



Permit Type III

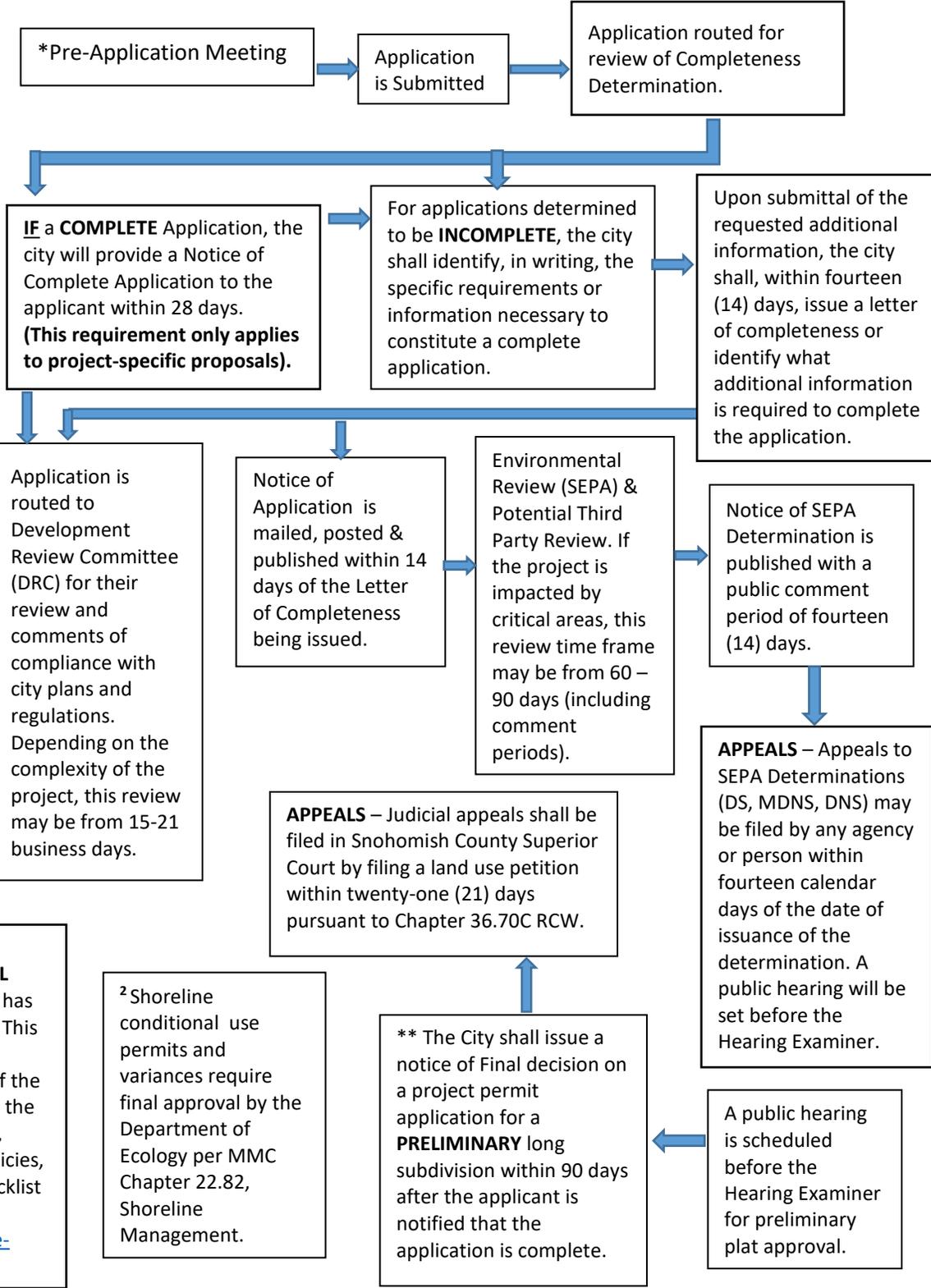
COMMUNITY DEVELOPMENT

806 WEST MAIN STREET
 MONROE, WA 98272
 PERMIT CENTER (360) 863.4501
www.monroewa.gov

Project Permit Review Process

- Project Permit Types**
- Administrative Approval (when a Conflict of Interest Exists)
 - Conditional Use
 - Reasonable Use Exception
 - Removal of a Six-Year Development Moratorium
 - ² Shoreline Conditional Use Permit
 - ² Shoreline Variance
 - Site-Specific Zoning Map Amendment (**Site-Specific Rezone**)
 - **Subdivision -Preliminary
 - Variance
 - Variance from Flood Hazard Regulation

TYPE III PERMITS ARE:
 Quasi-judicial actions subject to public notice and a public hearing. Decisions on Type III actions are made by the Hearing Examiner after consideration of a recommendation from the zoning administrator, unless otherwise specified in Table 22.84.060(B)(2): Decision-Making and Appeal Authorities.



***PRE-APPLICATION MEETINGS**
 Applications for Type III permits **WILL NOT BE** accepted until the applicant has attended a pre-application meeting. This requirement may be waived by the zoning administrator. The purpose of the pre-application meeting is to discuss the proposal, permit requirements, fees, review process, applicable plans, policies, and regulations. Pre-application checklist is available at <http://www.monroewa.gov/512/Pre-Application-Review>

² Shoreline conditional use permits and variances require final approval by the Department of Ecology per MMC Chapter 22.82, Shoreline Management.

** The City shall issue a notice of Final decision on a project permit application for a **PRELIMINARY** long subdivision within 90 days after the applicant is notified that the application is complete.

A public hearing is scheduled before the Hearing Examiner for preliminary plat approval.



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PRELIMINARY SUBDIVISION

MMC CHAPTER 22.68 / CHAPTER 22.42 (DESIGN GUIDELINES)

The purpose of the Preliminary Subdivision process is to achieve the orderly development of land within the City by promoting the public health, safety and general welfare in accordance with standards established by the State and the City. It further proposes to protect environmentally sensitive areas and preserve the community urban forest for its aesthetic, environmental and health benefits. By identifying the specific criteria and the required regulations and standards that govern the subdivision of land within the City, this process establishes and provides for the housing and commercial needs of the community.

This checklist is to determine completeness of a submittal.
It does not verify the accuracy of materials received.

PRE-APPLICATION MEETING:

The purpose of a pre-application meeting is to provide an opportunity for initial feedback on a proposed application. The pre-application meeting is used to discuss the proposal and associated permit requirements, including the review process and fees, proposed plans, and applicable policies and regulations.

Please note that a pre-application meeting is **REQUIRED** for Type III permits (**PRELIMINARY SUBDIVISIONS**). Pre-application meetings are nonbinding, and shall not prevent the city from enforcing all applicable codes, ordinances, and regulations in effect at the time of application. If you have any questions about what is required, or if you would like to schedule a pre-application meeting, please call the Community Development Department at 360-863-4501.

SUBMITTAL OPTIONS:

- **ELECTRONIC** Submittals can be made electronically by requesting a Sharefile link at landuse@monroewa.gov. Please see the General Guidelines (*attached*) for electronic submittals.
- **IN PERSON** If you prefer to submit hard copies in person at City Hall, please call the Permit Center @ 360-863-4501 for an intake appointment. If making application in person, please provide (1) original plus (1) copy of all checklist items in addition to a CD with individual PDFs of each of the required items.

SUBMITTAL CHECKLIST:

Below is a checklist of items that must be submitted as part of your **PRELIMINARY SUBDIVISION APPLICATION**. In addition to the items in the development design standards for the specific permit types, the following items are required in order for a complete application submittal. An applicant for a land use permit shall also demonstrate that the proposed development complies with any applicable regulations and decision criteria.

- APPLICATION FORM.** A completed and signed City of Monroe Combined Permit Application form.
- TITLE REPORT.** 30 days to current at time of submittal



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- FEES.** Payment of all applicable fees, as established by the City's current fee schedule.
- VICINITY SKETCH MAP.** A vicinity map on 8.5" X 11" paper showing the location of the project with respect to public streets and adjacent properties and development.
- WRITTEN NARRATIVE.**
- PRELIMINARY SUBDIVISION PLAT MAP (CHAPTER 22.68.040)** - Shall be Prepared by a professional land surveyor, at a scale of one inch equals one hundred feet (1" = 100') (unless property size makes this impractical), and containing the following information:
 - Name of the proposed subdivision (or dedication);
 - The date, scale of plat, size (in acres) of the property, designation of north, vertical control datum, and certification of the professional land surveyor;
 - The name and address of the subdivider
 - Legal description of the proposed subdivision (or dedication);
 - Boundary lines, approximate and to scale, of the property to be subdivided or dedicated;
 - Within the proposed subdivision or dedication and within a distance of fifty feet from its boundaries, the locations, width, and designation of existing or platted public highways, and the location and designation of existing buildings, utilities, watercourses, power lines, culverts, section lines, and similar features;
 - The zoning of the property and contiguous parcels;
 - Topographic contours at intervals of two feet subject to prior approval by the city engineer;
 - Approximate dimensions of lots and blocks with lot numbers and block designations. The final subdivision shall contain a legal description of the subdivision property;
 - Parcels and tracts to be reserved or dedicated for parks, playgrounds, streets, alleys, schools or other public uses; and
 - Location and direction of flow of watercourses and approximate location of areas subject to inundation or storm water overflow within or adjacent to the proposed subdivision or dedication.
- A STORM WATER SITE ASSESSMENT.** In substantial conformance with the WA. State DOE Stormwater Manual (latest edition) and the Puget Sound Partnership Low Impact Development technical Guidance Manual for Puget Sound dated December 2012;
- A PRELIMINARY PLAN SHOWING:**
 - The location, grade, and sizes of sewer lines, manholes, and other sewerage structures;
 - The location and size of water mains, hydrants, reservoirs, pump stations, and other elements of the proposed water system;
 - The location and size of storm water management facilities;
 - The location and grade of roads, pedestrian facilities, parking areas, and ADA provisions;
- PRELIMINARY LANDSCAPING PLAN.** In accordance with (Chapter 22.46.030 (A)). Shall be prepared by a Washington State registered landscape architect or other landscape professional.

ANY OTHER ITEMS DEEMED NECESSARY BY THE ZONING ADMINISTRATOR.



Community Development
Permit Division

806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

FOR OFFICE USE ONLY
PERMIT FILE #
APPLICATION #
SEPA #

COMBINED PERMIT APPLICATION

PERMIT SUBMITTAL HOURS
MONDAY - FRIDAY 8:00 - 12:00 / 1:00 - 5:00

Building Operations Fire Land Use
[] Basic SFR [] Engineering Review [] Fire Alarm [] Type I Permit
[] Commercial T/I [] Fencing [] Fire Sprinkler [] Type II Permit
[] Demolition [] Grading [] High Piled Storage [] Type III Permit
[] Garage/Carport [] Retaining wall [] Hood Suppression [] Type IV Permit
[] Mechanical [] Rockery [] Operational [] See permit types listed on
[] New Construction (Commercial/Residential) [] Right-of-Way Disturbance [] Spray Booth attached form
[] Plumbing [] Utility Service [] Tents & Canopies [] Other
[] Racking [] Other [] Other
[] Residential Remodel
[] Other

NOTE: All required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location:
Size of site (acre/square feet):
Assessor's Tax Parcel Number (14 digits):

Applicant: Phone # ()
*Signature: Printed Name:
Mailing Address: Fax # ()
City State Zip E-mail

Property Owner: Phone # ()
**Signature: Printed Name:
Mailing Address: Fax # ()
City State Zip E-mail

Attach a separate sheet for additional property owners/additional addresses

*Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.

**Property Owners: by your signature above, you hereby certify that you have authorized the above applicant to make application on your behalf for this application.

City of Monroe
Land Use Permit Application- Page 2



Forest Tax Reporting Account Number (if harvesting timber call the Department of Revenue at (800) 548-8829 for tax reporting information or to receive a tax number):

Give a detailed description below of the proposal / work. Provide details specific to your application e.g., current and proposed lot sizes, number of lots, description of driveway, description of proposed business including hours of operation, number of employees, existing and proposed parking spaces.

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Planning Application Fee: _____ Publication Fee: _____
Fire Plan Check Fee: _____ Mailing Fee: _____
SEPA Fee: _____ Technology Fee: _____

Hearing Examiner Deposit required (\$2,500.00):

Consultant review fee (if applicable) – Deposit for estimated cost + 10% Admin fee:

TOTAL FEES: _____



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Table 22.84.060(B)(1): Project Permit Types

Type I	Type II	Type III	Type IV
Administrative Interpretation	Accessory Dwelling Unit	Administrative Approval (when a Conflict of Interest Exists)	Comprehensive Plan Amendment
Boundary Line Revision (SEPA exempt)	Binding Site Plan - Final	Conditional Use	Unified Development Regulations Amendment
Development Permit (SEPA exempt)	Binding Site Plan - Preliminary	Reasonable Use Exception	Area-Wide Zoning Map Amendment (Area-Wide Rezone)
Land Clearing/ Forest Practices (SEPA exempt)	Boundary Line Revision (not SEPA exempt)	Removal of a Six-Year Development Moratorium	Pre-Annexation Zoning ³
Short Subdivision - Final	Development Permit (not SEPA exempt)	Shoreline Conditional Use Permit ²	
Site Plan Review	Land Clearing/ Forest Practices (not SEPA exempt)	Shoreline Variance ²	
Subdivision - Final	SEPA Threshold Determination/EIS Adequacy ¹	Site-Specific Zoning Map Amendment (Site-Specific Rezone)	
Temporary Use	Shoreline Substantial Development	Subdivision - Preliminary	
	Short Subdivision - Preliminary	Variance	
	Single-Family Dwelling Exception to Development Moratoria	Variance from Flood Hazard Regulation	

Table Notes:

1. Appeals based on the substantive authority of SEPA for conditions imposed outside the threshold determination process are appealable to the city council, as required by RCW 43.21C.060. Otherwise, appeals of SEPA threshold determinations and EIS adequacy are considered procedural determinations and therefore appealable to the hearing examiner per WAC 197-11-680(3)(iv).
2. Shoreline conditional use permits and variances require final approval by the Department of Ecology per MMC Chapter 22.82, Shoreline Management.
3. City council shall hold two public hearings for a prezone application, as consistent with RCW 35A.14.340.



*Electronic Document
General Standard Guidelines*
PERMIT CENTER - (360) 863-4501
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General Requirements

The City of Monroe has determined that the following minimum submittal standards must be met to consider permit application submittal documents sufficient for review.

Q: Which file types are acceptable for electronic submittals?

A: All electronic submittals must be in Portable Document Format (PDF).

Q: Are there any specific requirements for my PDF submittal documents?

A: Yes, please refer to the list below when creating your PDF submittal documents.

- Each submittal document uploaded to the ShareFile link provided by the Permit staff must be a separate PDF. To request a link to upload your submittal documents, please email your request to building@monroewa.gov / landuse@monroewa.gov or call the Permit Center at (360) 863-4501.
- Ensure all layers are flattened in the authoring program prior to export and submittal. Scanned documents are inherently flattened.
- Orient all sheets so the top of the page is always at the top of the computer screen (right side up).
- All documents must be titled using the nomenclature below:
 - ✓ Project Title
 - ✓ Lot # (if applicable)
 - ✓ Document Title
 - ✓ Examples: MonroePlat_WetlandReport **(OR)** MonroePlat_Lot3_SitePlan

Q: What are the requirements for design professional signatures on electronic documents?

A: Permit submittals, which require the signature of a licensed design professional, may be submitted electronically, provided the signed document is submitted as a “flattened” PDF such that all layers of text, graphics, and content are merged into a single graphic entity. See security settings below for more information. See *Guidelines for Electronic Documents* on the [DOL website](#). Refer to [18.43 RCW](#), [18.210 RCW](#), [196-23 WAC](#) and [196-33 WAC](#) for more information.

Q: May I apply security settings to my submitted documents?

A: Electronic documents submitted for plan review and permit issuance must be provided in a state that allows for document mark up, file combining and processing. Documents submitted in any manner that prevents the city from completing the review and permit-issuance process, including but not limited to submitting documents that are locked, may result in additional review time and/or permitting delays.

NOTE: All electronic documents submitted to the City of Monroe and on line are subject to public disclosure laws.



Electronic Document General Standard Guidelines

July 2019

Q: Are there any specific drawing scale requirements?

A: Yes, please refer to the following list when considering your drawing scale.

BUILDING PLANS

- The minimum allowed scale for submittal drawings is $1/4" = 1'$.
- The use of a $1/8" = 1'$ scale for full building floor plans, exterior elevations, or building sections is acceptable when unit plans, core plans, detail plans, detail sections and detail elevations are provided at the minimum scale of $1/4" = 1'$.

SITE PLAN

- For all projects, the site plan must have a north arrow and drawn at a scale of not less than $1" = 50'$ unless property size makes this impractical.

PRELIMINARY AND/OR FINAL PLAT

- The minimum allowed scale for plans is $1" = 100'$ unless property size makes this impractical.
- All supplemental and preliminary plat plans must have a north arrow provided.

CIVIL CONSTRUCTION DRAWINGS

- For drawings using a horizontal scale of not less than $1" = 50'$ and a vertical scale of not less than $1" = 10'$.
- Match lines and separate plan sheets must be used when necessary to provide acceptable drawing quality and clarity in lieu of over-crowded drawings. An overall keyed reference plan for the match lines should be provided on the associated plan sheets.
- A smaller scale may be acceptable in certain cases. Please contact the Permit Center for specific approval prior to submittal.

Q: Are there minimum drawing quality standards?

A: Yes, please refer to the list below when preparing your PDF submittal documents.

- Drawings must be easy to read and free of extraneous information or markings.
- Line-weight(s) must provide sufficient contrast with the background and other drawing elements.
- All code information must be conveyed in a clear and legible manner for review and field inspection purposes.
- Fonts must have a clarity equivalent to, or better than, the fonts Arial, Gill Sans, or Tahoma. 'Boilerplate' font style may be per applicant's standard, but font size for text must be a minimum of 10 pt. or $3/32"$ for CAD prepared documents.
- Scanned hand drawn documents must be legible in font and drafting.

Q: Are there any specific drawing size requirements?

A: Yes, please refer to the following list when considering your drawing size.

- For **minor residential remodel** permit applications the minimum sheet size is $11" \times 17"$ and for **commercial building, preliminary plat and all other applications** the sheet size is $18" \times 24"$ with margins at $2"$ on the left and $1/2"$ for the others, when viewed in landscape orientation. Sheet size must not reduce the required minimum drawing scale.

NOTE: All electronic documents submitted to the City of Monroe and are subject to public disclosure laws.



Electronic Document General Standard Guidelines

July 2019

- Smaller sheet sizes for permit applications may be acceptable in certain cases. Please contact the Permit Center for specific approval prior to submittal.
- Approved plans that are provided onsite for the field inspector must be printed at full size to scale ***IN COLOR***.

Q: Are there any other specific drawing requirements?

A: Yes, please refer to the following list for **BUILDING CONSTRUCTION DRAWINGS** orientation and layout.

- Drawings must accurately represent what is proposed for construction. Alternative designs, optional layouts (except those allowed in Basic Plans), irrelevant notes and unused details must not be included in the plan set.
- Remove all references to “NOT FOR CONSTRUCTION” or similar language.
- Plan sets must be fully dimensioned.
- Mirrored plans will **NOT BE** accepted.
- For residential projects, the site plan must have a north arrow. Where the floor plan(s) orientation does not match the site plan, north arrows must also be provided on the floor plan(s).
- For commercial projects a north arrow must be provided on all architectural site plans and building floor plan sheets.
- Elevation views must be labeled as North, South, East and West as appropriate. Final grade should be accurately depicted on the elevation views.
- Building plans and Civil Engineered drawings must correspond to the site topographic conditions.

A: Yes, please refer to the following list for **LAND USE DRAWINGS** orientation and layout.

- Plan sets must be fully dimensioned.
- All supplemental and preliminary plat plans must have a north arrow provided.
- Elevation views must be labeled as North, South, East and West as appropriate. Final grade should be accurately depicted on the elevation views.
- Civil Engineered plans must correspond to the site topographic conditions.

Q: Is it acceptable for my PDF submittal to be a scanned document?

A: PDF documents created from electronic sources are preferred; however, documents which are only available in paper format may be submitted as scanned document PDFs. Original paper documents must be as clean as possible, and scanned at a resolution which ensures the pages are legible when viewed on a computer screen and when printed.

Scanning must be done at a minimum of 150 dpi and a maximum of 300 dpi to balance legibility and file size. Full-photo scan settings for copies must be avoided.

Q: Are there any specific drawing layout suggestions?

A: Yes, the following suggestions can help reviewers navigate your submittal documents more efficiently.

- A title block should be located on the right-hand side of each page. The title block should include page numbers that are unique to each page and provide a logical sequence of drawings.

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Electronic Document General Standard Guidelines

July 2019

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- As much as practicable, each drawing sheet should have one scale. Detail sheets with multiple scales are not preferred.
 - Locate the title block in the same location on all drawings. This allows approval stamps to be applied more efficiently.
 - The building orientation should be the same across all architectural, structural and MEP drawings.

Q: Are there any additional suggested navigational enhancements for my PDF submittal?

A: The use of a coversheet index, bookmarks and hyperlinks are strongly encouraged when there are multiple pages within the PDF submittal.

- A drawing index provided on the cover page should be specific to the drawing submittal.
- Bookmarks should match the index sequence.
- Bookmarks should be named in a way so the reviewer can quickly move from sheet to sheet.
- Bookmark settings should be set to open each page at full view.
- Hyperlinks are extremely useful for navigating drawing sets and are strongly encouraged for linking detail callouts on the floor plans to the referenced sheet or specific detail.

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