



Decision of the Community Development Director

March 12, 2020

Belmark Site Plan Approval

SITE2019-04

A. PROJECT DESCRIPTION AND REQUEST

The applicant, Belmark, LLC, is requesting site plan approval for 20 new multi-family residential apartment units on approximately .86 acres in the Mixed Use – General (MG) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. The existing single-family residence will remain. The proposed development will take access off of 179th Ave SE.

B. GENERAL INFORMATION

1. Applicant/Contact Person: Aaron Metcalf, Belmark LLC, 12409 State Avenue, Marysville, WA 98271.
2. General Location: The site is located at KINGMANS ADD BLK 000 D-00 - LOT 50; otherwise known as 15125 179th Avenue SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number(s): 00485400005000.
3. Address of Property: 15125 179th Avenue SE, Monroe, WA.
4. Description of Proposal: Site plan approval for 20 new multi-family residential apartment units with associated grading, drainage improvements, landscaping, and street frontage improvements.
5. General Description: The site is located on the east side of 179th Avenue SE. It is rectangular in shape and contains an existing single-family residence, detached garage/shop, and detached carport. The single-family residence will remain and the accessory structures will be demolished. There are no critical areas located on the site. The property has street frontage on 179th Avenue SE. Frontage improvements will be installed.
6. Acreage: Approximately .86 acres or 37,461 square feet.
7. Comprehensive Plan Land Use Designations, Zoning Designation, and Existing Land Uses of the Site and Surrounding Area:

DIRECTION	LAND USE DESIGNATION	ZONING	EXISTING USE
Project Site	Mixed-Use	Mixed Use – General (MG)	Single-Family Residential
North	Mixed-Use	Mixed Use – General (MG)	Townhomes
South	Mixed-Use	Mixed Use – General (MG)	Condominiums
East	High Density SFR	R15	Single-Family Residential
West	Mixed-Use	Mixed Use – General (MG)	Single-Family Residential

8. Public Utilities and Services:

Water:	City of Monroe	Gas:	Puget Sound Energy
Sewer:	City of Monroe	Cable TV:	Comcast
Garbage:	Republic Services	Police:	City of Monroe
Storm Water:	City of Monroe	Fire:	Snohomish County Fire District No. 7
Telephone:	Verizon	School:	Monroe School District
Electricity:	Snohomish County PUD #1	Hospital:	Evergreen Heath

C. FINDINGS OF FACT

1. Application: The site plan application was received by the City of Monroe on October 8, 2019. The application was deemed complete on October 16, 2019. Decisions on site plans are made by the Community Development Director.
2. Comprehensive Plan and Zoning: The 2015-2035 Comprehensive Plan Future Land Use Map designates the property as "Mixed Use". The Property is zoned "Mixed Use – General (MG)".

The 2015-2035 Comprehensive Plan Table 3.07 provides the following descriptions of the "Mixed-Use" land use plan designation:

Mixed-Use. Mixed-Use areas should be concentrated in areas of the city characterized by a diverse fine-grained mix of land uses; where there is the ability to develop land efficiently through the consolidation and infill of under-utilized parcels; and where infrastructure, transit and other public services/facilities are available or where the city or proponent can provide public services. Mixed-Use areas encourage office, retail, and light industrial uses; compatible high-technology manufacturing; institutional and educational facilities; public and private parks and other public gathering places; entertainment and cultural uses; and attached residential units up to 25 dwelling units per acre integrated throughout the district, within the same property, or inside a single building. Design standards will increase compatibility among the mixed-uses on both the site and the structures. Standards to integrate development may include but not limited to coordinated building design, signage, landscaping, and access configuration. The city will implement this designation by more than one zoning classification. Individual

development proposals will take into account the density of adjacent existing development and the capacities of existing and planned public facilities.

3. Public Notification and Comments: Applications for site plan review shall follow the procedures for a Type I permit review, pursuant to MMC 22.84.030, Types of Project Permits. Type I permits do not require a Notice of Application.
4. Environmental Review: A Determination of Nonsignificance (DNS) was issued, published, posted and mailed on November 18, 2019. The DNS provided a comment and appeal period ending on December 2, 2019. Two (2) agency comments were received. One was from Snohomish County PUD #1 stating that PUD has sufficient electric system capacity to service the proposed development and the other was from Snohomish County Parks regarding potential noise from the Evergreen State Fairgrounds and speedway.
5. Density and Dimensional Standards: Per MMC 22.20.030 Zoning Land Use Matrix and MMC 22.20.040(H) Mixed Use - General Zoning District Bulk Requirements, the development shall comply with the following standards:

Regulation	Requirement	Submitted
Density: MMC 22.20.040(H)	Minimum 12 units per acre Maximum 25 units per acre Total = 10-22 units	20 new units 1 existing unit Total = 21 units
Land Use: MMC 22.20.030	"Dwelling Units, Attached"	Apartment homes
Setbacks: MMC 22.20.040(H)	Front: 10' Rear: 10' Side: 5'	Front: 50' Rear: 16' Side: 5', 10'
Building Height: MMC 22.20.040(H)	45'	3-story buildings, to be reviewed at building permit application phase.
Lot Coverage: MMC 22.20.040(H)	100%	63.9%
Off-Street Parking: MMC 22.44.050	Multifamily = 1.5 parking spaces per unit Total = 30 parking spaces	30 parking spaces
Bicycle Parking: MMC 22.44.070	1 bicycle parking space for every 12 spaces required for motor vehicles Total = 3 bicycle parking spaces	3 bicycle parking spaces
Park and Recreation Usable Open Space: MMC 22.42.070	Two bedrooms = 130 square feet per unit Total required = 2,600 square feet	3,084 square feet

6. Parking: The proposed development is required to provide 30 parking spaces for the new apartment units and three (3) bicycle parking spaces. The existing single-family residence has three (3) dedicated parking spaces. The parking requirement has been met.
7. Landscaping: New multi-family residential construction is subject to the requirements of MMC 22.46. A conceptual landscaping plan has been submitted and approved. A final landscaping and irrigation plan shall be submitted and approved before building permit issuance.
8. Recreation Open Space: Per MMC 22.40.070, multi-family residential developments are required to provide on-site recreation open space. The proposed development is providing an open space area above the storm drainage facility and a child play area. The proposed development is providing more on-site recreation open space than what is required.
9. Development Standards: The proposed development is subject to the 2011 Infill, Multifamily, and Mixed Use Design Standards. The site plan has been reviewed for consistency with the design standards and the overall site placement meets standards. The building elevations will be reviewed during the building permit application process.
10. Streets and Traffic: Access to the site is from 179th Avenue SE. Frontage improvements will be installed along 179th Avenue SE which includes curb and gutter, a landscape strip with street trees, and a five (5) foot wide sidewalk along the entire length of the property frontage. An internal drive aisle will provide access to the new units.

Impacts to the City's transportation system are also mitigated through the collection of traffic mitigation fees. In accordance with the City's traffic impact mitigation fee program as established under MMC 3.54. Traffic impact fees shall be paid in accordance with MMC 3.54 and shall be based on the amount in effect at the time of payment.

11. Stormwater Management: The City has adopted storm drainage requirements per MMC 13.32, all stormwater systems will be installed per plans and specifications as required by the City Engineer.
12. Utilities: There is sufficient capacity available in the City's public water and sanitary sewer system to serve the proposed development. The building will connect to the City's water and sewer system. Sanitary sewer and water lines will be constructed in the proposed public rights-of-way in accordance with the City's Public Works Design and Construction Standards.

As part of the civil plan review process, the applicant will install improvements to the stormwater system. Stormwater management will be designed to meet the requirements of the Department of Ecology Storm Water Management Manual for Western Washington (2014) as administered by the City Engineer.

13. Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees and capital

improvement charges pursuant to MMC 3.50, 3.52, 3.54, 13.04.025, and 13.08.270.

D. CONCLUSIONS

1. The City of Monroe Comprehensive Plan designates the property and immediately surrounding properties as "Mixed-Use" and the subject property is zoned Mixed Use - General. Attached dwelling units are a permitted use. Therefore, the proposed site plan as noted and conditioned is consistent with policies governing uses allowed in the Mixed Use - General zone.
2. The requested site plan, as conditioned, is consistent with MMC 22.84 requirements; permit processing procedures, and all other applicable codes.
3. The site plan should be approved subject to conditions noted below.

E. DECISION

The site plan approval request to allow 20 new multi-family residential apartment units on approximately .86 acres to be located at 15125 179th Avenue SE is hereby **APPROVED**, subject to the following conditions:

1. All development shall be in substantial conformance with the approved site plan dated February 25, 2020 and Decision issued March 12, 2020, subject to any conditions or modifications that may be required as part of this site plan approval, construction plan review and building permit issuance.
2. A final landscaping and irrigation plan shall be submitted and approved before building permit issuance.
3. Water and sewer improvements shall be installed, tested, inspected and approved before building permit issuance.
4. Combustible materials shall not be brought onto the site until an approved fire apparatus access roadway and an approved water supply are provided.
5. Prior to final occupancy of the buildings, all landscaping associated with the plat shall require the submittal of an acceptable warranty surety to warrant all required landscaping improvements against defects in labor materials for a period of 24 months after acceptance of those improvements by the City. The warranty amount shall be equal to fifteen (15) percent of the costs of the improvements, as determined by the Community Development Director.
6. Prior to final occupancy of the buildings, the developer shall submit an acceptable warranty surety to warrant all required public improvements, installed, against defects in labor and materials for a period of 24 months after acceptance of those improvements by the City. The warranty amount shall be equal to ten (10) percent of the costs of the improvements, as determined by the Public Works Director.

7. School, Park and Traffic impact fees assessed in accordance with MMC Chapters 3.50, 3.52 and 3.54 shall be required and paid at the rate in effect at the time of building permit issuance.
8. The water system capital improvement charge, in accordance with MMC Section 13.04.025, shall be required and paid prior to building permit issuance.
9. The wastewater system capital improvement charge, in accordance with MMC Section 13.08.270, shall be required and paid prior to building permit issuance.
10. Existing PUD facilities may need relocation or modifications at the developer's expense. Any relocation, alteration or removal of District facilities to accommodate this project shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any utility work in all applicable permits. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development.
11. The following language shall be placed on the face of the site plan submitted for building permit review: "The Evergreen State Fairgrounds is in close proximity to the property and is subject to noise levels that residents may find objectionable from the speedway and other large events."
12. Mail routes, including mailbox types and locations, shall be approved by the Postmaster prior to construction.
13. All construction equipment, building materials, and debris shall be stored on the applicant's property, out of the public right-of-way. In no case shall the access to any private or public property be blocked or impinged upon without prior consent from the affected property owners and the City of Monroe.
14. If at any time during clearing, grading and construction the streets are not kept clean and clear, all work will stop until the streets are cleaned and maintained in a manner acceptable to the Public Works Director.
15. Construction noise is not allowed between the hours of eight (8) p.m. and seven (7) a.m. Monday through Friday, and between the hours of eight (8) p.m. and nine (9) a.m., Saturday, Sunday, and legal holidays.
16. The developer and contractor shall attend a pre-construction meeting with City staff to discuss expectations and limitations of the project permit before starting construction.
17. The applicant shall meet all local, state or federal code requirements as specified in the Monroe Municipal Code.

F. APPEALS

Parties of Record may file an appeal of this decision within fourteen (14) calendar days from issuance of this Notice of Decision in conformance with MMC 22.84.080. Appeals must be submitted to the City of Monroe by **5 p.m., March 26, 2020**. Appeals shall be in writing and accompanied by an appeal fee as outlined in the city's most current fee resolution.

ENTERED THIS 12th DAY OF MARCH 2020.



Ben Swanson
Community Development Director