

# LAND RESOLUTIONS

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August 3, 2018

City of Monroe  
Attn: Anita Marrero  
806 West Main Street  
Monroe, WA 98272

**RE: Kestrel Ridge ~ Project Narrative**

Dear Ms. Marrero:

The project consists of the following tax parcel numbers 28073100200600, 28073100202600 & 28073100202500.

The site addresses for the existing parcels are 13217 & 13305 Chain Lake Road Monroe, Washington 98272.

This property within this application contains 252,773 square feet or 5.80 acres.

The current zoning of the property is R-5 and the comprehensive plan designation is Low Density Single Family Residential.

Kestrel Ridge is being proposed as a 31-lot subdivision using the City Of Monroe's PRD codes. The project shall be developed in one phase.

Density on the project is calculated as follows

$5.92 \times 4 = 23.68$  units

$23.68 \text{ units} \times 0.30 = 7.10$  bonus units.

$23.68 \text{ units} + 7.10 \text{ bonus units} = 30.78$  units rounded up to 31 units.

We are proposing 31 units in this application.

There are no critical areas within the project boundary, and as wetland evaluation from Bredberg & Associates has been included with this submittal package.

Tract 999 serves as recreation usable open space on the east side of the site serving as gathering places for active use. Tracts 996, 997 & 998 provide additional open space throughout the development where existing vegetation may be retained thereby providing a visual break from the developed environment.

This development shall have housing styles that comply with MMC 18.84080.G. Color elevation example photos have been included with this submittal package. Together with the fact that there shall be less infrastructure for the city to maintain in the future and the provision of Tract 999 to be used by the residences as recreational area, Kestrel Ridge shall be an enhancement to the area and the community.

Thank you in advance for reviewing this project with us and we look forward to working with you to complete this application. If you have any questions or comments please feel free to contact me at (425) 258-4438 office or via email me at [jen@orcalsi.com](mailto:jen@orcalsi.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jen Haugen', with a stylized, cursive script.

Jen Haugen  
Assistant Planner  
2018-033