



LAND SURVEYING • LAND USE PLANNING • CIVIL ENGINEERING • ENVIRONMENTAL SERVICES

September 4, 2025

City of Monroe Review Team
Planning & Development Services
14841 179th Ave SE
Suite 320
Monroe, WA 98272

RE: Rodland Development
Address: 17509 W Main St, Monroe, WA 98272
Tax Parcel Numbers: 005173-003-004-00 & 005173-003-005-00

Contact Information:

Applicant	Owner	Surveyor	Engineer
Justin Pedersen	Roy Rodland	Andy McLean	David Harmsen
Harmsen LLC 2822 Colby Ave Suite 300 Everett, WA 98201 (425) 252-1884 justinp@harmssenllc.com	21819 Woods Creek Rd Monroe, WA 98272 (360) 794-6621	Harmsen LLC 2822 Colby Ave Suite 300 Everett, WA 98201 (425) 252-1884	Harmsen LLC 2822 Colby Ave Suite 300 Everett, WA 98201 (425) 252-1884 davidh@harmssenllc.com

Current Conditions:

The site is comprised of two parcels: Parcel 1 (APN 005173-003-005-00), and Parcel 2 (APN 005173-003-005-00), creating a combined 0.71-acre rectangular site. Current use of the site is commercial with an operational auto service shop and carport; a mobile home is located on Parcel 2. Access to the site is provided by a driveway that runs north-south through the site connecting to W Main St as well as 161st St SE.

Proposed Development:

The applicant is proposing to construct 3 multifamily buildings that will create (6) 3 bed/ 2 bath and (7) 2 bed/ 2 bath townhome units. These units will create 26 parking spaces, 5 guest parking spaces. A total of 22,550 sf of impervious surface is proposed.

The proposed development will improve and utilize the existing access provided by 161st St SE; and remove the W Main St access.

Water and sewer will be provided by the City of Monroe.

Zoning:

The area of the site is zoned Mixed Use Commercial (MG) with a comprehensive plan designation of Mixed Use-General (MG). Within 300' of the site, the surrounding area is zoned Single-Family Residential – 15 Units per Acre (R15).

Critical Areas:

No critical areas have been identified on the property, nor in the immediate vicinity.

Clearing and Grading:

An LDA is submitted with this proposal. The applicant proposes 30,715 ft² of clearing and 22,548 ft² of new hard surface is proposed, with no proposed hard surface replacement.

Submitted with this application:

- Project Narrative;
- Site Plan Application;
- Preliminary LDA Plans;
- Drainage Report;

For additional information, please see the detailed submittal materials. Thank you for your considered review.

Sincerely,

Justin Pedersen
Harmsen LLC
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(360) 794-7811