STAFF REPORT & RECOMMENDATION
PRELIMINARY PLAT & PLANNED RESIDENTIAL DEVELOPMENT
File # 15-PLPR-0002
SKYVIEW RIDGE

PUBLIC HEARING DATE:
March 31, 2016 at 10:00am
Monroe City Hall Council Chambers
806 West Main Street

TO:	Mr. Phil Olbrechts, City of Monroe Hearing Examiner
FROM:	Kristi Kyle, Senior Planner, City of Monroe
DATE:	March 21, 2016
SUBJECT:	Preliminary Plat & Planned Residential Development File 15-PLPR-0002

A. PROJECT DESCRIPTION AND REQUEST

The applicant is requesting to develop approximately 11.45 acres or 498,703 square feet into a two phased development totaling 42 single family residential lots. Phase 1 will consist of 36 single family homes on approximately 8.96 acres and Phase 2 will consist of 6 single family homes on approximately 2.49 acres. The preliminary plat is proposed as a Planned Residential Development (PRD).

There is one existing single family residence located on the property which will be removed with development of the Skyview Ridge subdivision. All development standards, including required street improvements and associated clearing and grading and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications, etc.) have been reviewed against the applicable sections of the Monroe Municipal Code. The site is zoned R-4 (Residential 4 Dwellings per Acre).

B. GENERAL INFORMATION

1. Applicant: Hansen Homes at Skyview Ridge, LLC. PO Box 2289, Snohomish, WA 98291

2. Contact Person: Ry McDuffy, Orca Land Surveying, 3605 Colby Avenue, Everett WA 98201

3. Owner(s): Carl & Pamela Malone, 13221 191st Avenue SE Monroe, WA, 98272
   Shooting Star Farm LLC, 18811 134th Street SE, Monroe, WA 98272
   Muriel Anderson, 40502 Porcupine Road, Davenport, WA 98122

4. General Location: The project is located within the northeast quarter of Section 36, Township 28 north, Range 6 east W.M. on Snohomish County tax parcel numbers 28063600100500, 28063600101000 and 28063600100200. The site address(s) are 13207 & 13221 191st Avenue SE, Monroe WA (Exhibit 2).

5. Address of Property: 13207 and 13221 191st Ave SE, Monroe WA 98272.

6. Description of Proposal: Preliminary Plat/PRD a 42 lot single family subdivision (Exhibit 3).

7. General Description: The site is located east of 191st Avenue SE, north of the Eaglemont Plat, and in Section 36, Township 28N, and Range 6E Willamette Meridian. The entire property consists of three parcels totaling 11.45 acres or 498,703 square feet. The existing site is irregular in shape approximately 1,320-feet long running east-west and 330 to 660 feet running north-south. The grades on the site are moderate. The property has street frontage on 191st Avenue SE and frontage improvements will be required along 191st Avenue SE which will include pavement, widening, curb, gutter, planter and sidewalk. In addition, a road extension for 194th Drive SE will be required to connect these projects improvements to the future road improvements within Eaglemont Plat at the intersection of 194th Drive SE and 133rd Street SE. Critical areas on the site include one Category 3 wetland located near the center of the development in Tract 994. A Puget Sound Energy (PSE) transmission line easement crosses a portion of the properties and a Williams Gas pipeline easement runs through the tip of the northwest corner of the site.

8. Comprehensive Plan Land Use Designations, Zoning Designation and Existing Land Uses of the Site and Surrounding Area:

AREA	***PRIOR / EXISTING* LAND USE DESIGNATION(S)**	**ZONING**	**EXISTING USE**
Project Site	Residential 2-5 Dwelling Units Per Acre & Low Density SFR*	Residential 4 Dwelling Units Per Acre (R4)	Single family residence and an undeveloped parcel
North of Site (Unincorporated, outside of Monroe City Limits)	Rural Residential 5 (Snohomish County)	R-5 Snohomish County)	Single Family
South of Site	Residential 2-5 Dwelling Units Per Acre & Low Density SFR*	Residential 4 Dwelling Units Per Acre (R4)	Single Family Residence and proposed plat of Eaglemont 4-8
East of Site	Residential 2-5 Dwelling Units Per Acre & Low Density SFR*	Residential 4 Dwelling Units Per Acre (R4)	Single Family & plat of Eaglemont 1-3
West of Site	Residential 2-5 Dwelling Units Per Acre & Low Density SFR*	Urban Residential (UR9600)	Single Family

* Note: The City of Monroe adopted a new Comprehensive Plan on December 8, 2015

9. Public Utilities and Services Provided by:

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:	Monroe Fire District No. 3
Telephone:	Verizon	School:	Monroe Public Schools
Electricity:	Snohomish County PUD No. 1	Hospital:	Evergreen Health

C. FINDINGS OF FACT

1. Application Process and Review Criteria: A Preliminary Plat/Planned Residential Development (PRD) is a public hearing review process per City of Monroe Municipal Code (MMC) Section 21.20.050(F). It requires a public hearing before the Hearing Examiner and a recommendation to the City Council.

2. Application: The Skyview Ridge Plat/PRD application was received by the City of Monroe on May 20, 2015 (Exhibit 4). The application was deemed complete on July 8, 2015 Exhibit 5. A Notice of Application was issued on July 21, 2015 and a notice of Public Hearing was issued on March 15, 2016.

3. Comprehensive Plan and Zoning: The City of Monroe adopted a new Comprehensive Plan 2015-2035 on December 8, 2015. Per the newly adopted Comprehensive Plan 2015-2035 this site is designated Low Density SFR which has a gross density of three to five Units per Acre. The prior City of Monroe Comprehensive Plan 2005-2025 designates the site as Residential 2 to 5 Dwelling Units per Acre (R 2-5). The site is zoned Residential 4 Dwelling Units Per Acre (R-4) (Exhibit 6).

   The prior Comprehensive Plan Section LUP 1.1 (2) (pg. LU-28) provides the following description of the respective designation (Exhibit 7):

   > *Residential, Two to Five Dwelling Units Per Acre (R 2-5). This designation shall provide for the range of potential residential densities anticipated within the northern portions of the City's unincorporated Urban Growth Area. This designation is intended to cover the gamut of potential densities for this area until such time as more specific future land use designations may be adopted. It is intended to indicate that a range of densities may be appropriate for this area to allow for a mix of housing types, to conserve environmentally sensitive areas, and to recognize both existing low density development lacking the full range of public facilities and services and future urban land use patterns with the public facilities and services necessary to support urban development. Land designated R 2-5 shall be subject to periodic review to determine whether extension of public facilities and services and designation of more site-specific land uses is appropriate to accommodate projected growth.*

   The newly adopted Comprehensive Plan Table 3.07 provides the following description of the respective designation (Exhibit 7):

   > *Low Density SFR. The Low Density Single-Family Residential Designation will develop at an approximate gross density of three to five units per acre. This is a gross density, applying this density to every acre with the designation regardless of physical constraint. By using the gross density- and not one tied specifically to a particular lot size – developers can explore clustering or other creative design approaches when their site include constraints imposed by Critical Areas, easements, or rights of way. In cases where land is relatively free of constraint, single family*

subdivisions in this designation may have individual lots ranging from about 9,000 square feet to 14,500 square feet. In highly constrained areas individual lots may be smaller. The Low Density SFR designation allows for parks. The Low Density SFR designation allows for neighborhood scale retail and commercial developments along arterials.

4. Public Notification and Comments: Public notice for the application was provided in accordance with the requirements of MMC section 21.40.010. A Notice of Application was published, posted, and mailed on July 21, 2015(Exhibit 9) and a Public Hearing notice was published, posted, and mailed on March 15, 2016 (Exhibit 10). Comments were received from Department of Ecology, Snohomish County PUD #1, Puget Sound Energy (applicant consent form for use), Robert Jackson and Betty Cavner (Exhibit 11).

5. Environmental Review: A Determination of Nonsignificance (DNS) was issued, published, posted and mailed on February 16, 2016. The DNS provided a comment period ending on March 1, 2016 and an appeal period ending on March 8, 2016. No comments or appeals were received (Exhibit 12).

6. Density and Dimensional Standards: Per MMC section 18.10.050 Zoning Land Use Matrix, and MMC section 18.10.140 Bulk Requirements and Table A, the development shall comply with the following standards for the Residential 4 Dwelling Units Per Acre (R4) zone for single family residential development:

- Minimum lot size (4,500 square feet)
- Minimum lot width (40 feet),
- Minimum front yard setback (10 feet to the living area/20 feet for garage),
- Minimum side yard setback (5 w/total 10 feet),
- Minimum rear yard setback (10 feet)
- Maximum building height (35 feet) and
- Maximum lot coverage (60 percent).

Density calculations for the gross 11.45 acre (498,703 sq. ft.) site would permit up to 47.627 dwelling units as allowed by MMC section 18.10.010 as follows,

498,703 x .80 = 398,962 sq. ft. / 10,890 sq. ft. = 36.636 dwelling units.

36.636 x .30 = 10.991 density bonus lots.

36.636 lots + 10.991 bonus lots = 47.627 lots

However, the applicant is proposing a Planned Residential Development (PRD) to preserve existing critical areas on site and is only proposing 42 dwelling units. This falls under the maximum allowed by the zoning district. Thus, the density is consistent with that allowed by the zoning code.

Table A

– Residential Zoning District Bulk Development Requirements

	Residential[1,2]					
	Single-Family					
	Multifamily		Urban Residential			
	Mid-density Multifamily Small Lot Single-Family					
	MR 6,000/PO[3]		UR 6,000		R-4	
	Standard	PRD	Standard	PRD	Standard	PRD
Minimum Lot Size, in sq. ft.[4,5,6]	4,000	2,500	6,000	3,700	7,500	4,500
Minimum Lot Width[8,9,10]	45	40	60	40	65	40
Maximum Lot Coverage	75%	75%	50%	60%	50%	60%
Maximum Building Height	35	35	35	35	35	35
Front Yard Setback[11]	10	10	10/20	10/20	10/20	10/20
Side Yard Setback[12]	5 w/ total 10	5 w/ total 10	5 w/ total 15	5 w/ total 10	5 w/ total 15	5 w/ total 10
Rear Yard Setback[13]	20	20	15	10	15	10

Landscape Buffer[14,15]	5	10		10		10

Notes:

1. MMC 18.12.200 defines residential lot requirements for the DC zone and MMC 18.10.140(B) defines residential lot requirements for mixed use zones.
2. The city will provide development incentives, by zoning district, as defined under the PRD columns for single-family and multifamily infill projects, south of US 2 and less than three acres in size, when the proponent designs projects that meet the Infill, Multifamily, and Mixed Use Design Standards, unless otherwise restricted. The density bonus and development modifications will not require an additional open space dedication as required in MMC 18.84.080 for planned residential developments.
3. The mid-density multifamily category includes the MR 6,000 and PO zones; however, the PRD standards only apply to MR 6,000 zone per Chapter 18.84 MMC unless otherwise restricted in this title.
4. Lot size is per dwelling unit unless otherwise specified.
5. Lot sizes for residential zoning districts may be reduced up to thirty percent to accommodate limited density transfers attributable to critical areas as authorized by MMC 20.05.070(I).
6. Duplexes are allowed at one and one-half times the underlying minimum lot size.
7. Refer to the open space and public use matrix for nonresidential standards (Table D).
8. To maintain proportionate lots, the minimum lot width-to-depth ratio for single-family lots will be approximately 1:2; that is, the lot depth should be approximately two times greater than the lot width. When townhomes or other attached housing units are built on separate lots, the lot width-to-depth ratio will be approximately 1:4 and the lot width can be reduced to twenty-five feet. There will be no minimum lot width or width-to-depth ratio for low-rise multifamily apartments/condominiums to maintain flexibility for lot configuration.
9. All lots shall have access to a public street and meet the minimum lot width requirement along the frontage. Lots fronting a cul-de-sac shall meet the minimum lot width at the building setback line.
10. Lots with access to a public street via private access easement or panhandle shall have a minimum frontage of not less than twenty feet in width at the public street and shall meet the minimum lot width at the setback line measured from the end of the panhandle or easement where it joins the wide portion of the lot. An access easement or panhandle shall be a minimum of twenty feet wide along its entire length; the remainder of the lot shall provide adequate area to comply with the bulk development requirements.
11. The standard front setback for zones that allow single-family uses is ten feet to the living area and twenty feet to the garage, unless otherwise specified. Front setbacks in zones that allow single-family uses along arterials will be twenty feet for both living area and garage.
12. When townhomes or other attached housing units are built on separate lots, a zero setback between units is permitted in allowed zones. The outside setback for attached housing units abutting a ROW, separate detached unit(s), or different zone will be ten feet.
13. The rear setback can be reduced to ten feet if parking is underground or in a structure underneath the unit for multifamily developments or parking is accessed off an alley/private drive to the rear and provides a maximum backup area of twenty feet including the alley or private lane.
14. The landscape buffer is along the perimeter of the lot.
15. The PRD landscape buffer is required along the outside of the development where it abuts a standard subdivision or different zoning district. This landscaped buffer may coincide with required open space.

7. MMC Title 17 Subdivision(s): Pursuant to MMC 17.12.030(E), the City Planner, City Engineer, Fire Marshal, Building Official, and Police Chief have all reviewed and commented on the proposed project. Their comments are included in the body of this report and in the project permit conditions of approval.

8. MMC Title 17 Preliminary Plat Decision Criteria: Pursuant to MMC 17.12.030(H)(1-3) the applicant shall comply with the following:

The hearing authority shall consider if the proposed subdivision conforms to the comprehensive plan and the Shoreline Master Program;

The site is not located within the shoreline jurisdiction for the City. The proposed preliminary plat/PRD conforms to the City of Monroe's 2005-2025 Comprehensive Plan, which was in effect at the time the application was submitted (On December 8, 2015, the Monroe City Council adopted a new 2015-2035 Comprehensive Plan). Development of single-family dwellings served by public utilities is consistent with the "R2-5"

Comprehensive Plan Land Use designation and the proposed density ranges specified by the designation.

The hearing authority shall consider the physical characteristics of a proposed subdivision site and may recommend disapproval of a proposed plat because of improper protection from floods, inundation or wetland conditions;

The site is not located within a floodplain, but does contain a Category 3 wetland and its buffer. As described in the critical areas section of this report, impacts to the wetland buffer are being adequately mitigated through the project's Critical Area Study and Buffer Mitigation Plan, and as conditioned herein.

All identified direct impacts must be mitigated or meet concurrency as set forth in MMC Title 20.

All direct impacts of the proposal have been or will be mitigated through a combination of municipal code requirements and the conditions of preliminary plat/PRD approval.

Per MMC section 20.06.030(D), strategies and financial commitments are in place to complete necessary improvements or strategies within six years of time of development as set forth in the Comprehensive Plan. This includes the payment of mitigation and/or impact fees for water, wastewater, parks, transportation and schools. Stormwater is mitigated on site by the applicant during subdivision improvement construction. The City of Monroe Police Department and Fire District #3 did not raise any concerns regarding level of service standards when provided the opportunity to comment on the proposed preliminary plat/PRD

According to the information presented in the development application as well as the analysis completed by City staff, the development does not lower the level of service on the following public facilities and services below the minimum standards established within the City of Monroe Comprehensive Plan:

a. Potable water;
b. Wastewater;
c. Storm water drainage;
d. Police and fire protection;
e. Parks and recreation;
f. Arterial roadways; and
g. Public schools.

Whether provisions are made to protect the public health, safety and general welfare by the provision of open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds, sites for schools and school grounds and shall consider all other relevant facts and determine whether the public interest of the future residents of the subdivision will be served by the dedications therein.

9. <u>MMC Title 18 Planned Residential Development Decision Criteria</u>:

The applicant has applied for a PRD as part of the preliminary plat application. PRD's are intended to promote creativity in site layout and design, allowing flexibility in the application of the standards for residential development to protect and enhance

environmental features, and provide other public benefits. As part of the proposed preliminary plat the applicant is proposing superior landscaping and additional park improvements.

Per MMC section 18.84.080, the applicant must meet the general requirements for a PRD. These criteria, followed by a staff response, are provided below:

a) The inclusion of housing site standards as described in subsection (G) of this section.

Staff response: *The applicant has provided housing elevations typical of what will be constructed. The elevations meet the housing site standards. As house models/products can frequently change between the time of preliminary plat/PRD approval (if the preliminary plat/PRD is approved) and the time of building permit submittal, the approval of the preliminary plat/PRD does not lock the applicant into the typical elevations; rather the applicant shall provide housing elevations/facades (similar to those provided at the preliminary stage) for review in accordance with the above subsection at the time of building permit application.*

b) The inclusion of street and site design standards as described in subsection (H) of this section.

Staff response: *The applicant is providing public streets with narrow rights-of-way encompassing two 15 foot travel lanes, and five foot landscape strips and five foot sidewalks on both sides. The streets will be fully paved with curb and gutter. The frontage improvements along 191st Avenue SE include a five foot landscape strip and a five foot sidewalk with street trees.*

c) The inclusion of park recreational usable open space and landscaping as described in subsection (I) of this section.

Staff response: *The applicant is providing 45,938 square feet of useable open space, thus exceeding the minimum dedication of 900 square feet per unit, or a minimum of 37,800 square feet* (Exhibit 13). T*ract 997 will include a tot lot, tract 996 will include passive recreation and tract 998 will include a trail and benches as well as passive recreation. Tract 997 will be conveniently accessed by residents as it is a central feature of the subdivision and adjacent to a public street.*

Details of the equipment and recreational amenities within Tract 997 and 998 have not yet been provided by the applicant but are intended to be provided during construction review. Tract 998 shall be accessible via trails in order to satisfy criterion 18.84.080(I)(10) and 18.84.120(B)(3) of the Monroe Municipal Code (related to PRD's). These improvements shall be coordinated with the Monroe Parks Department; the details of which shall be shown on a revised landscape plan provided to the City as part of the civil plan review process prior to construction.

d) The inclusion of landscape design standards as described in subsection (J) of this section.

Staff response: *The project proposes the retention of existing trees in all critical area tracts. The project also proposes street trees located within five foot landscape strips along the new interior public streets.*

MMC section 18.84.120 states that a Preliminary Development Plan shall be approved if the plan meets the following criteria:

a) The PRD is in accordance with the comprehensive plan.

b) The PRD accomplishes a development that is better than that resulting from traditional development and provides a net benefit to the city. A net benefit to the city may be demonstrated by the following:

   a. Conservation of natural features and sensitive area
   b. Placement, style or design of structures
   c. Recreational facilities
   d. Interconnected usable open space
   e. Provision of other public facilities
   f. Aesthetic features and harmonious design
   g. Energy-efficient site design and/or building features

c) The PRD will be served by adequate public facilities including streets, fire protection, water, storm water drainage, and sanitary sewer for acceptable waste controls as demonstrated by the submittal and review of plans for such facilities as described under MMC 18.84.060.

d) The proposed landscaping within the PRD's perimeter is superior to that normally required by the city.

e) At least one major circulation point is functionally connected to a public right-of-way.

f) The open space within the PRD is integrated into the design of the project rather than an isolated element.

g) The PRD is compatible with the adjacent development.

h) Undeveloped land adjoining the PRD may be developed in coordination with the PRD.

i) The PRD is harmonious and appropriate in design, character and appearance to the existing or intended character of development in the immediate vicinity.

j) Roads, streets and sidewalks, existing and proposed, comply with the standards and requirements of this chapter and the Monroe Municipal Code.

k) Each phase of the PRD, as it is completed, shall contain the required parking spaces, open space, recreation facilities, landscaping, and utility area planned for that phase.

<u>Staff Response</u>. Review of the development plans for the site against the above PRD criteria finds that the development, as conditioned, will meet the above criteria. The development meets the City's goals of higher density, conservation of natural areas and provision of recreational facilities. The site will be served by adequate public facilities and

streets and is compatible with adjacent development. The open space and playground in Tract 996, 997 and 998 is integrated into the design of the project and not isolated.

10. Critical Areas: The property contains one Category 3 wetland located on the subject site near the center of the development in Tract 994. Category 3 wetlands require a 75-foot buffer per MMC 20.05.080(D) and per MMC 20.05.070(D) a permanent metal or wood signage will demarcate the outer perimeter of the critical area buffer. A Critical Area Study was prepared by Wetland Resources in April 2015 (Exhibit 14).

    The Critical Area Study identified, delineated and rated the wetland and addressed the buffer averaging and mitigation plan requirements of the City's critical areas code [Monroe Municipal Code (MMC) Chapter 20.05]. No direct wetland impacts are proposed; however wetland buffer impacts are proposed and will be mitigated by measures recommended in the Critical Area Study. Given the buffer will be increased with areas of similar quality, and that no impacts are proposed within the critical area, there is expected to be no significant functional loss of the wetland.

    The project proposes permanent buffer reductions on the Wetland and buffer averaging on the wetland (Exhibit 14 – Sheet 1). A total of 4,963 sq. ft. of the buffer associated with the wetland would be impacted in two separate locations along the southern and eastern edges of the standard buffer. The applicant is proposing to mitigate these potential impacts through buffer averaging. The ratio of replacement is 2:1, providing 9,945 sq. ft. of buffer along the northern edge of the standard buffer in exchange for the 4,963 square feet or reduced (averaged) buffer. Buffer restoration and enhancement will occur around Tract 994.

    In accordance with MMC 20.05.070(D), the project is being conditioned to identify the NGPE fencing on the landscape and civil plans consistent with that shown on Sheet 1 of the Critical Area Study.

11. Utilities: There is sufficient capacity available in the City's public water and sanitary sewer system to serve the proposed subdivision. All lots 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. Conceptual utilities plan attached as Exhibit 15.

    Stormwater runoff from the new public road and future lots will be collected (catch basins) and conveyed to the detention/water quality system for the project. Roof runoff from each future single family will directed to an individual perforated stub out connection before discharging into the conveyance system within the future road right-of-way. Drainage Report Exhibit 16.

    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 (2005) as administered by the City Engineer.

12. Streets and Traffic: Access to the development is proposed via 191st Avenue SE. Internal access to individual lots will be provided through public roads with a narrow right-of-way. The roads will accommodate two 15 foot wide drive aisles and five foot wide landscape strips and five foot wide sidewalks on each side. This public road

section is not a City standard road section, but has been administratively approved by the City Engineer as allowed by the City's Public Works and Design Construction Standards.

Frontage improvements along 191st Avenue SE include curb and gutter, a landscape strip with street trees, and a five foot wide sidewalk along the entire length of the site frontage.

Based on the Traffic Impact Study dated May 1, 2015 and the revised traffic summary dated March 14, 2016 (Exhibit 17), the development is anticipated to generate approximately 42 PM peak-hour trips. The level of service analysis shows that all of the study intersections in the TIA are anticipated to operate within acceptable thresholds.

Impacts to the City's transportation system are mitigated through the collection of traffic mitigation fees. In accordance with the City's traffic impact mitigation fee program as established under MMC Chapter 20.12, impact fees require a standard fee amount per dwelling unit as a condition of residential development within the City. Traffic impact fees shall be paid in accordance with MMC Chapter 20.12 and shall be based on the amount in effect at the time of payment. Frontage improvements and paving, including curb, gutter, sidewalk, and street trees shall be installed along all public streets within the subdivision in accordance with the City's Public Works Design and Construction Standards.

13. Park and Recreation Usable Open Space: The project proposes three neighborhood parks and one pedestrian access tract within the development. Tract 997 combined with Tract 988 (9,377 combined sq. ft.) will contain a tot lot and recreational open space that includes an access trail. Tract 996 (19,009 sq. ft.) is proposed to be passive recreation with no amenities. Tract 998 (17,552 sq. ft.) will contain a trail and benches as well as recreational open space. Conceptual Landscape Plan Exhibit 13.

    Impacts to the City park and recreation system from the anticipated additional public park users are mitigated through mitigation programs. In accordance with the City's park impact mitigation fees established under MMC Chapter 20.12, impact fees require a standard fee amount per dwelling unit as a condition of residential development within the city. Park impact fees shall be paid in accordance with MMC 20.10. Park impact fees shall be based on the fee amount in effect at the time of payment.

14. Schools: Impacts to the Monroe Public Schools and the Snohomish School District in the form of additional students are mitigated through mitigation programs. The City of Monroe has adopted the Monroe School District 2012 - 2017 Capital Facilities Plan, and imposes impact fees for schools in accordance with the plan and MMC 20.07. School mitigation fees require a standard fee amount per dwelling unit as a condition of residential development within the city. School impact fees are be based on the amount in effect at the time of payment.

    RCW 58.17.110(2) requires the City to make a finding that the proposed subdivision assures "safe walking conditions for students who only walk to and from school". Students will be bussed from the development to the school by the Monroe School District. The public streets created within the subdivision include sidewalks on all sides of the street where residential lots front public roadways as well as sidewalk along the property frontage along the west side of 191st Avenue SE.

15. Preliminary Plat/PRD Expiration: Per MMC sections 17.12.020(A) and 18.84.100. Preliminary approval of a proposed plat and PRD shall be effective for a period not to exceed five years from the date of City Council approval, or concurrently with the expiration of the preliminary plat, whichever occurs earlier.

D. CONCLUSIONS

1. The City of Monroe adopted a new Comprehensive Plan 2015-2035 on December 8, 2015. Per the newly adopted Comprehensive Plan 2015-2035 this site is designated Low Density SFR which has a gross density of three to five Units per Acre. The prior City of Monroe Comprehensive Plan 2005-2025 designates the site as Residential 2 to 5 Dwelling Units per Acre (R 2-5).

2. The application was submitted on May 20, 2015 and determined to be complete on July 8, 2015.

3. A Determination of Non-Significance (DNS) was issued on February 16, 2016. No comments or appeals were received on the DNS.

4. The proposed subdivision, as conditioned herein, will be consistent with the pertinent development goals and policies outlined in the newly adopted 2015-2035 Comprehensive Plan.

5. The proposed subdivision, as conditioned herein, will be consistent with the applicable land division requirements outlined in MMC Title 17, *Subdivisions*.

6. The proposed subdivision, as conditioned herein, will be consistent with the pertinent development standards outlined in MMC Title 18, *Planning and Zoning.*

7. The proposed subdivision, as conditioned herein, will make appropriate provisions for public use and interest, health, safety, and general welfare.

8. The proposed preliminary plat/PRD as conditioned meets all MMC requirements for a subdivision and planned residential development.

9. The preliminary plat/PRD should be approved subject to the conditions noted below.

10. The preliminary plat/PRD approval shall expire five years from the date of City Council approval.

E. STAFF RECOMMENDATION

Based on the application and Facts and Findings of the staff report, Staff recommends that the Hearing Examiner recommend that the Monroe City Council **APPROVE** the Skyview Ridge Preliminary Plat and Planned Residential Development (15-PLPR-0002) subject to the following conditions of approval.

1. The applicant shall submit housing elevation drawings (similar to those provided at the preliminary stage) concurrent with building permit submittal demonstrating compliance with the housing standards per MMC section 18.84.080(G).

2. The applicant shall provide a copy of the Covenants, Conditions, and Restrictions (CC&R's) to the City for review at the time of submittal of final PRD per MMC section 18.84.080(E).

3. All street frontage landscaping/irrigation improvements shall be bonded until such time that housing construction is completed.

4. Irrigation is required for all street trees and newly planted vegetation within the right-of-way and within Tracts (where applicable and required by the City). The applicant shall submit an irrigation plan prior to construction for review and approval by the City.

5. The NGPE split-rail fencing shall be identified on the landscape and civil plans consistent with the Critical Area Study.

6. The applicant shall post a performance/maintenance bond prior to issuance of a clearing and/or grading permit for the work outlined in the Wetlands Buffer Mitigation Plan per MMC 20.05.130.

7. The applicant shall obtain a General Construction Stormwater NPDES Permit from the WA Department of Ecology (DOE) prior to beginning construction per MMC section 15.01.045.

8. The project shall implement all mitigation measures included in the environmental checklist based on the latest versions of any referenced reports, plans, or supporting documents made record as exhibits accompanying this Staff Report and Recommendation for the project or subsequent versions approved by the City.

9. The applicant shall obtain all the necessary permits associated with the project from the City.

Distributed to the Following Parties of Record:

- File 15-PLPR-0002 Preliminary Plat and Preliminary Planned Residential Development
- Rick Hansen
- Ry McDuffy
- Mark Neumann