



**Washington State
Department of Transportation**
Paula J. Hammond, P.E.
Secretary of Transportation

Northwest Region
15700 Dayton Avenue North
P.O. Box 330310
Seattle, WA 98133-9710

August 18, 2011

206-440-4000
TTY: 1-800-833-6388
www.wsdot.wa.gov

Brad Fielberg
City of Monroe Public Works Director
806 W. Main St.
Monroe, WA 98272

Subject: SR 2, MP 16.00 Vic.
Determination of Significance and Request for Comments on Scope of EIS
E. Monroe Economic Development Group, LLC
CPA2011-01 East Monroe

Dear Mr. Fielberg,

We received your request for comment on the proposed action to change Comprehensive Land Use designation of certain properties from Limited Open Space to General Commercial. The location of this proposal is at the east end of Monroe on the north side of US 2 in vicinity of MP 16.00.

WSDOT has reviewed the proposal and has the following comments:

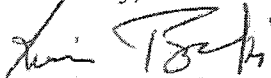
- 1) The access rights along SR 2 for some of these parcels have been purchased by WSDOT for the future SR 2 Monroe by-pass. Please refer to the enclosure. No future access through the SR 2 limited access boundary shall be allowed unless the property owner applies for and is granted such access according to provisions of Chapter 530.10 of WSDOT's Design Manual.
- 2) WSDOT supports a single access point to be jointly shared by all parcels covered under this proposed action. This access point should be located to the east of the acquired limited access boundary. Internal site circulation shall be provided for access to these parcels.
- 3) Per highway access classification criteria, spacing between the future SR 2 roundabout to be constructed as part of the SR 2 Monroe by-pass and a new access shall be a minimum of 1,320 feet.
- 4) A traffic signal will not be permitted by WSDOT on SR 2 for access to parcels covered under this proposed action. Instead of a signal, a roundabout must be built for controlled access to SR 2, if warranted by future development volumes.
- 5) Per WSDOT Route Development Plan (RDP), this segment of SR 2 is designated as a future 4-lane highway which may include median barrier.

Mr. Brad Fielberg
CPA2011-01 East Monroe
Page 2 of 2

- 6) WSDOT stands by all provisions of the March 3, 2004 letter to Hiller West, city of Monroe, Director of Community Development regarding access to SR 2 in this area. See enclosed letter.

Should you have any questions, please feel free to contact Mr. Steve Benenati (206) 440-4915 of my Development Services section.

Sincerely,



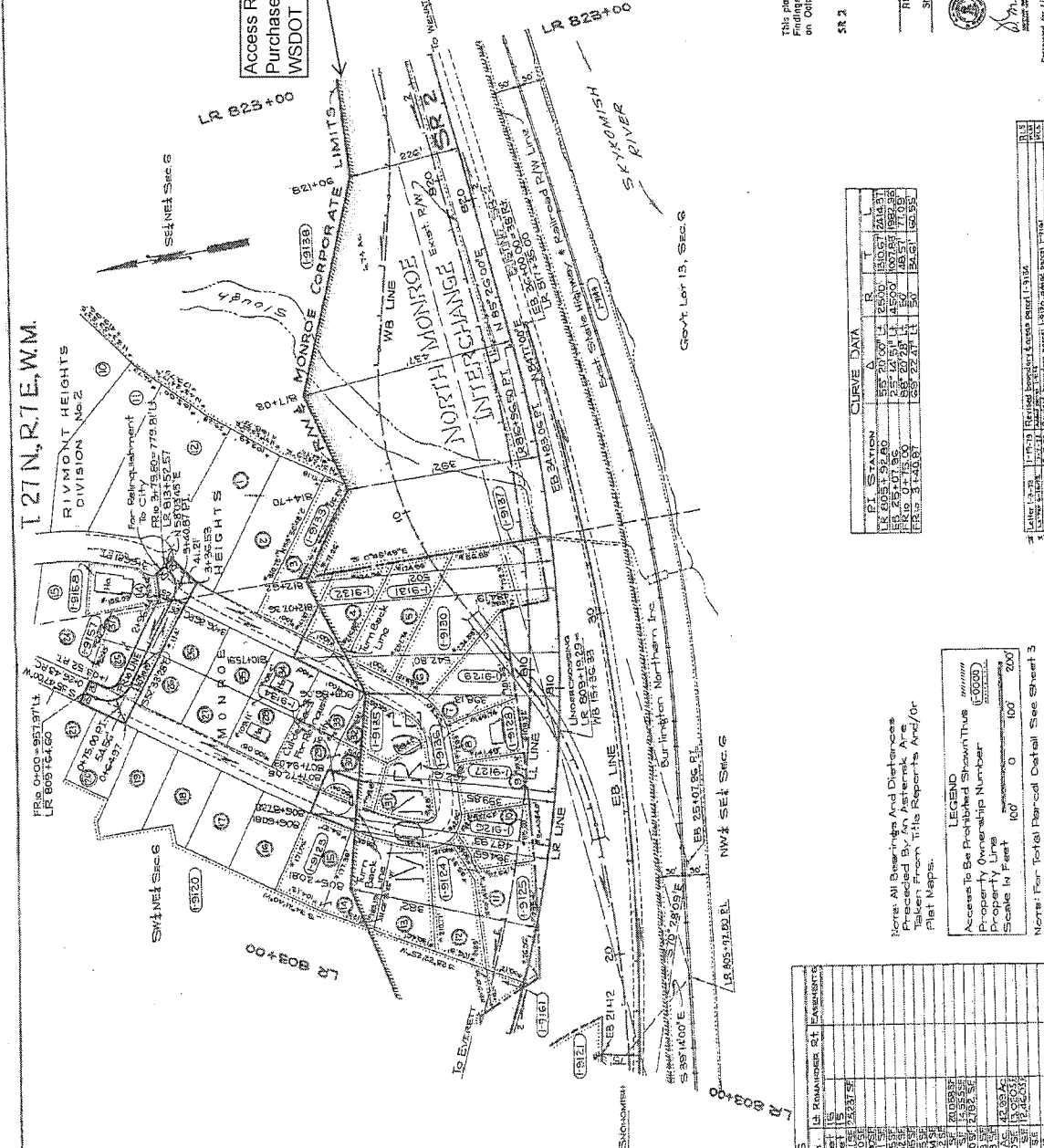
Ramin Pazooki

Local Agency and Development Services Manager

Enclosure

cc: Lorena Eng, Regional Administrator
Russ East, Assistant Regional Administrator
Mike Swires, Traffic Engineer – Snohomish Area

Plan No. 100-951371/L
 Date: 10/27/70
 Scale: 1" = 100'



CURVE DATA

PI STATION	A	R	T	L
LR 803+52.80	515.70	200.00	145.00	145.00
LR 803+52.80	38.20	51.11	145.00	145.00
LR 803+52.80	38.20	51.11	145.00	145.00
LR 803+52.80	38.20	51.11	145.00	145.00

Note: All Bearings and Distances
 are as Shown on This Report and/or
 Plat Maps.

LEGEND
 Access to Be Prohibited Shown Thus
 Property Ownership Number (5000)
 Property Lines
 Scale in Feet 100' 0 100' 200'

Note: For Total Parcel Detail See Sheet 3

OWNERSHIPS

Parcel No.	Name	Acres	Area	Volume	Page	Remarks
1-120	Nelson L.C.	1.12	1.12	100	1	
1-121	Nelson L.C.	1.12	1.12	100	1	
1-122	Nelson L.C.	1.12	1.12	100	1	
1-123	Nelson L.C.	1.12	1.12	100	1	
1-124	Nelson L.C.	1.12	1.12	100	1	
1-125	Nelson L.C.	1.12	1.12	100	1	
1-126	Nelson L.C.	1.12	1.12	100	1	
1-127	Nelson L.C.	1.12	1.12	100	1	
1-128	Nelson L.C.	1.12	1.12	100	1	
1-129	Nelson L.C.	1.12	1.12	100	1	
1-130	Nelson L.C.	1.12	1.12	100	1	
1-131	Nelson L.C.	1.12	1.12	100	1	
1-132	Nelson L.C.	1.12	1.12	100	1	
1-133	Nelson L.C.	1.12	1.12	100	1	
1-134	Nelson L.C.	1.12	1.12	100	1	

This plan conforms to the access provisions in the Findings and Order issued by the Highway Commission on October 27, 1970.

31.2
 WESTWICK ROAD TO NORTH
 MONROE INTERCHANGE
 PROPOSED COURSE

RIGHT OF WAY AND LIMITED ACCESS
 FULLY CONTROLLED
 Station LR 803+00 to Station LR 823+00

WASHINGTON STATE HIGHWAY COMMISSION
 DIVISION OF HIGHWAYS
 OLYMPIA, WASHINGTON

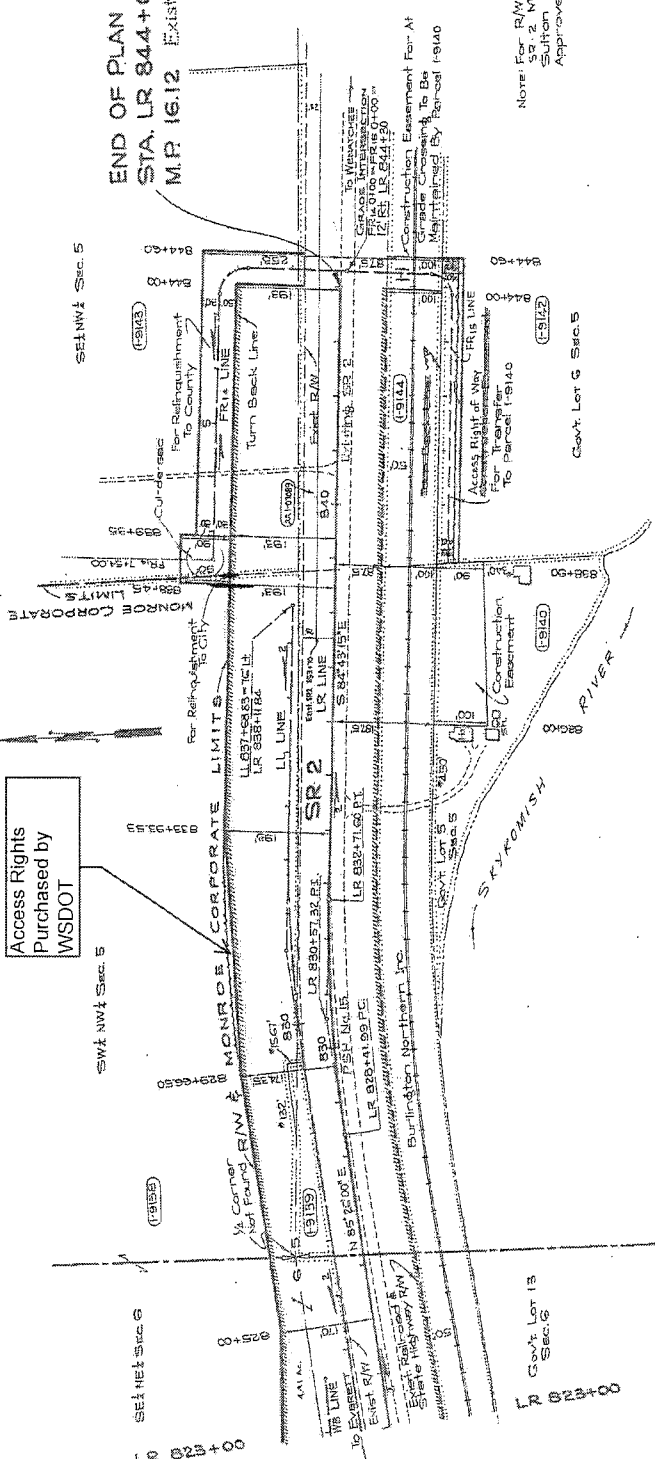
DATE: April 1, 1971
 SHEET 16 OF 26 DRAWINGS
 DRAWING NO. 100-951371/L-16

Prepared for Limited Access Control by Engineer, P.E. on July 23, 1970.
 R/S: 5/8 2/2/70

SEQUENCE /
 DRAWING 69

Plan Sheet No. 10
 Project Name: SR 2
 Date: 10/27/1970

T. 27N, R. 7E, W.M.



Note: For R/W Ahead See
 SR 2 Monro to
 Sultan Sheet 10 (11) sheets
 Approved May 9, 1949

This plan conforms to the access provisions in the
 Findings and Order issued by the Highway Commission
 on October 27, 1970.

SR 2 WESTWICK ROAD TO MP 16.12
 MONROE INTERCHANGE
 MONROE COUNTY

RIGHT OF WAY AND LIMITED ACCESS
 FULLY CONTROLLED
 Station LR 823+00 IS SUBMITAL 84440000



Approved: _____
 Date: April 1, 1971
 Approved: _____
 Date: May 17, 1970

Prepared for Limited Access Control by _____
 P-2

Access Rights
 Purchased by
 WSDOT

Note: All Bearings and Distances
 Preceded by an Asterisk are Taken From
 Plat Maps.

LEGEND
 Access to Be Prohibited Shown Thus
 Property Ownership Number (0000)
 Scale in Feet 1" = 100'

Note: For Total Parcel Detail See Sheets

NUMBER	AREA	ACRES	COMMENTS
1	LR 823+00	2.80	100% to be retained in LR 823+00

PLAT	DATE	AREA	COMMENTS
LR 823+00	10/27/70	2.80	100% to be retained in LR 823+00

OWNER	AREA	ACRES	COMMENTS
Monroe County	2.80	100%	100% to be retained in LR 823+00

SEQUENCE
 DRAWER 69



Washington State
Department of Transportation
Douglas B. MacDonald
Secretary of Transportation

Northwest Region
15700 Dayton Avenue North
P.O. Box 330310
Seattle, WA 98133-9710

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March 3, 2004

Mr. Hiller West
Director Community Development
806 W. Main
Monroe, WA 98272

CITY OF MONROE
RECEIVED

MAR 08 2004

COMMUNITY DEVELOPMENT

Subject: SR 2 MP 16.08 Vic. CS 3106
Traffic mitigation and Access to SR 2
Heritage Baptist Fellowship
City File No.: 000321.DNS, SP 199005 & BA 199003

Dear Mr. West:

The Heritage Baptist Fellowship is seeking approval for access to SR 2 for a proposed short plat. The location of this proposed access is on the east side of Monroe and north of SR 2 at approximately MP 16.08.

As was discussed in the letter from WSDOT dated June 12, 2003, WSDOT purchased the access rights to the Heritage Baptist Fellowship parcels in 1971 as part of planning the SR 2 Monroe bypass. The WSDOT plans to construct an access connection to this parcel shown as the FR 14 line on the "Westwick Road to North Monroe Interchange" plans, when the bypass is built (See attached plan sheet).

We are not required to allow the existing access to be improved to allow the subdivision; however under WAC 468-58-080 (3) (b) (iii) WSDOT has the ability to allow a Temporary Type C access. Based on this WAC, WSDOT will grant a temporary access on SR 2 to be used by Heritage Baptist Fellowship and the 4 proposed lots with the following conditions:

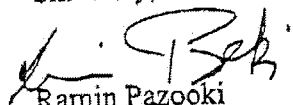
1. This access is only for the proposed church and 4 single-family homes.
2. All the property owners must be made aware the access constructed by Heritage Baptist Fellowship will be removed and access will be via the FR 14 line when the North Monroe Interchange is built or any alternate access to the city road system is constructed.
3. Any internal road must be constructed so it will accommodate the planned WSDOT frontage road shown as the FR 14 line on WSDOT's "Westwick Road to North Monroe Interchange" plans.
4. If the City of Monroe permits further subdivision or greater density beyond the 4-lot short plat, the City of Monroe shall be responsible for the construction of the FR 14 Line frontage road.

To: City of Monroe
Traffic mitigation and Access to SR 2
Heritage Baptist Fellowship
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5. Heritage Baptist Fellowship shall have an executed General Permit for the improvements to the access connection. The following documents are required to be submit for WSDOT review, comment and approval:
- a. Traffic impact analysis.
 - b. Drainage report- after the review WSDOT may request a Temporary Erosion and Sediment Control Plan (TESC) and Stormwater Site Plan (SSP).
 - c. Engineer's drawing showing the dimensions for the improved access connection.
 - d. Traffic control plans for the construction of the improved access connection

Should you have any questions, please feel free to contact Mr. George Chambers (206) 440-4912 or Ms. Sandra Kortum (206) 440-4911.

Sincerely,



Ramin Pazooki
Planning/Development Services Manager

RP: shk

cc:

Thomas Minnick; Pastor Heritage Baptist Fellowship (via email)
File