and stabilized with walls and other infrastructure that are designed to stabilize slopes.*

3. In each case above, the applicant must utilize other methods per the zoning administrator's satisfaction that meet the intent of the applicable standard(s); and

*All sections of MMC 22.42.040(E)(1-7) are met. The intent of this section is to ensure a high level, quality design and landscaping of retaining walls over 4' in height to help ease the structures visually. The retaining walls designed for Monroe 30 both over 4' and 8' in height conform to these standards.*