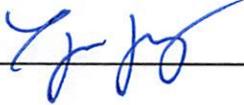


	<p><b>ENGINEERING DESIGN AND DEVELOPMENT STANDARDS</b></p> <p><b>DEVIATION REQUEST</b></p>	<p>City of Monroe 806 West Main Street Monroe, WA 98272 Phone: 360-794-7400 Fax: 360-794-4007 www.monroewa.gov</p>
---	--	--

DEVIATION FROM STANDARDS			
Request to deviate from the following design elements <i>(please check all that apply)</i> :			
Design Standards:	<input type="checkbox"/> Clearing/Grading	<input type="checkbox"/> Water Facilities	<input type="checkbox"/> Sanitary Sewer Facilities <input checked="" type="checkbox"/> Streets <input type="checkbox"/> Other
Surface Water Management:	<input type="checkbox"/> Erosion & Sediment Control	<input type="checkbox"/> Storm Facilities	<input type="checkbox"/> Minimum Requirements <input type="checkbox"/> Other
Engineering Construction Standards:	<input type="checkbox"/> Construction Standards	<input type="checkbox"/> Standard Details	<input type="checkbox"/> Other

PROJECT INFORMATION	
Project Name: <u>Trombley Hill Subdivision</u> Date: <u>09/18/2025</u>	Project Number:
Project Address: <u>13224 191st Ave SE</u> Zip: <u>98272</u>	Related Applications:
Parcel No(s): <u>28063600101200</u>	
ENGINEER	
Company Name: <u>Core Design, Inc.</u> Phone: <u>425-885-7877</u>	Received
Contact Person: <u>Daniel Larson, P.E.</u> Email: <u>DLarson@coredesigninc.com</u>	
Address: <u>12100 NE 195th Street, Suite 300</u> City: <u>Bothell</u> State: <u>WA</u> Zip: <u>98011</u>	
OWNER	
Name: <u>Shirley M. Trombley Living Trust</u> <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> LLC	
Contact Person: _____ Phone: <u>425-446-2011</u> Email: <u>jtromb53@gmail.com</u>	
Address: <u>13224 191st Avenue SE</u> City: <u>Monroe</u> State: <u>WA</u> Zip: <u>98272</u>	
APPLICANT	
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Owner Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Other: _____	
Company Name: <u>Trombley Hill Joint Venture</u>	
Contact Person: <u>Logan Gregg</u> Phone: <u>425-773-5362</u> Email: <u>logan@northequityinvestors.com</u>	
Address: <u>P.O. Box 1930</u> City: <u>Woodinville</u> State: <u>WA</u> Zip: <u>98072</u>	

I certify that I have read this application and declare under penalty of perjury that the information contained herein is correct and complete. I am either the owner of the property on this permit application or I represent the owner as signified above and am acting with the owner's full knowledge and consent.

Signature:  Printed Name: Logan Gregg Date: 9/22/2025

**ENGINEERING DESIGN AND DEVELOPMENT STANDARDS  
DEVIATION REQUEST**

---

**A. Deviation Request:**

1. Identify the engineering standard(s) proposed for deviation (include section or drawing numbers):

Please see the attached memo for response.

---

---

---

---

---

2. Describe the deviation request, including reasons for the request and why the applicable engineering standard cannot be met. Include site-specific details as applicable.

Please see the attached memo for response.

---

---

---

---

---

**B. Justification:** Deviation requests must include supporting information showing compliance with the following criteria:

3. Describe how the deviation will still achieve the intent of the engineering standard:

Please see the attached memo for response.

---

---

---

---

---

4. Describe how the deviation will not adversely affect road safety or operation:

Please see the attached memo for response.

---

---

---

---

---

5. Describe how the deviation will provide substantially equivalent environmental protection:

Please see the attached memo for response.

---

---

---

---

---

6. Describe how the deviation will not adversely affect road maintenance and associated costs:

Please see the attached memo for response.

---

---

---

---

---

7. Describe how the deviation will not adversely affect aesthetic appearance of roads or property:  
Please see the attached memo for response.

---

---

---

---

---

**C. Recommendation:**

- Approved
  - Denied
  - Modified Approval \_\_\_\_\_
- 
- 
- 

Conditions:

**DESIGN & CONSTRUCTION DIVISION STAFF RECOMMENDATION:**

\_\_\_\_\_  
Development Engineer/Designee      Date

**D. Decision:**

**PUBLIC WORKS DEPARTMENT AUTHORIZATION:**

- Concur with recommendation
- Remand to Staff

\_\_\_\_\_  
City Engineer      Date



## TECHNICAL MEMORANDUM

To: City of Monroe Public Works  
From: Daniel J. Larson, P.E.  
Date: September 17, 2025  
Re: Trombley Preliminary Plat - Deviation to City of Monroe Design Standards - Street Layout Section 3.2.2.1 (12)

---

The proposed development of the Trombley Preliminary Plat, located at 13224 191<sup>st</sup> Ave SE, includes 49 lots, a stormwater detention vault, and associated roads and utilities. This technical memo is to request deviations to the following City Street Standards:

1. *City of Monroe Design Standards – Street Layout Section 3.2.2.1 (12)* which requires projects where more than 30 dwelling units are designed or ultimately intended in a residential development, either single-family, multi-family, retirement, or similar, there must be a minimum of two access points to the public street system. Such access points must be located at least one-half the maximum diagonal dimension of the development site apart and provide circulation, alternate emergency vehicle access routes, through access, and meet general area transportation design considerations.

The project is requesting to provide the two access points at less than one-half the maximum diagonal dimension of the development site apart, due to constraints related to the location of existing intersections.

The criteria for deviation requests with responses are included below from Section 1.5 of the City of Monroe Design, Construction and Operations Standards.

### **Deviation Criteria**

#### **1. The deviation will achieve the intended result with a comparable or superior design and quality of improvement**

The project cannot provide two access points at least one-half the maximum diagonal dimension of the development site apart because it is not feasible to connect to either of the two potential intersections along the eastern frontage of the project site (191<sup>st</sup> Ave SE). The intersection of 132<sup>nd</sup> St SE near the NE corner of the project site is located adjacent to the Williams gas pipeline easement, which cannot accommodate an access point. To align properly to the intersection of 133<sup>rd</sup> Street SE, the access point would need to be located on the neighboring property that is not part of this project. An access point at this location would also not meet intersection spacing requirements from 134<sup>th</sup> Street SE. The proposed deviation to the street standards achieves the intended result by providing two access points that allow for circulation, alternate emergency access routes, through access, and meets general area transportation design considerations.

**2. The deviation will not adversely affect safety or operations**

The proposed deviation to the street standards does not compromise public safety and operation because the project will still provide two access points that allow for circulation, alternate emergency access routes, through access, and meets general area transportation design considerations.

**3. The deviation will not adversely affect maintenance and its associated costs**

The proposed deviation will not affect maintenance or its associated costs.

**4. The deviation will not adversely affect the aesthetic appearance**

The deviation will not adversely affect the aesthetic appearance of the site, as the two access points will exceed the minimum separation for residential access streets and provide a similar layout to the neighboring developments.

**5. The deviation will not impact future expansion, development, or redevelopment**

The deviation does not impact future expansion, development, or redevelopment. A ROW stub is provided to the adjacent parcel to the SE to allow for future development of that property.