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RECEIVED

MAR 04 2016

CITY OF MONROE

March 4, 2016

City of Monroe
Planning Commission
c/o Tina LaVelle
806 West Main St.
Monroe, WA 98272

Re: Borlin Park Neighborhood Commercial Zoning – Requested Changes

Dear Commission Members:

This law firm represents Brown Matson, LLC. Our client owns commercial property located at 450 Railroad Avenue, in Monroe. The City's rezoning of our client's property has created substantial difficulties with the property's available uses and value. We view the rezone as improper overregulation.

On behalf of Brown Matson, LLC, we ask the Planning Commission to consider amendments to address and resolve these problems.

Specifically, 450 Railroad Avenue consists of 0.45 acres of land, improved with a warehouse/storage services type commercial building. Ample parking exists for the occupant(s). This property is located in a historically commercial area. Nearby businesses include a Tire Haus, Tractor Sales, Towing Company, Metal Recycler, Cardboard Recycler, and some mixed-use multifamily housing.

Borlin Park itself is located east of 450 Railroad Avenue. The Towing Company, Metal Recycler, Cardboard Recycler are all located between our client's property and Borlin Park.

The City rezoned our client's property to encompass it within the Borlin Park Neighborhood zone. This designation creates substantial and unacceptable problems for our client because the designation does not allow any realistic uses for the property. For example, the Borlin Neighborhood zoning designation does not allow auto repair, duplex dwelling, hardware stores, tool sales or rental, etc. Yet, most of these uses are occurring all around the property.

The rezone does allow limited use for a number of other uses. However, most of those uses would not be conducive to this or nearby properties. Examples of these incompatible uses are

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antique shops, art galleries, churches drug stores, garden produce, grocery stores, library, restaurants, retail stores, and service establishments. These uses may fit on Main Street, or someday within the rezone if the Centennial-Snoqualmie Trail is ever completed, but are unfit now.

Brown Matson specifically requests that the Planning Commission support amending the Code regarding the Bolin Park Neighborhood to relax the severe restrictions it imposes on the commercial properties in that zone. In particular, we ask that the Commission give full attention to the following points:

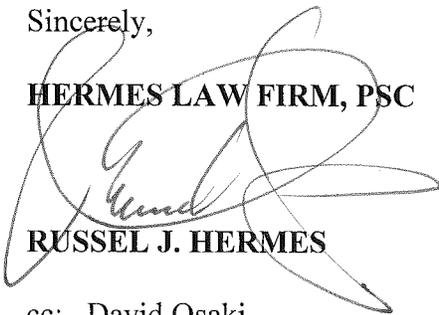
1. The goals set out in MMC 18-12-160 for the Borlin Park Neighborhood are lofty and extremely long-term ideals. It will take many, many years to secure improvements to the Park, and to relocate the varied and numerous present businesses situated within this area. The only alternative to speed up this process is condemnation, which does not fit into the City's budget. Zoning should allow commercial uses now during the long-term transition;
2. Allowable commercial zoning should be consistent with the present commercial structures and uses situated in the area; and
3. Allowable commercial zoning should be consistent with the historical uses to which this area has been put.

These changes would not only lessen the City's exposure to challenges, but would allow the City to recognize, and plan around, the present and ultimate goals for the Borlin Park Neighborhood.

Thank you.

Sincerely,

HERMES LAW FIRM, PSC



RUSSEL J. HERMES

cc: David Osaki,
Community Development Director