



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

December 5, 2025

City of Monroe  
Community Development  
806 West Main Street  
Monroe, WA 98272

RE: Rodland BLA Project Narrative

**Site Addresses:** 17517 & 17509 W Main St. Monroe, WA 98272

**Parcel Numbers:** 005173-003-004-00 & 005173-003-005-00

**Current Zoning:** Mixed Use – General (MG)

The properties are located at 17517 & 17509 W Main St. Monroe, WA 98272. The site is a total of 30,715 SF (0.70 acres). Harold W. Rodland & Roy A. Rodland are the owners of both Parcel A (TPN 005173-003-005-00) and Parcel B (TPN 005173-003-004-00). Parcel B will be consolidated into Parcel A so the owners can develop the site with a 13-unit townhome project with associated parking.

The proposal meets the requirements of RCW 58.17.040(6) and MMC 22.68.060. The proposal does not create an additional tract, lot, parcel, site or division. The proposal is clear that a boundary line adjustment (lot consolidation) is proposed and Parcel A and Parcel B meet all dimensional requirements for the Mixed Use – General (MG) zone. The sites shall continue to have legal access and does not violate any previous land use actions. A record of survey has been prepared for the BLA and shall be recorded and corners shall be set after approval by the City of Monroe.

The above is true and complete to the best of my knowledge. If you have any additional questions or would like to discuss the cover letter in further detail; please contact me at your earliest convenience by telephone or e-mail at 425.252.1884 or [andrewl@harmssenllc.com](mailto:andrewl@harmssenllc.com)

Sincerely,  
Harmssen, LLC.

*Andrew S. Lofstedt*  
Andrew S. Lofstedt