



LIST OF EXHIBITS

PROJECT: Preliminary Plat / Rezone
File #PL2015-01 / RZ2015-01
ADDRESS: 1691 Currie Rd., Monroe, WA
APPLICANT: James & Frances Hager
HEARING DATE: Thursday, June 9, 2016 at 1:30 p.m.

EXHIBIT

1. Staff Analysis
2. Vicinity Map
3. Preliminary Plat/PRD Map
4. Preliminary plat application & project narrative
5. Notice of complete application
6. Zoning Map
7. Prior Comprehensive Plan Map
8. Current Comprehensive Plan Map
9. Notice of Application
 - 9- A Affidavit of Publication
 - 9- B Affidavit of Mailing
 - 9- C Affidavit of Posting (On Site)
 - 9- D Affidavit of Emailing
 - 9- E Affidavit of Posting (City Hall, Library)
10. Notice of Public Hearing
 - 10- A Affidavit of Publication
 - 10- B Affidavit of Mailing
 - 10- C Affidavit of Posting (On Site)
 - 10- D Affidavit of Emailing
 - 10- E Affidavit of Posting (City Hall, Library)
11. Public Comments
 - 11- A Tiffany S. Norton, Neighbor
 - 11- B Gretchen Kaehler, Local Governments Archeologist, Department of Archaeology & Historic Preservation (DAHP)
 - 11- C Faye Ryan, Senior Real Estate Respresenative, Puget Sound Energy



- 11- D Elizabeth Tobin, Senior Manager, Puget Utilities District No.1 (PUD)
- 11-E Steven Mullen- Moses, Director of Archeology & Historic Preservation, Snoqualmie Tribes
- 11-F Kerry Lyste, Stillaguamish Tribes
- 12. SEPA Mitigated Determination of Non Significance (MDNS)
 - 12- A Affidavit of Publication
 - 12- B Affidavit of Mailing
 - 12- C Affidavit of Posting (On Site)
 - 12- D Affidavit of Emailing
 - 12- E Affidavit of Posting (City Hall, Library)
- 13. Preliminary Landscape & Park Plan
- 14. Critical Area Study
- 15. Conceptual Utilities Plans
- 16. Drainage Report
- 17. Traffic Impact Study & Revised Summary

STAFF REPORT & RECOMMENDATION**IRON EAGLE REZONE AND PRELIMINARY PLAT****File # 15-SDPL-0001 & 15-REZN-0001****PUBLIC HEARING DATE:**

June 9, 2016 at 1:30 pm
Monroe City Hall Council Chambers
806 West Main Street

TO: Mr. Carl Cox, City of Monroe Hearing Examiner
FROM: Kristi Kyle, Senior Planner, City of Monroe
DATE: June 1, 2016
SUBJECT: Rezone & Preliminary Plat Development File 15-SDPL-0001 & 15-REZN-0001

A. PROJECT DESCRIPTION AND REQUEST

The applicant is requesting a rezone and concurrent preliminary plat approval for property ("Property") approximately 6.61 acres or 288,072 square feet in area.

The Property consists of two zoning designations: UR 9600 and MR 6000. The UR 9600 zoned portion of the Property consists of 5.90 acres and the MR 6000 zoned portion of the Property consists of 0.71 acres. The rezone request is to amend the entire Property from UR 9600 and MR 6000 zoning map to a single zoning designation of UR 6000. The concurrent preliminary plat application proposes 32 single-family residential lots based on the proposed rezone designation to UR 6000.

One existing building (Church/Religious Institution) is located on the Property. The building will be removed with development of the Iron Eagle subdivision. All development standards, including required street improvements, 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.

B. GENERAL INFORMATION

1. Applicant/Owner: James and Frances Hager, 21314 Calhoun Rd, Monroe WA 98272
2. Contact Person: Steve Mason, Harmsen & Associates, Inc., 125 E Main St, Suite 104, Monroe WA 98272
3. General Location: The project is located at 16691 Currie Road, Monroe, WA in Section 2, Township 27 north, Range 6 east W.M. on Snohomish County tax parcel number 27060200301900. (Exhibit 2).
4. Property Address: 16691 Currie Rd, Monroe WA 98272.

Staff Analysis to Hearing Examiner

5. Description of Proposal: Rezone from UR 9600 and MR 6000 to UR 6000 and Preliminary Plat for a 32 lot single family subdivision (Exhibit 3).
6. General Description: The site is located at 16691 Currie Road. Past development of the Property was a golf driving range with a two story building and paved parking lot. Currently the building is being utilized as a Church/Religious Institution.

The Property consists of one parcel totaling 6.61 acres or 288,072 square feet. The site slopes slightly from Currie Road, along the south property line north into the existing parking lot. The northern area was previously utilized as a driving range and is very flat. The property has street frontage on Currie Road. Frontage improvements including pavement, widening, curb, gutter, planter and sidewalk will be required along Currie Road. There is no evidence of current wetland hydrology on the property, however, a perennial channel called an “unclassified stream” per the City of Monroe Critical Areas and Buffer Map, is located in the southwest corner of the parcel.

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

	PRIOR / EXISTING COMP PLAN LAND USE DESIGNATION(S)	ZONING	EXISTING LAND USE
Project Site (“Property”)	Prior: (R5-7) Dwellings Per Acre & (R8-11) Dwellings Per Acre Existing: Medium Density SFR & Multifamily	Urban Residential (UR 9600) & MR 6000	Church/Religious Institution
North	Prior: (P/O) Parks/Open Space Existing: Parks	Public Open Space (PS)	Park Meadows City Park
South	Prior: SR 522 / (R8-11) Dwellings Per Acre Existing: SR 522 / High Density SFR	Urban Residential (UR 9600)	SR 522
East	Prior: (R3-5) Dwellings Per Acre Existing: Low Density SFR	Public Open Space (PS)	Vacant & WSDOT
West	Prior: (R5-7) Dwellings Per Acre / (R3-5) Dwellings Per Acre Existing: Medium Density SFR / Low Density SFR	Urban Residential (UR 9600)	Single family residential

* Note: The City of Monroe adopted an updated Comprehensive Plan on December 8, 2015

8. 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 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. The Rezone is a public hearing review process per the City of Monroe MMC 21.20.040(D). It requires a public hearing before the Planning Commission and a recommendation to the City Council.

Per MMC Section 21.50.120, when an applicant seeks a concurrent land use approval for a quasi-judicial or legislative action, the city may consolidate all project permit applications for the development proposal so that the review process does not involve more than one open record hearing and one closed record appeal, in accordance with MMC Section 21.50.130. In this case, the applicant has submitted an application for the rezone with a concurrent preliminary plat and has requested that the applications be consolidated per MMC 21.30.010 and 21.50.130. At the applicants request the applications have been consolidated.

2. Application: The Iron Eagle rezone and subdivision application was received by the City of Monroe on March 16, 2015 (Exhibit 4). The application was deemed complete on March 23, 2015 (Exhibit 5). A Notice of Application was issued on March 31, 2015 and a notice of Public Hearing was issued on May 24, 2016 (Exhibit 10).
3. Comprehensive Plan and Zoning: The City of Monroe adopted the 2015-2035 Comprehensive Plan on December 8, 2015. The 2015-2035 Comprehensive Plan Future Land Use Map designates the Property "Medium Density SFR" and "Multifamily". The prior 2005-2025 City of Monroe Comprehensive Plan designated the Property as "R 8-11 Dwellings Per Acre" and "R 5-7 Dwellings Per Acre".

The Property's existing zoning designations are UR 9600 and MR 6000 (Exhibit 6). The requested zoning designation for the entire parcel is UR 6000 (Exhibit 6).

The prior 2005-2025 Comprehensive Plan (Pg. LU-44, Section LUP 1.1 (5) & (6)) provides the following descriptions for the R 8-11 Dwellings Per Acre" and "R 5-7 Dwellings Per Acre" land use map designations (Exhibit 7):

"Residential, Five to Seven Dwelling Units Per Acre (R 5-7). This designation shall provide for primarily single family residential development at a range of densities between five and seven dwelling units per acre and compatible uses such as schools, churches, day care centers where a full range of public facilities and services to support urban development exists. Aggregation of dwelling units in multiple family configurations may be appropriate if compatibility with nearby existing single family development can be achieved.

This designation may be implemented by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capacities of existing and projected public facilities."

and;

“Residential, Eight to Eleven Dwelling Units Per Acre (R 8-11). This designation shall provide for multi-family residential development at a range of densities between eight and eleven dwelling units per acre plus compatible uses such as uses such as schools, churches, day care centers where a full range of public facilities and services to support urban development exists. Single-family attached housing is also compatible with this designation.

Generally, this designation is appropriate for land that is located convenient to principal arterials and to business and commercial activity centers.

This designation may be implemented by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capacities of existing and projected public facilities.”

The 2015-2035 Comprehensive Plan Table 3.07 provides the following descriptions of the respective land use plan designations (Exhibit 7):

“Medium Density SFR. The Medium Density Single Family Residential designation is based on gross density. Unlike the low density SFR designation, these areas can develop at a higher intensity, ranging from approximately five to seven units per acre. Where sites are unconstrained this can result in individual lot sizes of about 6,000 square feet to 9,000 square feet. The Medium Density SFR designation allows for Parks.”

And;

“Multifamily. This designation shall provide for multiple-family residential developments at a range of densities between 12 and 25 dwellings units per acre where the full range of public facilities and services to support urban development exist. Generally this designation is appropriate for land that is located convenient to principal arterials and to business and commercial activity centers. This designation is intended for areas of infill housing such as the downtown and the western area of the West Main Street corridor as well as for senior housing developments and other special group homes.”

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 March 31, 2015 (Exhibit 9) and a Public Hearing notice was published, posted, and mailed on May 24, 2016 (Exhibit 10). Public comment was received from Renae Brown, Tiffany S. Norton, Gretchen Kaehler, Local Governments Archeologist, Department of Archaeology & Historic Preservation (DAHP), Faye Ryan, Senior Real Estate Representative, Puget Sound Energy, Elizabeth Tobin, Senior Manager, Puget Utilities District No.1 (PUD), Steven Mullen- Moses, Director of

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Archeology & Historic Preservation, Snoqualmie Tribes and Kerry Lyste, Stillaguamish Tribes (Exhibit 11).

5. Environmental Review: A Mitigated Determination of Nonsignificance (MDNS) was issued, published, posted and mailed on April 19, 2016. The MDNS provided a comment period ending on May 3, 2016 and an appeal period ending on May 10, 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 Urban Residential (UR 6000) zone for single family residential development:
 - Minimum lot size (6,000 square feet),
 - Minimum lot width (60 feet),
 - Minimum front yard setback (10 feet to the living area/20 feet for garage),
 - Minimum side yard setback (5 feet w/total 15 feet),
 - Minimum rear yard setback (15 feet),
 - Maximum building height (35 feet) and
 - Maximum lot coverage (50 percent).

Density calculations for the gross 6.61 acre (288,072 sq. ft.) site would permit up to 38.409 dwelling units as allowed by MMC section 18.10.010 as follows,

$$288,072 \times .80 = 230,458 \text{ sq. ft.} / 6,000 \text{ sq. ft.} = 38.409 \text{ dwelling units.}$$

The applicant is proposing 32 dwelling units. The number of dwelling units falls under the maximum density allowed by the UR 6000 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/PO³	
UR 6,000		

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	Standard	PRD	Standard	PRD
Minimum Lot Size, in sq. ft. ^{4,5,6}	4,000	2,500	6,000	3,700
Minimum Lot Width ^{8,9,10}	45	40	60	40
Maximum Lot Coverage	75%	75%	50%	60%
Maximum Building Height	35	35	35	35
Front Yard Setback ¹¹	10	10	10/20	10/20
Side Yard Setback ¹²	5 w/ total 10	5 w/ total 10	5 w/ total 15	5 w/ total 10
Rear Yard Setback ¹³	20	20	15	10
Landscape Buffer ^{14,15}	5	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.

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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.

REZONE

7. Compliance with MMC Chapter 18.99 (Rezoning Procedures) and Rezone Application Criteria: City staff reviewed the application under the following application criteria.

The proposed zoning change shall be in keeping with the goals and policies of the Comprehensive Plan.

The proposed zoning change is consistent with the following Goal statements from the 2005-2025 Monroe Comprehensive Plan (under which the application was filed).

Goals and Policies of the Comprehensive Plan - Land Use Goals

Land Use Goals

LUG1 - To pursue well-managed, orderly expansion of the City and actively influence the character of the City by managing land use change and by developing City regulations, facilities and services in a manner that directs and controls land use patterns and intensities.

LUG-3 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.

LUG-5 - Promote the small-town atmosphere of the City by providing that new residential development must be compatible with the present housing stock, yet provide for a broad range of housing types and densities.

LUG-7 - Encourage development both within and outside the corporate limits of Monroe to be consistent with the goals and policies of the Comprehensive Plan.
Economic Development Goals

Economic Development

EDG-1 - Promote a strong, diversified, and sustainable local and regional economy, respecting the natural environment and preserving or enhancing the quality of life in the community.

EDG-1 - Encourage economic development activities which take into consideration the capacities of the area's natural resources, public services, and facilities.

Housing Goals

HO-G1 - Promote a variety of residential densities and housing types to encourage an adequate choice of attractive living accommodations to persons desiring to reside in Monroe.

HO-G3 - Promote strong residential neighborhoods through investments in physical improvements intended to enhance neighborhood identity and through public policy decisions intended to protect and preserve existing neighborhoods.

HO-G5 - Encourage the maintenance and creation of healthy residential neighborhoods as well as the revitalization of those that are declining.

The proposed zoning change shall be in keeping with the purposes of the Zoning Code and the existing land use of surrounding properties.

The Property is (split) zoned both Urban Residential (UR 9600) and Multi-Family Residential (MR 6000) on the City of Monroe Zoning Map. Per the updated 2015-2035 Comprehensive Plan the Property is designated "Medium Density SFR" and "Multifamily". The prior 2005-2025 City of Monroe Comprehensive Plan designated the Property as "R 8-11 Dwellings Per Acre" and "R 5-7 Dwellings Per Acre".

According to the zoning code, the proposed Urban Residential (UR) 6000 zoning designation allows a combination of detached homes on small lots, townhouses and apartments. The requested single zoning designation of Urban Residential (UR6000) is consistent with the zoning code and Comprehensive Plan.

The proposed rezone to UR6000 is also consistent with the residential character of the existing neighborhood. The proposed UR6000 zoning designation will add to the overall mix of housing types already existing and being constructed in the vicinity, as well as the type of developments anticipated and encouraged by the City of Monroe Comprehensive Plan. The rezone to Urban Residential (UR6000) would allow a density on the site up to seven (7) dwelling units per acre. This density is not out of character with the neighborhood, which is already a mix of lot sizes and density housing and commercial developments existing to the east of the Property.

The proposed rezone reflects changes in economic patterns, social customs, policy changes and other factors that affect the character of the area.

The proposed UR6000 zoning classification reflects changes in economic patterns, social customs, policy changes and other factors by establishing zoning and uses that will be compatible with existing and land uses. This proposal will also contribute to meeting the City of Monroe's 2035 population target.

This proposal will be assessed as to its impact in safety, welfare, public health, property values and other factors.

Impacts to services, welfare, and public health have been assessed. The area is currently served by the City of Monroe for various public services. The proposed land use intensities fall within the available capacity for the city's sewer, water and stormwater systems. Police (City of Monroe) and fire coverage (Fire District) will not likely increase dramatically. Transportation impacts are evaluated in detail with the concurrent subdivision application.

The City has provided public notice of the proposed rezone through the City's webpage, posting at City Hall and Monroe Sno-Isle library branch, direct mailing to property owners, and publication of the notice of application, SEPA determination and public hearing notices in the Monroe Monitor.

In conclusion, the proposed UR 6000 zoning designation is in keeping with the goals and policies of the 2005-2025 and the 2015-2035 Comprehensive Plan, the purposes of the Zoning Code and existing land uses, economic patterns, social customs, policy changes. No adverse impacts to safety, welfare, or public health have been identified. The proposed UR 6000 zoning is consistent with Chapter 20.04 MMC and Chapter 197-11 WAC (SEPA); has met Growth Management Act requirements; and has met noticing requirements.

SUBDIVISION APPLICATION

8. 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.
9. 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 Property is not located within the City's shoreline management jurisdiction. The proposed preliminary plat 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 City of Monroe's 2005-2025 Comprehensive Plan "R5-7" and "R8-11" Land Use designations and the proposed density ranges specified by each 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 Property is not located within a floodplain, but does contain a Type 4 Stream and its buffer. As described in the critical areas report no wetlands were determined to be on the Property, though there are wetlands to the north and northwest of this site.

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 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 applicable mitigation

and/or impact fees for water, wastewater, parks, transportation and schools. Stormwater is mitigated on site by the applicant during construction of the proposed subdivision. The City of Monroe Police Department and Fire District #3 did not raise any concerns regarding level of service standards in commenting on the proposed preliminary plat.

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.

10. 58.17.110 Approval or disapproval of subdivision and dedication-factors to be considered-Conditions of approval-Finding-Release from damages:

1) The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine:

(a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health, safety, and general welfare including open spaces, drainage ways, streets or roads, potable water, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from school and the residents of the City. The Monroe School District was notified of the development application and we received no comments.

(b) Whether the public interest will be served by the subdivision and dedication.

The proposed subdivision is in accordance with the goals and objectives put forth in the Monroe Municipal Code, 2015-2035 Comprehensive Plan and the prior 2005-2035 Comprehensive Plan. As such, it has been determined to meet the public interest.

(2) A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that:

(a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health. Staff Analysis, Findings 12-15, addresses safety, and general welfare including open spaces, drainage ways, streets or roads, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from the Fryelands elementary school and the residents of the City of Monroe.

(b) The public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health, safety, and general welfare including open spaces, drainage ways, streets or roads, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from the Fryelands elementary school and the residents of the City of Monroe. Areas designated for dedication (roadways) to the City of Monroe will be conditioned per preliminary plat approval Condition #3. The subject proposal does not include dedication of a public park. Private recreation space has been provided in Tract 998 and 999.

11. Critical Areas: The Property does not contain any wetlands as determined by the Critical Area Study that was prepared by Essency Environmental in October 2014 (Exhibit 14).

There are two drainage ditches near the southwest property corner. A 48 inch diameter Corrugate Metal Pipe (CMP) culvert discharges to the northwest about 100 feet from the

property corner. It extends to the west property line, and then bends to the west between Currie Road Apartments and the Plat of Lords Lake. A second ditch is located adjacent to the west property line and flowing to the north it connects to the first ditch. The main ditch has been determined to be a Type N stream by the Department of Natural Resources (DNR) and a Type 4 Water per the Monroe Municipal Code. It will be protected in a Critical Area tract (Tract 997).

The project proposes permanent buffer reductions in the form of buffer enhancement and buffer addition with enhancement to improve buffer function at 2.6:1 mitigation impact ratio (10,743 square feet: 4,197 square feet). The total Type 4 stream buffer remaining after project construction will be 12,986 square feet, a reduction of 24% from pre-project conditions. The existing drainage ditch located north of buffer enhancement area "A" in proposed critical area Tract 997 is currently a grass lined swale. This swale will not be planted in order to maintain its drainage and water quality treatment capacity. All buffer restoration and enhancement will occur in Tract 997.

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 the preliminary plat maps.

12. 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 will be accomplished through the use of a wet biofiltration swale sized per the 2005 Department of Ecology Storm Water Management Manual for Western Washington as administered by the City Engineer. The swale will be planted with wetland vegetation that is more favorable to saturated soil conditions. A flow splitter will be installed to bypass larger storm events past the swale. The required size of the biofiltration swale is 104 feet long and 8.6 feet wide. 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.

13. Streets and Traffic: Access to the subdivision is proposed via Currie Road. Internal access to individual lots will be provided through public roads. The road will accommodate two 10 foot wide drive aisles with eight (8) foot wide parking on either side with seven (7) foot wide landscape strips and five (5) foot wide sidewalks on each side. The total right of way width will be 60 feet. 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 Currie Road include curb and gutter, a landscape strip with street trees, and a five (5) foot wide sidewalk along the entire length of the Property frontage.

Based on the Traffic Impact Study dated February 2015 (Exhibit 17), the development is anticipated to generate approximately 33 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 level of service thresholds.

The proponent shall dedicate right-of-way for streets as shown on the proposed preliminary plat map. Frontage improvements, including curb, gutter, sidewalk and street trees shall be provided for all streets within the subdivision. Traffic control devices and street signs shall be installed prior to final plat approval, and all public roads within the subdivision shall be constructed in accordance with the City's Public Works Design and Construction Standards and installed by the developer to the satisfaction of the City prior to final plat approval.

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 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.

14. Park and Recreation Usable Open Space: The proposed subdivision proposes one private neighborhood park and one pedestrian access tract within the development that connects to the city's existing walking trail to the north. Tract 998 (6,130 sq. ft.) will contain a tot lot and recreational open space and Tract 999 (4,063 sq. ft.) is an access trail. (See Conceptual Landscape Plan.) Maintenance of the Park and Recreation tracts will be the responsibility of the homeowner's association.

Impacts to the City park and recreation system from the anticipated additional public park users will be mitigated. 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.

15. 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 Chapter 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 Park Place Middle School and Monroe High School by the Monroe School District and grade school students will walk to Fryelands Elementary School. Sidewalks are provided from this development to Fryelands Elementary School and provide students with safe walking conditions. The public streets

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created within the subdivision include sidewalks on all sides of the street where residential lots front public roadways as well as a sidewalk along the property frontage along the north side of Currie Road.

16. Pending Boundary Line Agreement(s). The applicant is engaged in pending boundary line agreements with certain lot owners in the adjacent Lord's Lake plat to conform their boundaries to a fence line based on adverse possession claims. The plat boundary and legal description will be reformed prior to final plat review.
17. 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 section or chapter 13.04.025, 13.08.272, 20.07, 20.10 and 20.12.
18. Preliminary Plat Expiration: Per MMC section 17.12.020(A). Preliminary approval of a proposed plat shall be effective for a period not to exceed five years.

D. CONCLUSIONS

1. The City of Monroe adopted an updated 2015-2035 Monroe Comprehensive Plan on December 8, 2015. Per the adopted 2015-2035 Comprehensive Plan 2015-2035 the Property is designated "Medium Density SFR" and "Multifamily". The prior City of Monroe 2005-2025 Comprehensive Plan designated the site as "R 8-11 Dwellings Per Acre" and "R 5-7 Dwelling Per Acre".
2. The application was submitted on March 16, 2015 and determined to be complete on March 23, 2015.
3. A Mitigated Determination of Non-Significance (MDNS) was issued on April 19, 2016. No comments or appeals were received on the MDNS.
4. The proposed rezone is consistent with MMC Chapter 18.99 and the rezone application criteria.
5. The proposed rezone and subdivision, as conditioned herein, will be consistent with the pertinent development goals and policies outlined in the 2015-2035 Monroe Comprehensive Plan.
6. The proposed rezone and subdivision, as conditioned herein, will be consistent with the pertinent development goals and policies outlined in the prior 2005-2035 Monroe Comprehensive Plan.
7. The proposed subdivision, as conditioned herein, will be consistent with the applicable land division requirements outlined in MMC Title 17, *Subdivisions*.
8. The proposed subdivision, as conditioned herein, will be consistent with the pertinent development standards outlined in MMC Title 18, *Planning and Zoning*.
9. The proposed subdivision, as conditioned herein, will make appropriate provisions for public use and interest, health, safety, and general welfare.
10. The preliminary plat should be approved subject to the conditions noted below.

11. The preliminary plat 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 Iron Eagle Preliminary Plat and Rezone (15-SDPL-0001 & 15-REZN-0001) subject to the following conditions of approval.

1. The applicant shall apply for all necessary permits, and submit construction plans prior to constructing plat improvements which include, but are not limited to, water, sewer, streets, and storm systems.
2. The project shall implement all of the applicable recommendations contained in the geotechnical, drainage, and traffic reports approved by the City.
3. The proponent shall dedicate right-of-way for streets as shown on the approved preliminary plat map. Frontage improvements, including curb, gutter, sidewalk, street trees and traffic control devices shall be provided for all streets within the subdivision and shall be constructed in accordance with the City's Public Works Design and Construction Standards and installed by the developer to the satisfaction of the City prior to final plat application.
4. If the applicant wishes to bond for some of the plat improvements, the applicant shall submit a request to the City; but only after the design of plat improvements have been approved by the City Engineer. All financial securities shall be in place prior to final plat application.
5. Traffic impact fees assessed in accordance with MMC Chapter 20.12 shall be required and paid at the rate in effect at the time of building permit issuance.
6. Park impact fees in accordance with MMC Chapter 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.
7. School impact fees in accordance with MMC Chapter 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.
8. The wastewater system capital improvement charge in accordance with MMC Section 13.08.270 shall be required and paid prior to building permit issuance.
9. Street trees shall be included in the street planter strips per the approved landscape plan. Tree type, spacing, quantity, and location shall be as determined by the City. Street trees shall be planted when a street frontage is fully owner occupied and as directed by the City of Monroe Parks Department. The City will coordinate tree plantings to the most favorable time of the year for plant survival. All street frontage landscaping/irrigation

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improvements shall be bonded until such time that housing construction is completed and bonded work may be completed without risk of construction damage.

10. 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.
11. Mail routes shall be approved by the Postmaster, including mailbox types and locations.
12. The NGPE split-rail fencing shall be identified on the landscape and civil plans consistent with the Critical Area Study.
13. Prior to final plat submittal the applicant shall complete the boundary line agreements with the adjacent property owners.
14. The applicant shall submit a revised legal description with the final plat application that reflects the boundary line agreements with the adjacent property owners.
15. The applicant shall post a performance/maintenance bond prior to issuance of a clearing and/or grading permit for the work outlined in the Critical Area Mitigation Plan per MMC 20.05.130.
16. 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.
17. 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.
18. The applicant shall obtain all the necessary permits associated with the project from the City.

Distributed to the Following Parties of Record:

- File-Iron Eagle Rezone and Preliminary Plat, File # 15-SDPL-0001 and 15-REZ-0001
- Ty Pendergraft, Taylor Development, 15 Lake Bellevue Drive, Ste 102, Bellevue WA 98005
- Ry McDuffy, Orca Land Surveying, 3605 Colby Avenue, Everett, WA 98201
- Steve Mason, Harmsen & Associates, 125 East Main St. Ste 104, Monroe, WA 98272
- Mark Neumann, City of Monroe Public Works

STAFF REPORT & RECOMMENDATION**IRON EAGLE REZONE AND PRELIMINARY PLAT****File # 15-SDPL-0001 & 15-REZN-0001****PUBLIC HEARING DATE:**

June 1, 2016 at 1:30 pm
Monroe City Hall Council Chambers
806 West Main Street

TO: Mr. Carl Cox, City of Monroe Hearing Examiner
FROM: Kristi Kyle, Senior Planner, City of Monroe
DATE: June 1, 2016
SUBJECT: Rezone & Preliminary Plat Development File 15-SDPL-0001 & 15-REZN-0001

A. PROJECT DESCRIPTION AND REQUEST

The applicant is requesting a rezone and concurrent preliminary plat approval for property ("Property") approximately 6.61 acres or 288,072 square feet in area.

The Property consists of two zoning designations: UR 9600 and MR 6000. The UR 9600 zoned portion of the Property consists of 5.90 acres and the MR 6000 zoned portion of the Property consists of 0.71 acres. The rezone request is to amend the entire Property from UR 9600 and MR 6000 zoning map to a single zoning designation of UR 6000. The concurrent preliminary plat application proposes 32 single-family residential lots based on the proposed rezone designation to UR 6000.

One existing building (Church/Religious Institution) is located on the Property. The building will be removed with development of the Iron Eagle subdivision. All development standards, including required street improvements, 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.

B. GENERAL INFORMATION

1. Applicant/Owner: James and Frances Hager, 21314 Calhoun Rd, Monroe WA 98272
2. Contact Person: Steve Mason, Harmsen & Associates, Inc., 125 E Main St, Suite 104, Monroe WA 98272
3. General Location: The project is located at 16691 Currie Road, Monroe, WA in Section 2, Township 27 north, Range 6 east W.M. on Snohomish County tax parcel number 27060200301900. (Exhibit 2).
4. Property Address: 16691 Currie Rd, Monroe WA 98272.

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5. Description of Proposal: Rezone from UR 9600 and MR 6000 to UR 6000 and Preliminary Plat for a 32 lot single family subdivision (Exhibit 3).
6. General Description: The site is located at 16691 Currie Road. Past development of the Property was a golf driving range with a two story building and paved parking lot. Currently the building is being utilized as a Church/Religious Institution.

The Property consists of one parcel totaling 6.61 acres or 288,072 square feet. The site slopes slightly from Currie Road, along the south property line north into the existing parking lot. The northern area was previously utilized as a driving range and is very flat. The property has street frontage on Currie Road. Frontage improvements including pavement, widening, curb, gutter, planter and sidewalk will be required along Currie Road. There is no evidence of current wetland hydrology on the property, however, a perennial channel called an “unclassified stream” per the City of Monroe Critical Areas and Buffer Map, is located in the southwest corner of the parcel.

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

	PRIOR / EXISTING COMP PLAN LAND USE DESIGNATION(S)	ZONING	EXISTING LAND USE
Project Site (“Property”)	Prior: (R5-7)Dwellings Per Acre & (R8-11) Dwellings Per Acre Existing: Medium Density SFR & Multifamily	Urban Residential (UR 9600) & MR 6000	Church/Religious Institution
North	Prior: (P/O) Parks/Open Space Existing: Parks	Public Open Space (PS)	Park Meadows City Park
South	Prior: SR 522 / (R8-11) Dwellings Per Acre Existing: SR 522 / High Density SFR	Urban Residential (UR 9600)	SR 522
East	Prior: (R3-5) Dwellings Per Acre Existing: Low Density SFR	Public Open Space (PS)	Vacant & WSDOT
West	Prior: (R5-7) Dwellings Per Acre / (R3-5) Dwellings Per Acre Existing: Medium Density SFR /Low Density SFR	Urban Residential (UR 9600)	Single family residential

* Note: The City of Monroe adopted an updated Comprehensive Plan on December 8, 2015

8. 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 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. The Rezone is a public hearing review process per the City of Monroe MMC 21.20.040(D). It requires a public hearing before the Planning Commission and a recommendation to the City Council.

Per MMC Section 21.50.120, when an applicant seeks a concurrent land use approval for a quasi-judicial or legislative action, the city may consolidate all project permit applications for the development proposal so that the review process does not involve more than one open record hearing and one closed record appeal, in accordance with MMC Section 21.50.130. In this case, the applicant has submitted an application for the rezone with a concurrent preliminary plat and has requested that the applications be consolidated per MMC 21.30.010 and 21.50.130. At the applicants request the applications have been consolidated.

2. Application: The Iron Eagle rezone and subdivision application was received by the City of Monroe on March 16, 2015 (Exhibit 4). The application was deemed complete on March 23, 2015 (Exhibit 5). A Notice of Application was issued on March 31, 2015 and a notice of Public Hearing was issued on May 24, 2016 (Exhibit 10).
3. Comprehensive Plan and Zoning: The City of Monroe adopted the 2015-2035 Comprehensive Plan on December 8, 2015. The 2015-2035 Comprehensive Plan Future Land Use Map designates the Property "Medium Density SFR" and "Multifamily". The prior 2005-2025 City of Monroe Comprehensive Plan designated the Property as "R 8-11 Dwellings Per Acre" and "R 5-7 Dwellings Per Acre".

The Property's existing zoning designations are UR 9600 and MR 6000 (Exhibit 6). The requested zoning designation for the entire parcel is UR 6000 (Exhibit 6).

The prior 2005-2025 Comprehensive Plan (Pg. LU-44, Section LUP 1.1 (5) & (6)) provides the following descriptions for the R 8-11 Dwellings Per Acre" and "R 5-7 Dwellings Per Acre" land use map designations (Exhibit 7):

"Residential, Five to Seven Dwelling Units Per Acre (R 5-7). This designation shall provide for primarily single family residential development at a range of densities between five and seven dwelling units per acre and compatible uses such as schools, churches, day care centers where a full range of public facilities and services to support urban development exists. Aggregation of dwelling units in multiple family configurations may be appropriate if compatibility with nearby existing single family development can be achieved.

This designation may be implemented by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capacities of existing and projected public facilities."

and;

“Residential, Eight to Eleven Dwelling Units Per Acre (R 8-11). This designation shall provide for multi-family residential development at a range of densities between eight and eleven dwelling units per acre plus compatible uses such as uses such as schools, churches, day care centers where a full range of public facilities and services to support urban development exists. Single-family attached housing is also compatible with this designation.

Generally, this designation is appropriate for land that is located convenient to principal arterials and to business and commercial activity centers.

This designation may be implemented by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capacities of existing and projected public facilities.”

The 2015-2035 Comprehensive Plan Table 3.07 provides the following descriptions of the respective land use plan designations (Exhibit 7):

“Medium Density SFR. The Medium Density Single Family Residential designation is based on gross density. Unlike the low density SFR designation, these areas can develop at a higher intensity, ranging from approximately five to seven units per acre. Where sites are unconstrained this can result in individual lot sizes of about 6,000 square feet to 9,000 square feet. The Medium Density SFR designation allows for Parks.”

And;

“Multifamily. This designation shall provide for multiple-family residential developments at a range of densities between 12 and 25 dwellings units per acre where the full range of public facilities and services to support urban development exist. Generally this designation is appropriate for land that is located convenient to principal arterials and to business and commercial activity centers. This designation is intended for areas of infill housing such as the downtown and the western area of the West Main Street corridor as well as for senior housing developments and other special group homes.”

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 March 31, 2015 (Exhibit 9) and a Public Hearing notice was published, posted, and mailed on May 24, 2016 (Exhibit 10). Public comment was received from Renae Brown, Tiffany S. Norton, Gretchen Kaehler, Local Governments Archeologist, Department of Archaeology & Historic Preservation (DAHP), Faye Ryan, Senior Real Estate Representative, Puget Sound Energy, Elizabeth Tobin, Senior Manager, Puget Utilities District No.1 (PUD), Steven Mullen- Moses, Director of

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Archeology & Historic Preservation, Snoqualmie Tribes and Kerry Lyste, Stillaguamish Tribes (Exhibit 11).

5. Environmental Review: A Mitigated Determination of Nonsignificance (MDNS) was issued, published, posted and mailed on April 19, 2016. The MDNS provided a comment period ending on May 3, 2016 and an appeal period ending on May 10, 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 Urban Residential (UR 6000) zone for single family residential development:
 - Minimum lot size (6,000 square feet),
 - Minimum lot width (60 feet),
 - Minimum front yard setback (10 feet to the living area/20 feet for garage),
 - Minimum side yard setback (5 feet w/total 15 feet),
 - Minimum rear yard setback (15 feet),
 - Maximum building height (35 feet) and
 - Maximum lot coverage (50 percent).

Density calculations for the gross 6.61 acre (288,072 sq. ft.) site would permit up to 38.409 dwelling units as allowed by MMC section 18.10.010 as follows,

$$288,072 \times .80 = 230,458 \text{ sq. ft.} / 6,000 \text{ sq. ft.} = 38.409 \text{ dwelling units.}$$

The applicant is proposing 32 dwelling units. The number of dwelling units falls under the maximum density allowed by the UR 6000 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/PO³	
UR 6,000		

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	Standard	PRD	Standard	PRD
Minimum Lot Size, in sq. ft. ^{4,5,6}	4,000	2,500	6,000	3,700
Minimum Lot Width ^{8,9,10}	45	40	60	40
Maximum Lot Coverage	75%	75%	50%	60%
Maximum Building Height	35	35	35	35
Front Yard Setback ¹¹	10	10	10/20	10/20
Side Yard Setback ¹²	5 w/ total 10	5 w/ total 10	5 w/ total 15	5 w/ total 10
Rear Yard Setback ¹³	20	20	15	10
Landscape Buffer ^{14,15}	5	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.

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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.

REZONE

7. Compliance with MMC Chapter 18.99 (Rezoning Procedures) and Rezone Application Criteria: City staff reviewed the application under the following application criteria.

The proposed zoning change shall be in keeping with the goals and policies of the Comprehensive Plan.

The proposed zoning change is consistent with the following Goal statements from the 2005-2025 Monroe Comprehensive Plan (under which the application was filed).

Goals and Policies of the Comprehensive Plan - Land Use Goals

Land Use Goals

LUG1 - To pursue well-managed, orderly expansion of the City and actively influence the character of the City by managing land use change and by developing City regulations, facilities and services in a manner that directs and controls land use patterns and intensities.

LUG-3 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.

LUG-5 - Promote the small-town atmosphere of the City by providing that new residential development must be compatible with the present housing stock, yet provide for a broad range of housing types and densities.

LUG-7 - Encourage development both within and outside the corporate limits of Monroe to be consistent with the goals and policies of the Comprehensive Plan.
Economic Development Goals

Economic Development

EDG-1 - Promote a strong, diversified, and sustainable local and regional economy, respecting the natural environment and preserving or enhancing the quality of life in the community.

EDG-1 - Encourage economic development activities which take into consideration the capacities of the area's natural resources, public services, and facilities.

Housing Goals

HO-G1 - Promote a variety of residential densities and housing types to encourage an adequate choice of attractive living accommodations to persons desiring to reside in Monroe.

HO-G3 - Promote strong residential neighborhoods through investments in physical improvements intended to enhance neighborhood identity and through public policy decisions intended to protect and preserve existing neighborhoods.

HO-G5 - Encourage the maintenance and creation of healthy residential neighborhoods as well as the revitalization of those that are declining.

The proposed zoning change shall be in keeping with the purposes of the Zoning Code and the existing land use of surrounding properties.

The Property is (split) zoned both Urban Residential (UR 9600) and Multi-Family Residential (MR 6000) on the City of Monroe Zoning Map. Per the updated 2015-2035 Comprehensive Plan the Property is designated "Medium Density SFR" and "Multifamily". The prior 2005-2025 City of Monroe Comprehensive Plan designated the Property as "R 8-11 Dwellings Per Acre" and "R 5-7 Dwellings Per Acre".

According to the zoning code, the proposed Urban Residential (UR) 6000 zoning designation allows a combination of detached homes on small lots, townhouses and apartments. The requested single zoning designation of Urban Residential (UR6000) is consistent with the zoning code and Comprehensive Plan.

The proposed rezone to UR6000 is also consistent with the residential character of the existing neighborhood. The proposed UR6000 zoning designation will add to the overall mix of housing types already existing and being constructed in the vicinity, as well as the type of developments anticipated and encouraged by the City of Monroe Comprehensive Plan. The rezone to Urban Residential (UR6000) would allow a density on the site up to seven (7) dwelling units per acre. This density is not out of character with the neighborhood, which is already a mix of lot sizes and density housing and commercial developments existing to the east of the Property.

The proposed rezone reflects changes in economic patterns, social customs, policy changes and other factors that affect the character of the area.

The proposed UR6000 zoning classification reflects changes in economic patterns, social customs, policy changes and other factors by establishing zoning and uses that will be compatible with existing and land uses. This proposal will also contribute to meeting the City of Monroe's 2035 population target.

This proposal will be assessed as to its impact in safety, welfare, public health, property values and other factors.

Impacts to services, welfare, and public health have been assessed. The area is currently served by the City of Monroe for various public services. The proposed land use intensities fall within the available capacity for the city's sewer, water and stormwater systems. Police (City of Monroe) and fire coverage (Fire District) will not likely increase dramatically. Transportation impacts are evaluated in detail with the concurrent subdivision application.

The City has provided public notice of the proposed rezone through the City's webpage, posting at City Hall and Monroe Sno-Isle library branch, direct mailing to property owners, and publication of the notice of application, SEPA determination and public hearing notices in the Monroe Monitor.

In conclusion, the proposed UR 6000 zoning designation is in keeping with the goals and policies of the 2005-2025 and the 2015-2035 Comprehensive Plan, the purposes of the Zoning Code and existing land uses, economic patterns, social customs, policy changes. No adverse impacts to safety, welfare, or public health have been identified. The proposed UR 6000 zoning is consistent with Chapter 20.04 MMC and Chapter 197-11 WAC (SEPA); has met Growth Management Act requirements; and has met noticing requirements.

SUBDIVISION APPLICATION

8. 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.
9. 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 Property is not located within the City's shoreline management jurisdiction. The proposed preliminary plat 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 City of Monroe's 2005-2025 Comprehensive Plan "R5-7" and "R8-11" Land Use designations and the proposed density ranges specified by each 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 Property is not located within a floodplain, but does contain a Type 4 Stream and its buffer. As described in the critical areas report no wetlands were determined to be on the Property, though there are wetlands to the north and northwest of this site.

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 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 applicable mitigation

and/or impact fees for water, wastewater, parks, transportation and schools. Stormwater is mitigated on site by the applicant during construction of the proposed subdivision. The City of Monroe Police Department and Fire District #3 did not raise any concerns regarding level of service standards in commenting on the proposed preliminary plat.

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.

10. 58.17.110 Approval or disapproval of subdivision and dedication-factors to be considered-Conditions of approval-Finding-Release from damages:

1) The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine:

(a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health, safety, and general welfare including open spaces, drainage ways, streets or roads, potable water, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from school and the residents of the City. The Monroe School District was notified of the development application and we received no comments.

(b) Whether the public interest will be served by the subdivision and dedication.

The proposed subdivision is in accordance with the goals and objectives put forth in the Monroe Municipal Code, 2015-2035 Comprehensive Plan and the prior 2005-2035 Comprehensive Plan. As such, it has been determined to meet the public interest.

(2) A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that:

(a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health. Staff Analysis, Findings 12-15, addresses safety, and general welfare including open spaces, drainage ways, streets or roads, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from the Fryelands elementary school and the residents of the City of Monroe.

(b) The public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health, safety, and general welfare including open spaces, drainage ways, streets or roads, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from the Fryelands elementary school and the residents of the City of Monroe. Areas designated for dedication (roadways) to the City of Monroe will be conditioned per preliminary plat approval Condition #3. The subject proposal does not include dedication of a public park. Private recreation space has been provided in Tract 998 and 999.

11. Critical Areas: The Property does not contain any wetlands as determined by the Critical Area Study that was prepared by Essency Environmental in October 2014 (Exhibit 14).

There are two drainage ditches near the southwest property corner. A 48 inch diameter Corrugate Metal Pipe (CMP) culvert discharges to the northwest about 100 feet from the

property corner. It extends to the west property line, and then bends to the west between Currie Road Apartments and the Plat of Lords Lake. A second ditch is located adjacent to the west property line and flowing to the north it connects to the first ditch. The main ditch has been determined to be a Type N stream by the Department of Natural Resources (DNR) and a Type 4 Water per the Monroe Municipal Code. It will be protected in a Critical Area tract (Tract 997).

The project proposes permanent buffer reductions in the form of buffer enhancement and buffer addition with enhancement to improve buffer function at 2.6:1 mitigation impact ratio (10,743 square feet: 4,197 square feet). The total Type 4 stream buffer remaining after project construction will be 12,986 square feet, a reduction of 24% from pre-project conditions. The existing drainage ditch located north of buffer enhancement area "A" in proposed critical area Tract 997 is currently a grass lined swale. This swale will not be planted in order to maintain its drainage and water quality treatment capacity. All buffer restoration and enhancement will occur in Tract 997.

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 the preliminary plat maps.

12. 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 will be accomplished through the use of a wet biofiltration swale sized per the 2005 Department of Ecology Storm Water Management Manual for Western Washington as administered by the City Engineer. The swale will be planted with wetland vegetation that is more favorable to saturated soil conditions. A flow splitter will be installed to bypass larger storm events past the swale. The required size of the biofiltration swale is 104 feet long and 8.6 feet wide. 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.

13. Streets and Traffic: Access to the subdivision is proposed via Currie Road. Internal access to individual lots will be provided through public roads. The road will accommodate two 10 foot wide drive aisles with eight (8) foot wide parking on either side with seven (7) foot wide landscape strips and five (5) foot wide sidewalks on each side. The total right of way width will be 60 feet. 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 Currie Road include curb and gutter, a landscape strip with street trees, and a five (5) foot wide sidewalk along the entire length of the Property frontage.

Based on the Traffic Impact Study dated February 2015 (Exhibit 17), the development is anticipated to generate approximately 33 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 level of service thresholds.

The proponent shall dedicate right-of-way for streets as shown on the proposed preliminary plat map. Frontage improvements, including curb, gutter, sidewalk and street trees shall be provided for all streets within the subdivision. Traffic control devices and street signs shall be installed prior to final plat approval, and all public roads within the subdivision shall be constructed in accordance with the City's Public Works Design and Construction Standards and installed by the developer to the satisfaction of the City prior to final plat approval.

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 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.

14. Park and Recreation Usable Open Space: The proposed subdivision proposes one private neighborhood park and one pedestrian access tract within the development that connects to the city's existing walking trail to the north. Tract 998 (6,130 sq. ft.) will contain a tot lot and recreational open space and Tract 999 (4,063 sq. ft.) is an access trail. (See Conceptual Landscape Plan.) Maintenance of the Park and Recreation tracts will be the responsibility of the homeowner's association.

Impacts to the City park and recreation system from the anticipated additional public park users will be mitigated. 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.

15. 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 Chapter 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 Park Place Middle School and Monroe High School by the Monroe School District and grade school students will walk to Fryelands Elementary School. Sidewalks are provided from this development to Fryelands Elementary School and provide students with safe walking conditions. The public streets

Staff Analysis to Hearing Examiner

created within the subdivision include sidewalks on all sides of the street where residential lots front public roadways as well as a sidewalk along the property frontage along the north side of Currie Road.

16. Pending Boundary Line Agreement(s). The applicant is engaged in pending boundary line agreements with certain lot owners in the adjacent Lord's Lake plat to conform their boundaries to a fence line based on adverse possession claims. The plat boundary and legal description will be reformed prior to final plat review.
17. 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 section or chapter 13.04.025, 13.08.272, 20.07, 20.10 and 20.12.
18. Preliminary Plat Expiration: Per MMC section 17.12.020(A). Preliminary approval of a proposed plat shall be effective for a period not to exceed five years.

D. CONCLUSIONS

1. The City of Monroe adopted an updated 2015-2035 Monroe Comprehensive Plan on December 8, 2015. Per the adopted 2015-2035 Comprehensive Plan 2015-2035 the Property is designated "Medium Density SFR" and "Multifamily". The prior City of Monroe 2005-2025 Comprehensive Plan designated the site as "R 8-11 Dwellings Per Acre" and "R 5-7 Dwelling Per Acre".
2. The application was submitted on March 16, 2015 and determined to be complete on March 23, 2015.
3. A Mitigated Determination of Non-Significance (MDNS) was issued on April 19, 2016. No comments or appeals were received on the MDNS.
4. The proposed rezone is consistent with MMC Chapter 18.99 and the rezone application criteria.
5. The proposed rezone and subdivision, as conditioned herein, will be consistent with the pertinent development goals and policies outlined in the 2015-2035 Monroe Comprehensive Plan.
6. The proposed rezone and subdivision, as conditioned herein, will be consistent with the pertinent development goals and policies outlined in the prior 2005-2035 Monroe Comprehensive Plan.
7. The proposed subdivision, as conditioned herein, will be consistent with the applicable land division requirements outlined in MMC Title 17, *Subdivisions*.
8. The proposed subdivision, as conditioned herein, will be consistent with the pertinent development standards outlined in MMC Title 18, *Planning and Zoning*.
9. The proposed subdivision, as conditioned herein, will make appropriate provisions for public use and interest, health, safety, and general welfare.
10. The preliminary plat should be approved subject to the conditions noted below.

11. The preliminary plat 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 Iron Eagle Preliminary Plat and Rezone (15-SDPL-0001 & 15-REZN-0001) subject to the following conditions of approval.

1. The applicant shall apply for all necessary permits, and submit construction plans prior to constructing plat improvements which include, but are not limited to, water, sewer, streets, and storm systems.
2. The project shall implement all of the applicable recommendations contained in the geotechnical, drainage, and traffic reports approved by the City.
3. The proponent shall dedicate right-of-way for streets as shown on the approved preliminary plat map. Frontage improvements, including curb, gutter, sidewalk, street trees and traffic control devices shall be provided for all streets within the subdivision and shall be constructed in accordance with the City's Public Works Design and Construction Standards and installed by the developer to the satisfaction of the City prior to final plat application.
4. If the applicant wishes to bond for some of the plat improvements, the applicant shall submit a request to the City; but only after the design of plat improvements have been approved by the City Engineer. All financial securities shall be in place prior to final plat application.
5. Traffic impact fees assessed in accordance with MMC Chapter 20.12 shall be required and paid at the rate in effect at the time of building permit issuance.
6. Park impact fees in accordance with MMC Chapter 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.
7. School impact fees in accordance with MMC Chapter 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.
8. The wastewater system capital improvement charge in accordance with MMC Section 13.08.270 shall be required and paid prior to building permit issuance.
9. Street trees shall be included in the street planter strips per the approved landscape plan. Tree type, spacing, quantity, and location shall be as determined by the City. Street trees shall be planted when a street frontage is fully owner occupied and as directed by the City of Monroe Parks Department. The City will coordinate tree plantings to the most favorable time of the year for plant survival. All street frontage landscaping/irrigation

Staff Analysis to Hearing Examiner

improvements shall be bonded until such time that housing construction is completed and bonded work may be completed without risk of construction damage.

10. 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.
11. Mail routes shall be approved by the Postmaster, including mailbox types and locations.
12. The NGPE split-rail fencing shall be identified on the landscape and civil plans consistent with the Critical Area Study.
13. Prior to final plat submittal the applicant shall complete the boundary line agreements with the adjacent property owners.
14. The applicant shall submit a revised legal description with the final plat application that reflects the boundary line agreements with the adjacent property owners.
15. The applicant shall post a performance/maintenance bond prior to issuance of a clearing and/or grading permit for the work outlined in the Critical Area Mitigation Plan per MMC 20.05.130.
16. 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.
17. 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.
18. The applicant shall obtain all the necessary permits associated with the project from the City.

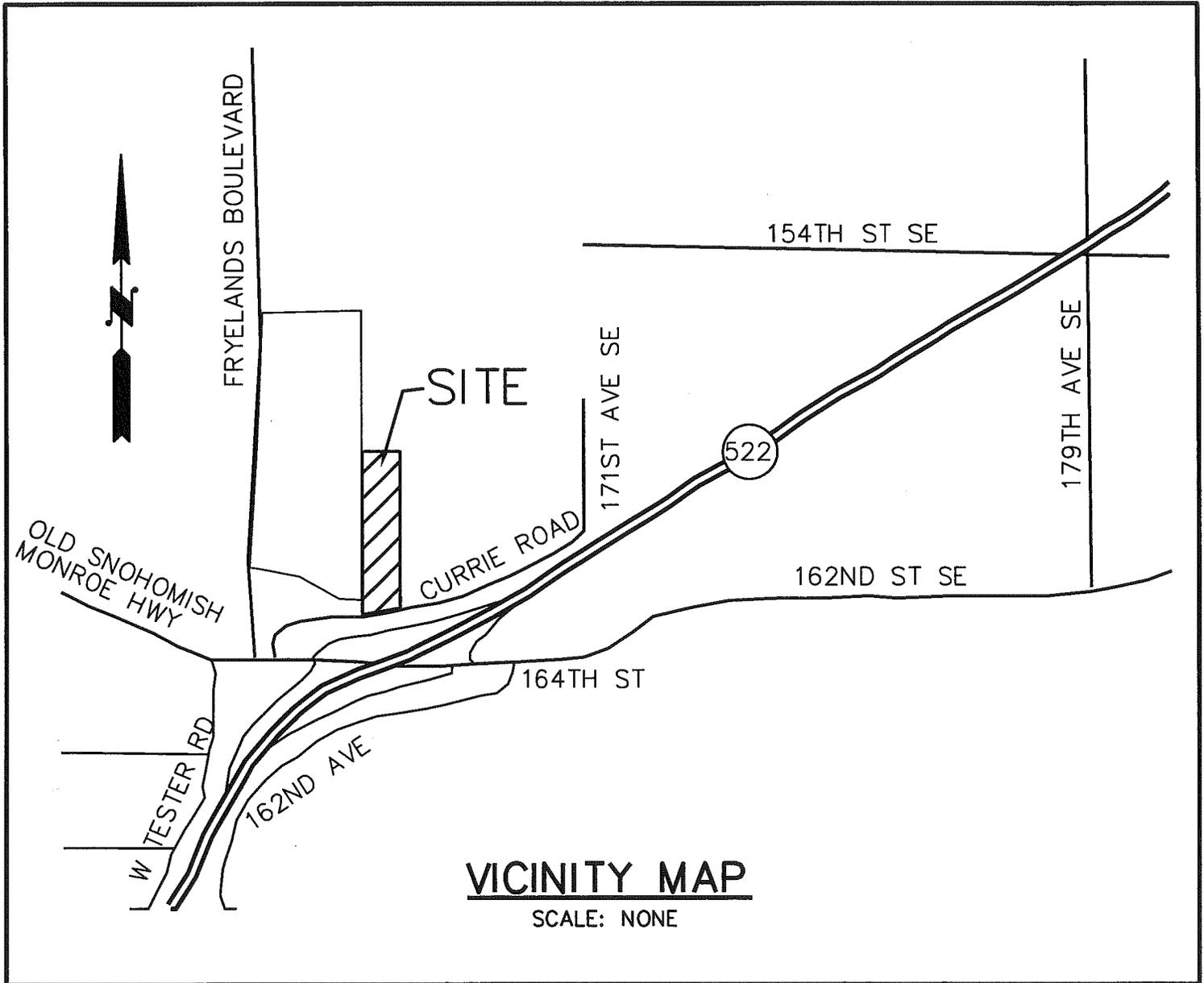
Distributed to the Following Parties of Record:

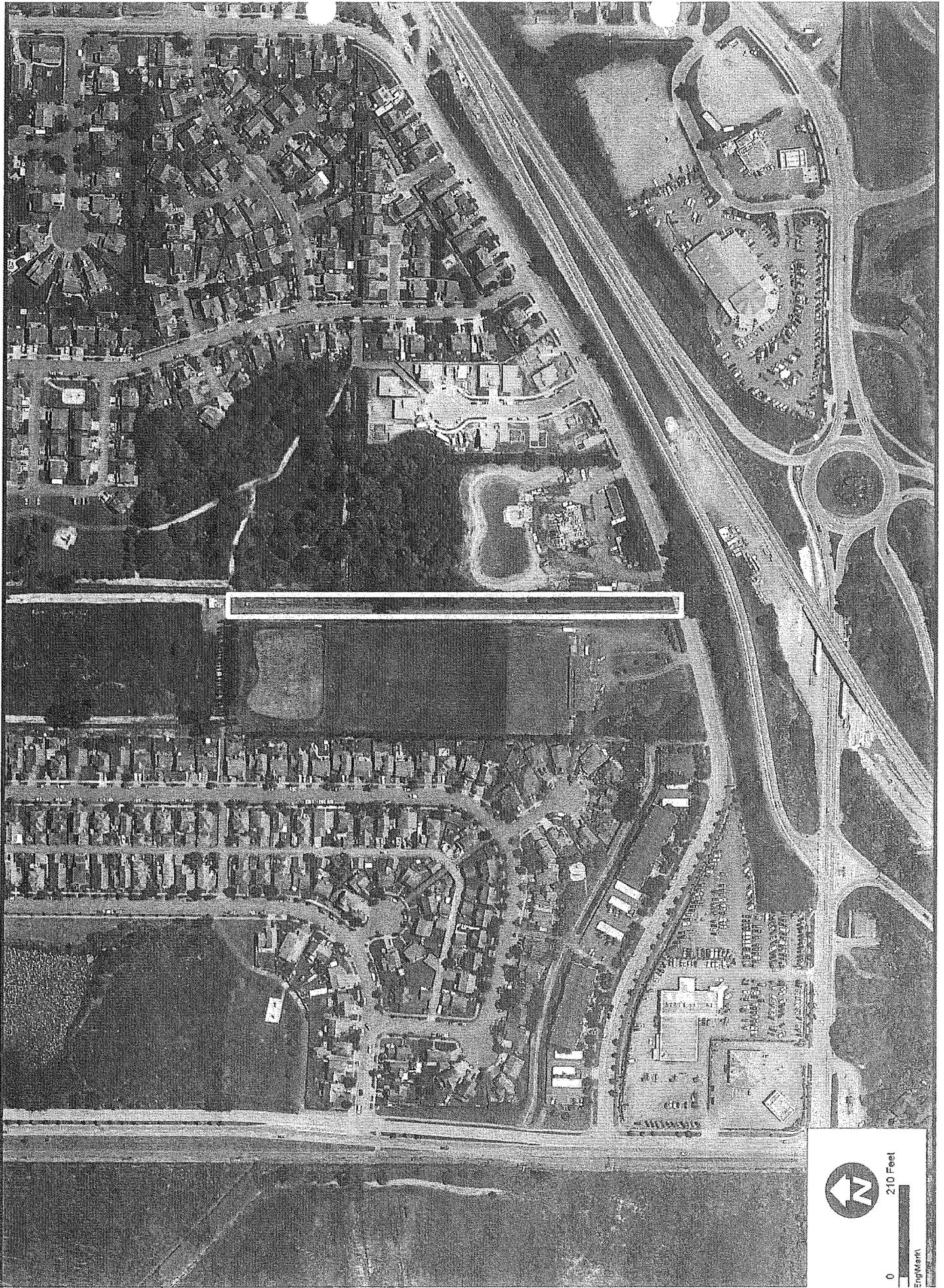
- File-Iron Eagle Rezone and Preliminary Plat, File # 15-SDPL-0001 and 15-REZ-0001
- Ty Pendergraft, Taylor Development, 15 Lake Bellevue Drive, Ste 102, Bellevue WA 98005
- Ry McDuffy, Orca Land Surveying, 3605 Colby Avenue, Everett, WA 98201
- Steve Mason, Harmsen & Associates, 125 East Main St. Ste 104, Monroe, WA 98272
- Mark Neumann, City of Monroe Public Works

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MAR 16 2015

CITY OF MONROE





0 210 Feet



Eng/Mark

SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, WM

PLAT OF IRON EAGLE

PRELIMINARY PLAT AND REZONE

SITE INFORMATION

TAX PARCEL #	27060200301900
SITE ADDRESS	16691 CURRIE ROAD MONROE, WA 98272
EXISTING ZONING	UR9600 - 257,301 SF (5.90 AC) MR6000 - 30,771 SF (0.71 AC)
PROPOSED ZONING	UR6000 - 288,072 SF (6.61 AC) MR6000 - 0 SF (0.00 AC)
PROPERTY SIZE (TOTAL)	288,072 S.F. (6.61AC.)
MINIMUM LOT SIZE	6,000 SF
LOT COVERAGE	50%
BUILDING SETBACKS	20' FRONT TO GARAGE 10' FRONT TO LIVING SPACE 15' REAR 5' MIN PER SIDE, 15' TOTAL
WATER SOURCE	CITY OF MONROE
SEWAGE DISPOSAL	CITY OF MONROE
FIRE DISTRICT	CITY OF MONROE
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT
OWNERSHIP INTEREST	JAMES & FRANCES HAGER 21314 CALHOUN ROAD MONROE, WA 98272

MAXIMUM DENSITY CALCULATION

(288,072 SF - 20%) / 6000 = 38.4 = 38
 PROPOSED NUMBER OF LOTS = 32

ACTUAL DENSITY CALCULATIONS

GROSS DENSITY:
 GROSS AREA = 6.61 AC
 32 UNITS / 6.61 AC = 4.84 DU/AC
 ROUNDS TO 5 DU/AC PER MMC 18.10.010(B)(1)

NET DENSITY:
 NET AREA = 6.61 AC - ROADS - STORM TRACT
 = 6.61 - 1.43 - 0.10

32 UNITS / 4.95 AC = 6.46 DU/AC

RECREATION SPACE CALCULATIONS

REQUIRED AREA = 32 LOTS * 170 SF/LOT
 = 5,440 SF

PROVIDED AREA = 6,130 SF (TRACT 998)

OWNER/APPLICANT

JAMES & FRANCES HAGER
 21314 CALHOUN ROAD
 MONROE, WA 98272
 PH: 206-300-6667

CONTACT/CIVIL ENGINEER

DAVID HARMSEN, PE
 HARMSEN & ASSOCIATES INC
 125 E MAIN STREET, SUITE 104
 MONROE, WA 98272
 PH: 360-794-7811
 EMAIL: davidh@harmsseninc.com

GEOTECHNICAL ENGINEER

EDUARDO GARCIA
 GEOTEST
 741 MARINE DRIVE
 BELLINGHAM, WA 98225
 PH: 360-733-7318

LANDSCAPE ARCHITECT

SCOTT LANKFORD
 LANKFORD ASSOCIATES
 10031 SR 532, SUITE B
 STANWOOD, WA 98292
 PH: 206-331-5123

BIOLOGIST

MARY HARENDA
 ESSENCY ENVIRONMENTAL
 11104 320TH AVENUE NE
 CARNATION, WA 98014
 PH: 425-761-5903

SHEET INDEX

- P1 COVER SHEET
- P2 PRELIMINARY PLAT MAP
- P3 EXISTING CONDITIONS MAP
- P4 PRELIMINARY SEWER & WATER PLAN
- P5 PRELIMINARY STORM & PAVING PLAN
- L1 PRELIMINARY LANDSCAPE PLAN
- W1 CRITICAL AREA MITIGATION PLAN

REZONE PERMIT NOTE

THE MAJORITY OF THE SITE IS CURRENTLY ZONED AS UR 9600 WITH THE SOUTHERN PORTION BEING MR 6000. THE COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTY IS 5-7 DU/AC AND 8-11 DU/AC FOR THE TWO AREAS ON SITE. ACCOMPANYING THIS PROPOSED PRELIMINARY PLAT IS A REZONE REQUEST TO CHANGE THE ZONING TO UR 6000 TO BRING THE PROPERTY INTO COMPLIANCE WITH THE COMPREHENSIVE PLAN.

LEGAL DESCRIPTION

NOTE: THE PLATTOR IS ENGAGED IN PENDING BOUNDARY LINE AGREEMENTS WITH CERTAIN LOT OWNERS IN THE ADJACENT PLAT OF LORDS LAKE TO CONFORM THEIR BOUNDARIES TO A FENCE LINE BASED ON ADVERSE POSSESSION CLAIMS. THE PLAT BOUNDARY AND LEGAL DESCRIPTION WILL BE REFORMED PRIOR TO FINAL PLAT REVIEW.

THE SOUTH 100 FEET OF THE EAST 330 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.,

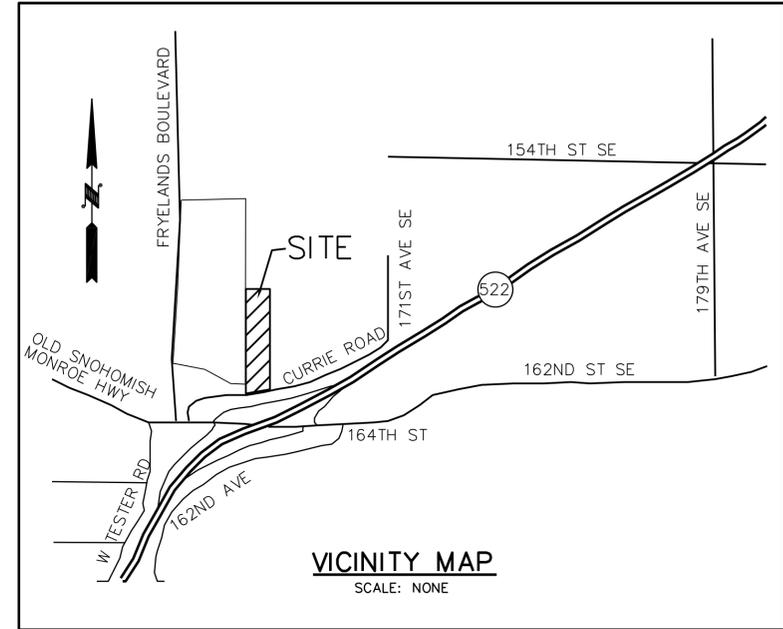
EXCEPT THE EAST 60 FEET THEREOF; AND

EXCEPT STATE AND COUNTY ROADS; AND

EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY FOR DRAINAGE DISTRICT NO.4.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
 THAT PORTION OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M. DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF LOT 18, LORD'S LAKE DIVISION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 62 OF PLATS, PAGES 42-46, UNDER A.F. NO. 9608295003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A POINT ON THE WEST LINE OF SAID EAST 330 FEET; THENCE NORTH 66°59'02" EAST, ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 18, A DISTANCE OF 7.68 FEET TO A 6' CHAIN LINK FENCE; THENCE NORTH 00°24'10" WEST, ALONG SAID FENCE, A DISTANCE OF 64.79 FEET; THENCE NORTH 00°29'11" WEST, ALONG SAID FENCE, A DISTANCE OF 68.62 FEET TO THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 21, SAID PLAT OF LORD'S LAKE DIVISION 1; THENCE NORTH 00°27'25" WEST, ALONG SAID FENCE, A DISTANCE OF 73.11 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 22, SAID PLAT OF LORD'S LAKE DIVISION 1; THENCE NORTH 00°15'24" WEST, ALONG SAID FENCE, A DISTANCE OF 100.02 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 24, SAID PLAT OF LORD'S LAKE DIVISION 1; THENCE SOUTH 88°45'31" WEST, ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 11.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE SOUTH 01°14'29" EAST, ALONG THE EAST LINE OF SAID LOT 24, A DISTANCE OF 309.36 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON



REVISIONS

3/11/16 REVISED PER CITY REVIEW

DWN. BY: LDR
 CHK. BY: SRM
 DATE: 12/31/14
 JOB #: 14-216
 P/B #: N/A
 SCALE: NONE

HARMSEN & ASSOCIATES INC
 ENGINEERS SURVEYORS
 125 EAST MAIN STREET, SUITE 104
 P.O. BOX 516
 MONROE, WA 98272
 (360) 794-7811
 (206) 343-5903
 FAX: (360) 805-9732

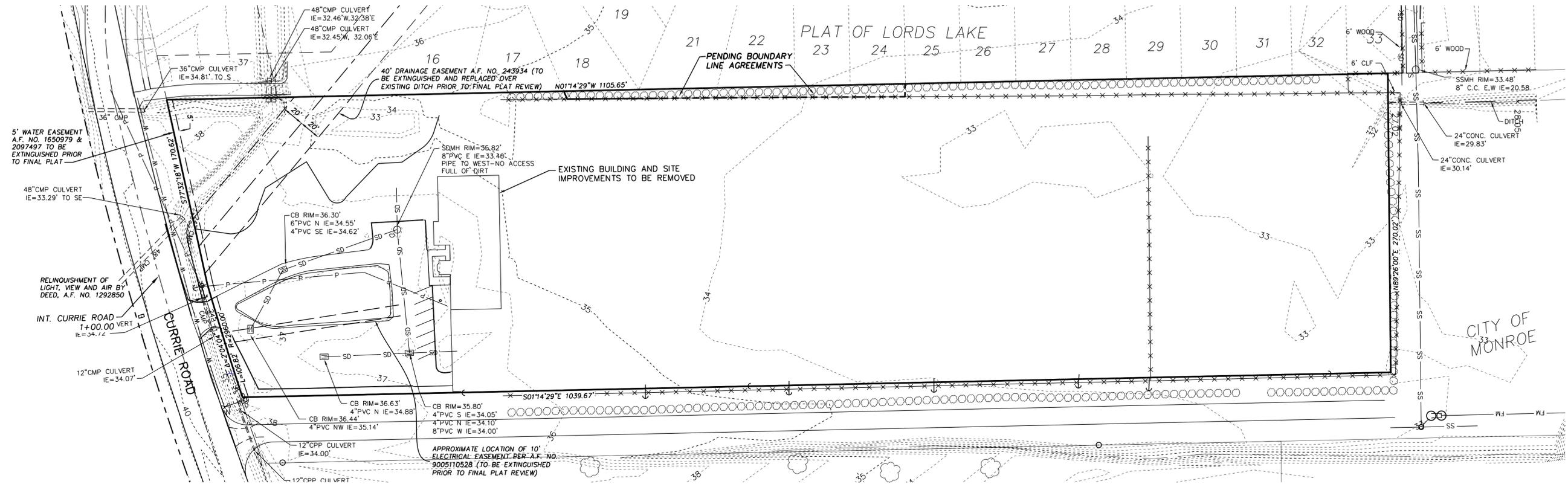
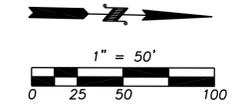


PLAT OF IRON EAGLE
 16691 CURRIE ROAD
 MONROE, WA

COVER SHEET

DRAWING:
P1
 SHEET: 1 OF 7

SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, WM



EXISTING CONDITIONS MAP

REVISIONS

DWN. BY: LDR
 CHK. BY: SRM
 DATE: 12/31/14
 JOB #: 14-216
 P/B #: N/A
 SCALE: 1" = 50'

HARMSEN & ASSOCIATES INC. ENGINEERS SURVEYORS
 125 EAST MAIN STREET, SUITE 104
 P.O. BOX 516
 MONROE, WA 98272
 (360) 794-7811
 (206) 343-5903
 FAX: (360) 805-9732



PLAT OF IRON EAGLE
 16691 CURRIE ROAD
 MONROE, WA
 EXISTING CONDITIONS MAP

DRAWING:
P3
 SHEET: 3 OF 7



**Planning & Permitting Division
Permit Assistance Center**

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

FOR OFFICE USE ONLY
 PERMIT #(s) 15-REZN-0001 (1982)
15-SPDL-0001 (1983)
15-ENU2-0001 (1984)

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 CITY OF MONROE

COMBINED PERMIT APPLICATION
PERMIT SUBMITTAL HOURS
MONDAY – FRIDAY / 9:00 - 12:00 & 2:00 – 4:00

Building	Operations	Fire	Land Use
<input type="checkbox"/> Commercial T/I	<input type="checkbox"/> Engineering Review	<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Demolition	<input type="checkbox"/> Fencing	<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Boundary Line Adjustment /Lot Consolidation
<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Grading	<input type="checkbox"/> High Piled Storage	<input type="checkbox"/> Conditional/Special Use
<input type="checkbox"/> Mechanical	<input type="checkbox"/> Retaining wall	<input type="checkbox"/> Hood Suppression	<input type="checkbox"/> Land Clearing/Forest Practices
<input type="checkbox"/> New Construction (Commercial/Residential)	<input type="checkbox"/> Rockery	<input type="checkbox"/> Operational	<input type="checkbox"/> Planned Residential Development
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Right-of-Way Disturbance	<input type="checkbox"/> Spray Booth	<input type="checkbox"/> Shoreline Permit
<input type="checkbox"/> Racking	<input type="checkbox"/> Special Flood Hazard Area	<input type="checkbox"/> Tents & Canopies	<input type="checkbox"/> Short Plat
<input type="checkbox"/> Residential Remodel	<input type="checkbox"/> Utility Service	<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Subdivision/Plat
<input type="checkbox"/> Sign	<input type="checkbox"/> Other _____		<input type="checkbox"/> Variance
<input type="checkbox"/> Other _____			<input checked="" type="checkbox"/> Other <u>REZONE</u>

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: 16691 CURRIE ROAD
 Size of site (acre/square feet): 6.67 AC / 290,427 SF
 Assessor's Tax Parcel Number (14 digits): 27060200301900

Applicant: JAMES & FRANCES HAGER Phone # (206) 300 6667
 *Signature: (James R Hager) Printed Name: James R Hager
 Mailing Address: 21314 CALHOON ROAD Fax # () -
 City MONROE State WA Zip 98272 E-mail penjim5@frontier.com

Property Owner: AS APPLICANT 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



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.

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):

Detailed Description of work:

REZONE FROM UR 9600 & MR 6000 TO UR 6000
COMBINE A WITH PRELIMINARY PLAT SUBMITTAL
FOR SUBDIVISION INTO 34 LOTS

FOR OFFICE USE ONLY

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

IRON EAGLE PRELIMINARY PLAT & REZONE COMPREHENSIVE PLAN POLICY REVIEW

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CITY OF MONROE

1. This proposed zoning change shall be in keeping with the goals and policies of the Comprehensive Plan. (Explain how it meets the goals/policies.)

The proposed rezone meets the goals and policies in several ways:

- The property was subject to a Comprehensive Plan Amendment in 2004 under CPA 2010-01. This Amendment was approved and the Comprehensive Plan Map now indicates the property as R5-7 with a small strip of R 8-11 dwellings per acre along the Currie Road frontage. *The proposed rezone to UR 6000 meets the Comprehensive Plan.*
- NEP-1.1 – Concentrate urban land uses in areas with the least environmental constraints to reduce intrusion into natural areas. *The site has no critical areas; it has not steep slopes, and is an infill site in the midst of existing development. Infill development will help reduce sprawl in rural areas.*
- LUP-1.2 Encourage new development that does not outpace the City's ability to provide and maintain adequate public facilities and services by allowing new development to occur only when and where adequate facilities existing or will be provided as defined in adopted Capital Facilities Plan and Capital Improvement Plans (CIP) and Transportation Improvement Plans (TIP). *The property is an infill development that is served by adequate utilities and roadways.*
- LUG-6 - Promote new residential development that is compatible with the present housing stock and provides for a broad range of housing types and densities. *The proposal is consistent with this goal as the surrounding properties have either been developed under the PRD ordinance (giving similar lot sizes to the proposal) or are multifamily.*
- LUG-6.2 – Develop housing densities compatible with the natural landscape and its feature, existing land use patterns, the availability of public facilities, and the impacts upon public roadways. *The properties natural landscape is conducive to development, the proposed zoning fits with the current surrounding land uses, public utilities are present at the site, and the site has quick access to major arterials including Fryelands Blvd, West Main Street, SR 2 and SR 522.*
- HO-P5.4 – Promote healthy neighborhoods by providing City-wide networks of sidewalks and trails to encourage walking and bicycling. *The development will be connected to the City trail system and provide frontage and on-site sidewalks. The property is within walking distance of Fryelands Elementary and Lake Tye Park as well as commercial uses at Fryelands Blvd and West Main Street.*
- While the City of Monroe Comprehensive Transportation Plan does not have an express breakout of policies to reference, over all it promotes development in areas with existing and adequate transportation facilities and promotes non-motorized methods of travel. *The proposed rezone site has adequate connection to Fryelands Blvd, West Main Street and SR 2 & 522. It also will provide its residents access to the City of Monroe trail system in the local area as well as providing frontage and on-site sidewalks.*

- CFP3 Encourage the full use of existing utility systems before allowing expansion, which would promote under-utilization of existing systems, increase cost to the present and future users, and possible – leapfrog development. *The rezone is for an infill development where there is existing utility capacity.*

2. This proposed zoning change shall be in keeping with the purposes of the Zoning Cod and the existing land uses of surrounding properties. (Explain how it is in keeping with Zoning Code and existing land uses.)

The proposed rezone is in conformity with development in the local area. Lord's Lake PRD and Currie Road Apartments lie immediately to the west with further PRD development lying to the east past WSDOT owned land.

Currie Road provides direct access to Fryelands Blvd, a major City arterial. That intersection is within 1,100 feet of the on-ramps to SR 522 from West Main Street. This provides strong connectivity for traffic.

3. This proposed rezone reflects changes in economic patterns, social customs, policy changes and other factors that affect the character of the area.

With the recent stabilizing of the economy and a shortfall in housing in Snohomish County as a whole, the rezone will support the addition of housing to meet population needs. As mentioned above, the local area is currently developed to this level of density through PRD's and multifamily developments.

Given that many of the local residents have jobs that take them out of town, the local access to SR 522 and SR 2 make this location ideal for new community members.

4. This proposal will be assessed as to its impact on safety, welfare, public health, property values and other factors. Include a comparison of such factors under the current zoning and under the proposed rezone.

The proposed zoning will see an increase in the number of residences leading to increased needs for police and fire protection. These will be offset by the taxes paid by the future residents.

Traffic will increase due to the rezone, however, the site is located near Fryelands Blvd and under ½ mile to the SR 522 on-ramp. Taking Fryelands Blvd north and residents will reach SR 2.

Property values should remain unchanged. The proposed density is in character with the local neighborhood.

Welfare and public health would benefit by the proposal as the increase in housing meets public needs and is provided in an environment that has adequate capacity for the density and protects rural areas from development.



City of Monroe, Washington
Application Submittal
Determination of Completeness

Site Address or Property Location: 16691 Currie Road, Monroe, WA	
Applicant/Agent: James and Frances Hager	Date: March 23, 2015
Address: 21314 Calhoun Road	
Monroe, WA 98272	
Contact Name & Number: James R. Hager, (206) 300-6667	
Project: Iron Eagle Preliminary Subdivision & Rezone	

Thank you for your application submittal. This letter is your official notice that your application submitted on March 16, 2015 is considered:

Complete - On March 23, 2015

Incomplete - See the Monroe Municipal Code for submittal requirements

Complete Applications. Processing and review of a permit application may begin when it is deemed complete. A COMPLETE APPLICATION IS NOT AN APPROVED APPLICATION. A permit application is complete when it meets the submission requirements outlined in the Monroe Municipal Code. The City's determination of completeness does not preclude the City from requesting revisions, additional information or studies if new information is required, corrections are needed, or where there are substantial changes in the proposed action.

If you have questions regarding the City's permit review process, please do not hesitate to call the City at (360) 794-7400. Our office hours are 8:00 a.m. – 5:00 p.m., Monday through Friday. Application submittals are accepted Monday – Friday between the hours of 8:00 a.m. -12:00 p.m. and 1:00 -5:00 p.m.

Sincerely,

A handwritten signature in black ink, appearing to read "Christina L. LaVelle", written over a circular stamp or seal.

Christina L. LaVelle
 Permit Technician
 360.863.4533

City of Monroe



ZONING

ZONING DISTRICTS

- (DC) - Downtown Commercial
- (GC) - General Commercial
- (MUNC) - Mixed Use Neighborhood Commercial
- (MUC) - Mixed Use Commercial
- (SC) - Service Commercial
- (PO) - Professional Office
- (GI) - General Industrial
- (LI) - Light Industrial
- (LOSA) - Limited Open Space-Airport
- (LOS) - Limited Open Space
- (PS) - Public Open Space
- (MR6000) - Multi-Family Residential
- (UR6000) - Urban Residential
- (UR9600) - Urban Residential
- (R4) - Residential 4 Dwellings Per Acre
- (SR15000) - Suburban Residential

OVERLAY ZONES

- North Kelsey Planning Area (ORD 009/2010)
- North Kelsey Planned Dev Area (ORD 009/2010)
- Downtown Planning Area (ORD 036/2008)
- Airport Overlay Zone (ORD. 026-2006)
- AEO-SOB Boundary (ORD 029/2003)

BOUNDARIES

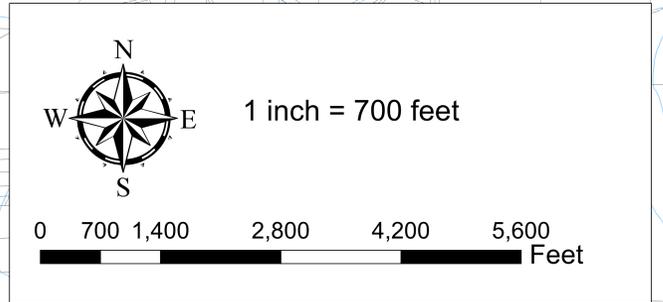
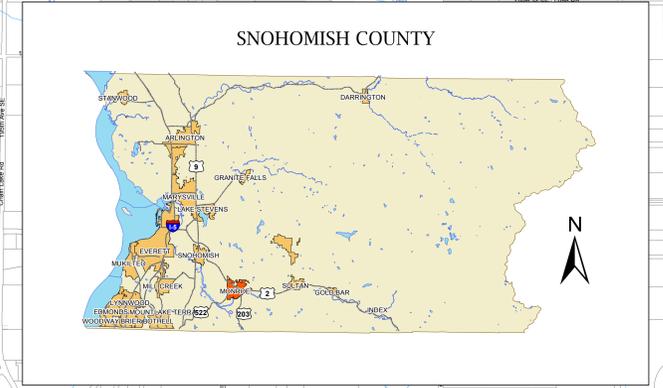
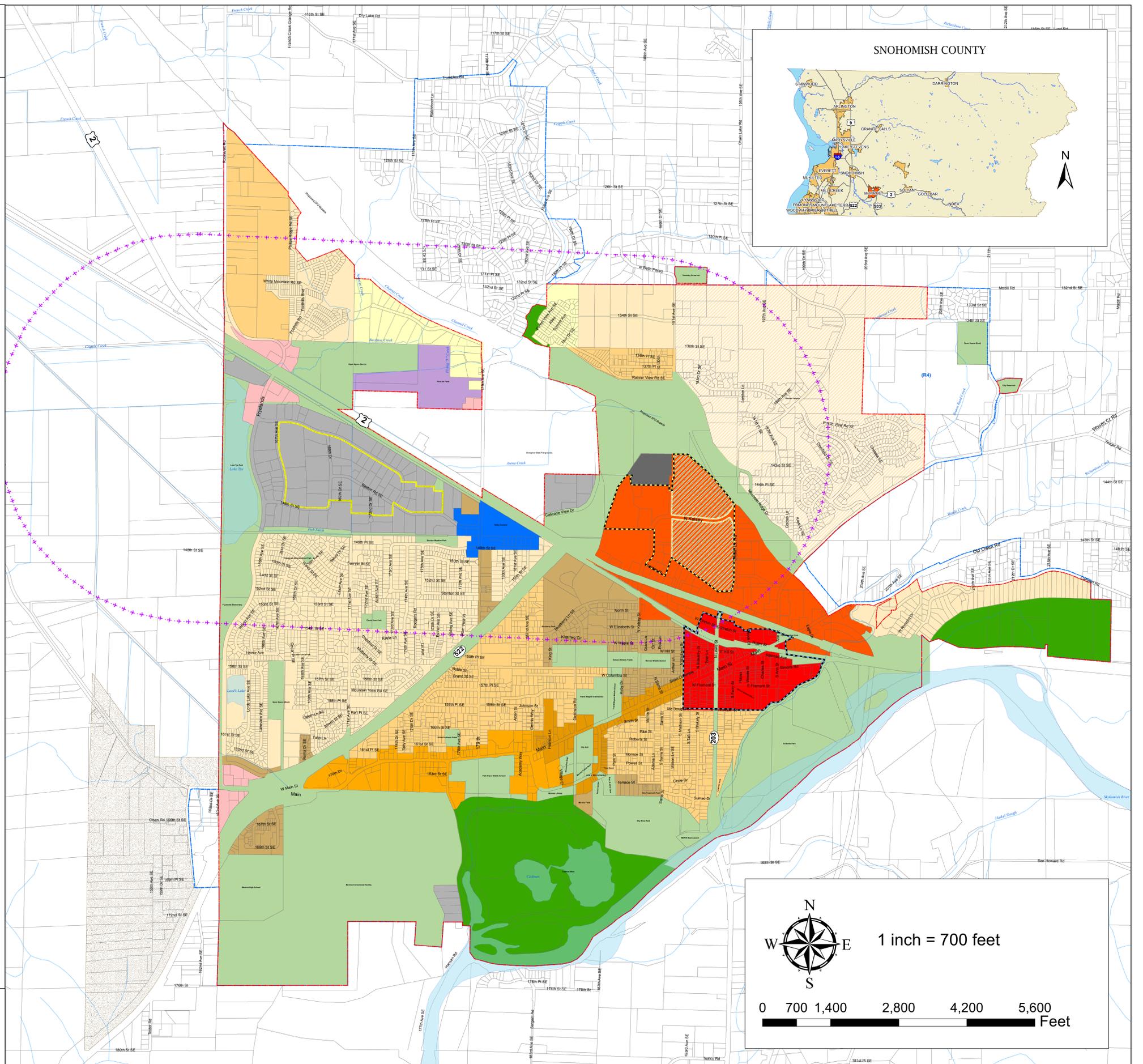
- Southwest Study Area
- Urban Growth Area
- Monroe City Limits

Official City of Monroe 2015 Zoning Map

This is to certify that this is the official zoning map referred to in the zoning ordinance of the city of Monroe, Washington.

Adopted
(Signed Copy in City Records)

Map data shown is the property of the City of Monroe & Snohomish County. Inaccuracies may exist and the City of Monroe & Snohomish County imply no warranties or guaranties regarding any aspect of data depiction. No real estate decisions are to be made using this map. Please contact the City of Monroe Planning and Permitting Department to verify the designation(s).



City of Monroe



COMPREHENSIVE PLAN

COMP. PLAN DESIGNATIONS

- (DC) - Downtown Commercial
- (GC) - General Commercial
- (MU) - Mixed Use
- (LOSA) - Limited Open Space Airport
- (SC) - Service Commercial
- (I) - Industrial
- (PO) - Professional Office
- (LOS) - Limited Open Space
- (P/O) - Parks / Open Space
- (PFC) - Public Facilities City
- (PFS) - Public Facilities School
- (SRU) - Special Regional Use
- (R2-5) - Dwellings Per Acre
- (R3-5) - Dwellings Per Acre
- (R5-7) - Dwellings Per Acre
- (R8-11) - Dwellings Per Acre

OVERLAY ZONES

- North Kelsey Planning Area (ORD 009/2010)
- North Kelsey Planned Dev Area (ORD 009/2010)
- Downtown Planning Area (ORD 036-2008)
- Airport Overlay (ORD 026/2006)
- AEO-SOB Boundary (ORD 029/2003)

BOUNDARIES

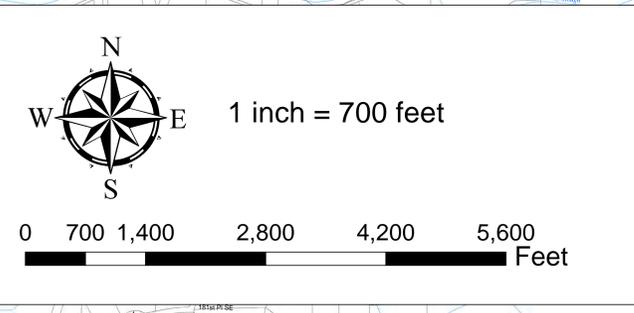
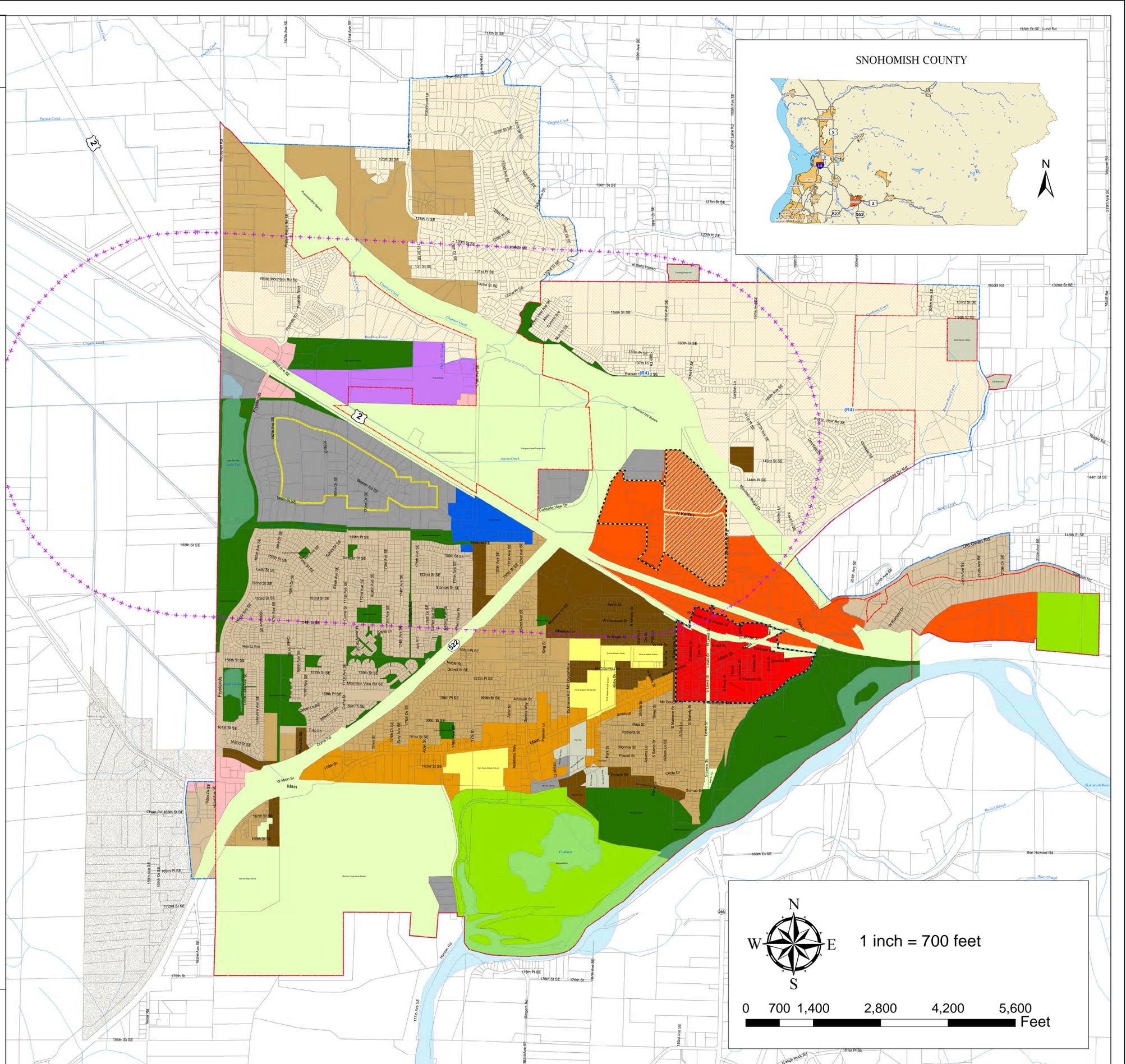
- Southwest Study Area
- Urban Growth Area
- Monroe City Limits

Official City of Monroe 2014 Comprehensive Plan Map

This is to certify that this is the official comprehensive plan map of the City of Monroe, Washington.

Adopted December 26, 2013. (Ord. 022/2013)
(Signed Copy in City Records)

Map data shown is the property of the City of Monroe & Snohomish County. Inaccuracies may exist and the City of Monroe & Snohomish County imply no warranties or guarantees regarding any aspect of data depiction. No real estate decisions are to be made using this map. Please contact the City of Monroe Planning and Permitting Department to verify the designation(s).





COMPREHENSIVE PLAN MAP

COMP. PLAN DESIGNATIONS

- Downtown Commercial
- Tourist Commercial
- General Commercial
- Mixed Use
- Industrial
- Institutional
- Low Density SFR
- Medium Density SFR
- High Density SFR
- Multifamily
- Parks
- Limited Open Space
- Shoreline Industrial
- Transportation

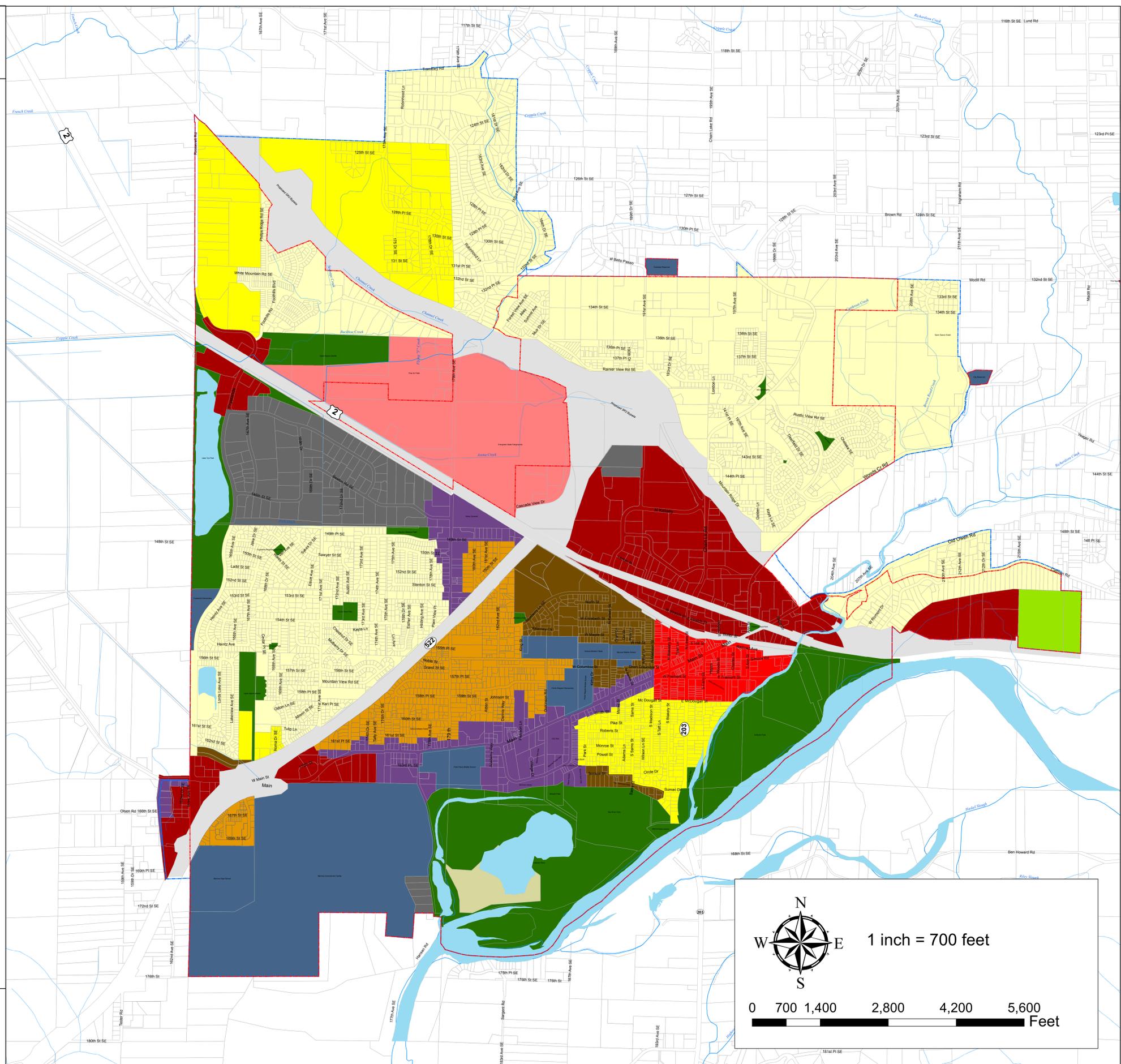
BOUNDARIES

- Urban Growth Area
- Monroe City Limits

Official City of Monroe 2016 Comprehensive Plan Map
 This is to certify that this is the official comprehensive plan map of the City of Monroe, Washington.

Adopted December 8, 2015
 (Signed Copy in City Records)

Map data shown is the property of the City of Monroe & Snohomish County. Inaccuracies may exist and the City of Monroe & Snohomish County imply no warranties or guarantees regarding any aspect of data depiction. No real estate decisions are to be made using this map. Please contact the City of Monroe Planning and Permitting Department to verify the designation(s).



1 inch = 700 feet

0 700 1,400 2,800 4,200 5,600 Feet



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

NOTICE OF LAND USE APPLICATION

NOTICE is hereby given that the City of Monroe has received an application for the following project. You are invited to comment on this proposed project. Public hearings are required for this project and will be noticed separately.

Project Name & File: Iron Eagle Rezone and Preliminary Plat /15-REZN-0001,
 15-SPLDL-0001
Applicant: James & Frances Hager
Date of Application: March 16, 2015
Date of Completeness: March 23, 2015

PROJECT LOCATION:

The project site is located at 16691 Currie Road SE and involves tax parcel # 27060200301900. The project is located in the Urban Residential 9600 (UR 9600) and the Multi- Family Residential (MR 6000) Zoning Districts of the City of Monroe.

PROJECT DESCRIPTION:

The proposed project is to rezone the property from Urban Residential 9600 (UR 9600) and Multi-Family Residential 6000 (MR 6000) to Urban Residential 6000 (UR 6000), and subsequently subdivide the property into 34 residential lots.

LAND USE PERMITS:

Rezone, Preliminary Subdivision, and an Environmental Checklist are contained in the current application.

REQUIRED STUDIES:

Environmental Checklist, Traffic Impact Analysis, Geotechnical investigation and Technical Information (Drainage) Report, and Critical Area Study. These documents are available for review Monday – Friday, 8:00 – 5:00 p.m. at Monroe City Hall, 806 W Main St., Monroe WA and online at www.monroewa.gov/IronEagle.

PUBLIC COMMENT PROCEDURE:

Written comments on the proposal must be received no later than **5:00 pm, Wednesday, April 15, 2015** and can be submitted to Kim Shaw at kshaw@monroewa.gov or at 806 W Main St., Monroe WA 98272.

STAFF CONTACT:

Nick Holland, Associate Planner / (360)863-4513/ nholland@monroewa.gov

A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 21.50.110.

MONROE MONITOR & VALLEY NEWS

125 E. Main, Ste. 202 Monroe, WA 98272
(P) 360.794.7116 (F) 360.794.6202

AFFIDAVIT OF PUBLICATION

State of Washington, Snohomish County

I, The undersigned, under penalty of perjury, do hereby declare...

I am a representative of the Monroe Monitor & Valley News (the 'Newspaper') whose regular job duties include the authorization to execute Affidavits of Publication on behalf of the Newspaper;

The Newspaper was adjudicated to be qualified to publish legal notices in the above county by Court Order;

On the below dates, the Newspaper published a legal notice, a copy of which is attached hereto, in relation to the file known as:

City of Monroe
Iron Eagle Rezone and Subdivision

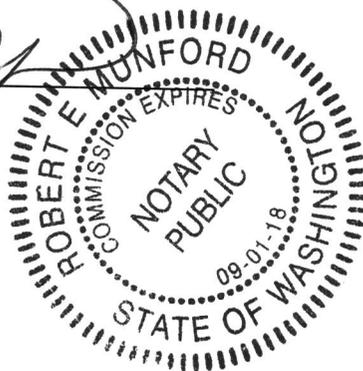
On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 03/31/15

Signature Jody Vinson Date 3/31/15

Subscribed and sworn to me this day 3-31-15

Notary Public: [Signature]



NOTICE is hereby given that the City of Monroe has received an application for the following project. You are invited to comment on this proposed project. Public hearings are required for this project and will be noticed separately. / Project Name & File: Iron Eagle Rezone and Preliminary Plat /15-REZN-0001, 15-SPLDL-0001 / Applicant: James & Frances Hager/ Date of Application: March 16, 2015/ Date of Completeness: March 23, 2015 / PROJECT LOCATION: The project site is located at 16691 Currie Road SE and involves tax parcel # 27060200301900. The project is located in the Urban Residential 9600 (UR 9600) and the Multi-Family Residential (MR 6000) Zoning Districts of the City of Monroe. PROJECT DESCRIPTION: The proposed project is to rezone the property from Urban Residential 9600 (UR 9600) and Multi-Family Residential 6000 (MR 6000) to Urban Residential 6000 (UR 6000), and subsequently subdivide the property into 34 residential lots. LAND USE PERMITS: Rezone, Preliminary Subdivision, and an Environmental Checklist are contained in the current application. REQUIRED STUDIES: Environmental Checklist, Traffic Impact Analysis, Geotechnical investigation and Technical Information (Drainage) Report, and Critical Area Study. These documents are available for review Monday – Friday, 8:00 – 5:00 p.m. at Monroe City Hall, 806 W Main St., Monroe WA and online at www.monroewa.gov/IronEagle. PUBLIC COMMENT PROCEDURE: Written comments on the proposal must be received no later than 5:00 pm, Wednesday, April 15, 2015 and can be submitted to Kim Shaw at kshaw@monroewa.gov or at 806 W Main St., Monroe WA 98272. STAFF CONTACT: Nick Holland, Associate Planner / (360)863-4513/ nholland@monroewa.gov A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 21.50.110. Posted / Mailed: March 31, 2015 Published: March 31, 2015

AFFIDAVIT OF MAILING NOTICE OF APPLICATION

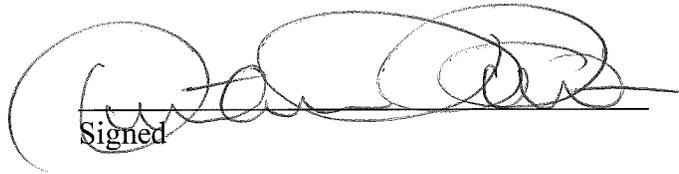
STATE OF WASHINGTON)

15-SPDL-0001/ Iron Eagle Subdivision- Hager
File Number/Project Name

COUNTY OF SNOHOMISH)

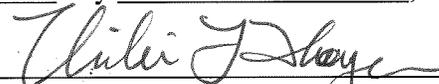
16691 Currie Road, Monroe, WA, 98272
Address

I, Christina LaVelle, being first duly sworn on oath depose and say that on the 26th day of March, 2015, made application with Click to Mail to mail on March 30th, 2015, a copy with prepaid postage of the Notice of Application for 15-SPDL-0001, 16691 Currie Road, Monroe, Washington. Attached are a list of names and addresses to whom this information was mailed and the Click to Mail receipt.


Signed

Subscribed and sworn to me this 26th day March, 20 15

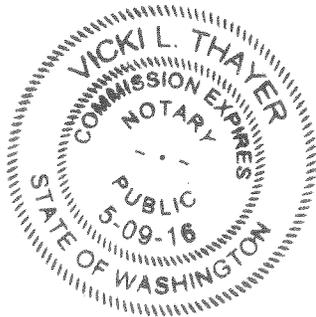
NOTARY SEAL


NOTARY PUBLIC in and for the State of
Washington, residing at:

Lake Stevens

Printed Name: Vicki L. Thayer

My commission expires: 5/9/16



OWNERNAME	OWNERLINE1	OWNERCITY	OWNERSTATE	OWNERZIP
ADAMS STERLING	PO BOX 5111	EVERETT	WA	98206
ALLEN LAURA	613 ROBERT ST	MONROE	WA	98272
ANDERSON HELAINA MARIE/TOYOJI KURT KAZUO	16133 LAKEVIEW AVE SE	MONROE	WA	98272-2855
ANDERSON NORMAN & PAMELA JO	16174 LAKEVIEW AVE SE	MONROE	WA	98272-2855
ANKRUM RAYMOND K	29715 387TH AVE NE	ARLINGTON	WA	98223-5210
ARCHER CALI M	18810 68TH AVE NE # A204	KENMORE	WA	98028
ASHBY/KALIN	PO BOX 85301	SAN DIEGO	CA	92186
BAILEY CASEY A & KERI B	15817 LAKEVIEW AVE SE	MONROE	WA	98272
BAILEY MICHAEL ARTHUR JOHN	18113 123RD PL NE	ARLINGTON	WA	98223-5816
BEATTIE JAMES N	11848 26TH AVE S UNIT 307	SEATTLE	WA	98168
BJORKLUND ANN K	16517 CURRIE RD SE UNIT B309	MONROE	WA	98272
BLACK DARREN DEAN & MARY ANNE	16870 ODOM LN SE	MONROE	WA	98272-2676
BLAIS PHILIPPE & ISABELLE CHARTRAND	16143 FOLLIS CRT SE	MONROE	WA	98272-2858
BOWYER JOHN O	14708 CONNELLY RD	SNOHOMISH	WA	98290
BRAODY HARRY & MARY	PO BOX 1469	MONROE	WA	98272-4469
BRINDAMOUR MICHAEL A & JAMIE L	16366 162ND ST SE	LAKE STEVENS	WA	98258
BROOKS JASON	16475 162ND ST SE	MONROE	WA	98272
BROPHY LEE & CATHY	16134 FOLLIS CT SE	MONROE	WA	98272
BUNNELL TERRY N S	15917 LORDS LAKE AVE SE	MONROE	WA	98272
BURCH FREDERICK W III & TERESA M	16026 LORDS LAKE AVE SE	MONROE	WA	98272
BURNETT ALISSA	17187 CAMBRIDGE ST SE	MONROE	WA	98272-2894
BURTON LINDSY	14923 181ST AVE SE	MONROE	WA	98272-1123
BYERS NICOLE A & MARSHALL N	16853 ODOM LN SE	MONROE	WA	98272-2676
CALHOUN ADAM T/PHILIPS MICHELLE M	16409 CURRIE RD SE UNIT B107	MONROE	WA	98272
CAPPELLETTI ANITA K & CHRISTOPHER L	15818 LAKEVIEW AVE SE	MONROE	WA	98272
CARDENAS DEBORAH PRECIADO	16409 CURRIE RD SE UNIT A207	MONROE	WA	98272
CARLSON STANLEY J	15946 LAKEVIEW AVE SE	MONROE	WA	98272-2853
CARRILLO OMAR M	16253 RILEY CRT SE	MONROE	WA	98272
CARSWELL JOSHUA & CHERI	16076 LAKEVIEW AVE SE	MONROE	WA	98272-2854
CHENG STEVE X & WANG MARGARET T	5801 145TH AVE SE	BELLEVUE	WA	98006
CLARK BRIAN P & DENHERDER JAMIE J	16021 LAKEVIEW AVE SE	MONROE	WA	98272
COLE ERIC M	16409 CURRIE RD SE #B104	MONROE	WA	98272
COLLINS ROBERT WAYNE & DIANE E TRUST	3708 MARTZ ST	SIMI VALLEY	CA	93063

COOK AIDA MOLINA	16517 CURRIE RD SE UNIT B310	MONROE	WA	98272
DALE GARY D & ALDRICH-DALE JANELLE D	16042 LAKEVIEW AVE SE	MONROE	WA	98272
DANBERG GARY J	16524 RILEY CT	MONROE	WA	98272
DARYL HABICH	13812 179TH AVE SE	MONROE	WA	98272
DAVISON CHAD R & LISA D	16461 162ND ST SE	MONROE	WA	98272
DESCHELL SONDRRA	16517 CURRIE RD SE UNIT B307	MONROE	WA	98272
DICKENS SUSAN E	16409 CURRIE RD SE UNIT B304	MONROE	WA	98272
DIR EMILY/DIR NATALIE	14315 365TH AVE SE	STARTUP	WA	98293
DOWNEY RANDEE M	15781 LAKEVIEW AVE SE	MONROE	WA	98272
DUONG SON T & REINA E	15852 LAKEVIEW AVE SE	MONROE	WA	98272
EATON TERRY/CHATERINE	16445 162ND ST SE	MONROE	WA	98272-2848
ELLIS R GREGORY E	17624 15TH AVE SE #104A	MILL CREEK	WA	98012
FAULDS ROBIN	16071 LORDS LAKE AVE SE	MONROE	WA	98272
FLETCHER ALLISON C & COLBY T	16517 CURRIE RD UNIT B203	MONROE	WA	98272
FULTS RYAN L	16051 LAKEVIEW AVE SE	MONROE	WA	98272
GALP LLC	PO BOX 3129	ARLINGTON	WA	98223
GANALON JAMES	16517 CURRIE RD UNIT 301	MONROE	WA	98272
GEORGE MICHELE D & BRIAN M H	3745 115TH AVE NE UNIT I306	BELLEVUE	WA	98004
GERRY KYLE P & BRITTNEY A	16252 RILEY CT SE	MONROE	WA	98272-2802
GOINGS GLENN & KARI	15836 LAKEVIEW AVE SE	MONROE	WA	98272
GRANNAN FREDERICK & REBEKAH	8109 VALLEY VIEW DR	ARLINGTON	WA	98223-4029
GRIFFITH DALE R & SHYAN	4421 145TH AVE SE	BELLEVUE	WA	98006
HAGEN WESLEY T JR & SHANNON	16073 LAKEVIEW AVE SE	MONROE	WA	98272
HAGER JAMES R & FRANCES M	21314 CALHOUN RD	MONROE	WA	98272
HALVORSON DIANA J	15835 LAKEVIEW AVE SE	MONROE	WA	98272-2852
HAMILTON LAUREN	16517 CURRIE RD SE UNIT B207	MONROE	WA	98272
HARTSOCK TAYLOR EVERETT & SHESTAN RAE	16517 CURRIE RD SE NO B308	MONROE	WA	98272
HENRIQUEZ ARCELIA	16284 RILEY CT SE	MONROE	WA	98272
HIATT MELLISSA F	9731 5TH ST NE #A	LAKE STEVENS	WA	98258
HIGDON JANIS L	15971 LORD'S LAKE AVE SE	MONROE	WA	98272-2861
HILL FRANKLIN	409 HARBOR DR S	VENICE	FL	34285
HOFFMAN WALLACE L & DONNA J	15953 LORD'S LAKE AVE SE	MONROE	WA	98272-2861
HORKY JAMES & ANNA LYN	16419 CURRIE RD SE UNIT A-210	MONROE	WA	98272
HOWARD TERRANCE M	16117 LAKEVIEW AVE SE	MONROE	WA	98272-2855

IH2 PROPERTY WASHINGTON LP	21001 N TATUM BLVD STE 1630 - 630	PHOENIX	AZ	85050
JANKAUSKAS REMIGIJUS/JANKAUSKIENE DIANA	2613 183RD AVE SE	SNOHOMISH	WA	98290
JAYNES ERIN	15997 LORDS LAKE AVE SE	MONROE	WA	98272
JOHNSON MARK P & DIANE E	15941 LAKEVIEW SE	MONROE	WA	98272
JOHNSON TODD J JR	16267 RILEY CRT SE	MONROE	WA	98272
JONES JARED MICHAEL	16140 LAKEVIEW AVE SE	MONROE	WA	98272
KNAPP CHRISTOPHER A	16409 CURRIE RD SE UNIT A201	MONROE	WA	98272
KNECHT DEBRA	16181 LAKEVIEW AVE SE	MONROE	WA	98272-2855
KNETTLES JOHN & CORINNA	15988 LAKEVIEW AVE SE	MONROE	WA	98272
KRADENPOTH JAMIE	16409 CURRIE RD SE UNIT A302	MONROE	WA	98272
KUHLMANN CONSTANCE E	1000 EAST HAYDEN DR	MOSES LAKE	WA	98837
LARSON M / BUTLER A	16037 LORD'S LAKE AVE SE	MONROE	WA	98272-2862
LARSON MARC A & CHRISTINE S	16120 FOLLIS CRT SE	MONROE	WA	98272-2858
LAYSON THOMAS & CINDY	16160 FOLLIS CT SE	MONROE	WA	98272
LEMBKE JEFFREY T & ERIN M	16155 FOLLIS CRT SE	MONROE	WA	98272-2858
LENDY DEREK EUGENE & ERIKA A	15798 LAKEVIEW AVE	MONROE	WA	98272
LIGHT DANIELLE R/TROXELL STEWART C	17428 STATE ROUTE 203	MONROE	WA	98272
LINDBORG LARISSA M	8209 123RD AVE NE	LAKE STEVENS	WA	98258
LLANES BENJAMIN & STEPHANIE	16409 CURRIE RD SE UNIT A206	MONROE	WA	98272
LOSK SHAWN	16517 CURRIE RD SE UNIT B209	MONROE	WA	98272
LU ZHU LIAN & MA KEN WING	2622 NE 130TH ST	SEATTLE	WA	98125
LUKYANCHUK VIKTOR & NINA	16812 SNOQUALMIE LN SE	MONROE	WA	98272-2908
MADILL BRUCE	16409 CURRIE RD SE UNIT A103	MONROE	WA	98272
MAGANA YESENIA J	16409 CURRIE RD SE UNIT A309	MONROE	WA	98272
MANLEY TIMOTHY R	16084 LORDS LAKE RD	MONROE	WA	98272
MARISCAL GIL	16517 CURRIE RD SE B103	MONROE	WA	98272
MCBRIDE TIM & SCARLETT	16008 LAKEVIEW AVE SE UNIT 1	MONROE	WA	98272-2854
MCGEE MICHAEL L & CHELSEY L	21611 SR 2	MONROE	WA	98272
MCQOUWN LANA	16409 CURRIE RD SE UNIT A209	MONROE	WA	98272
MICHAUD MARGARET E	16123 FOLLIS CRT SE	MONROE	WA	98272-2858
MICHAUD SHARON E	16151 LAKEVIEW AVE SE	MONROE	WA	98272-2855
MILLER GREGORY & HEATHER	16442 162ND ST SE	MONROE	WA	98272
MILLS PATRICIA J	16052 LORDS LK AVE SE	MONROE	WA	98272
MOHR-DAVIS KIMBERLEY A	UNKNOWN	UNKNOWN	WA	

MONROE CITY OF	806 W MAIN	MONROE	WA	98272
MONTGOMERY AI T	16019 LORDS LAKE AVE	MONROE	WA	98272
MORRISON KATIE L & RANNEY DONOVAN W	16844 SNOQUALMIE LN SE	MONROE	WA	98272-2908
MOSTELLER DAVID G & ANDERSON MARGO LEIGH	16409 CURRIE RD SE #A204	MONROE	WA	98272
NCCORCHUK DUSTIN C & RACHEL L	16841 SNOQUALMIE LN SE	MONROE	WA	98272-2908
NEEVES MATT & MELISSA	15909 LAKEVIEW AVE SE	MONROE	WA	98272-2853
NEWHOUSE FAMILY TRUST	25910 N 56TH DR	PHOENIX	AZ	85083
NORTON ANDREW WOMES INC	16005 LAKEVIEW AVE SE	MONROE	WA	98272
NTHITE DAVID B & ROBIN R	19868 SW DEPPWELL CT	ALOHA	OR	97007
OAKS KEVIN R	15872 LAKEVIEW AVE SE	MONROE	WA	98272
OPULENCIA MYISHA L	5611 101ST PL NE	MARYSVILLE	WA	98270-6632
ORR MARK F & AMY E	16060 LAKEVIEW AVE SE	MONROE	WA	98272-2854
PEARSON JOEL LAURENCE	16517 CURRIE RD SE UNIT B303	MONROE	WA	98272
PELLETIER GEORGE	16024 LAKEVIEW AVE SE	MONROE	WA	98272
PIETZ DIANE	16409 CURRIE RD SE UNIT A104	MONROE	WA	98272
PORTCH STEPHANIE R	9838 NE 190TH ST UNIT F201	BOTHELL	WA	98011
POST MASTER	122 N BLAKELEY	MONROE	WA	98272
PYNE SEAN E	11311 19TH AVE SE APT F244	EVERETT	WA	98208
QUIGLEY THOMAS & MARY	16042 LAKEVIEW AVE SE	MONROE	WA	98272
RAINIER CURTIS A & MISTY R	15797 LAKEVIEW AVE SE	MONROE	WA	98272
RASMUS JASON D	736 G ST SW	OLYMPIA	WA	98512
REDFIELD TRAVIS T & SARA T	15969 LAKEVIEW AVE SE	MONROE	WA	98272-2853
REISZ JILL C	550 KIRKLAND WAY STE 402	KIRKLAND	WA	98033
RHOADES WILLIAM & SANDRA	2314 186TH PL SE	BOTHELL	WA	98012
RIOS RIGOBERTO & GONZALES MARIA LAURA	16409 CURRIE RD SE UNIT A202	MONROE	WA	98272
ROBERTS JOELLA/BENDON WADE	16409 CURRIE RD SE UNIT A304	MONROE	WA	98272
ROMANO DEE	16409 CURRIE RD SE UNIT B208	MONROE	WA	98272
RYSER DOUGLAS F / ALETA J	15734 NE 70TH CRT	REDMOND	WA	98052
SAASKI ELRIC W & LEONIE M	16517 CURRIE RD SE UNIT B106	MONROE	WA	98272
SARICH JULIE M	15851 LAKEVIEW AVE SE	MONROE	WA	98272
SCALZO T LOUISE	16517 CURRIE RD SE UNIT B105	MONROE	WA	98272
SCHLEMMER RYAN S & LISA D	16409 CURRIE RD SE #A305	MONROE	WA	98272
SCHROEDER CATHERINE L & MICHAEL	16039 LAKEVIEW AVE SE	MONROE	WA	98272-2854
SCHWINN JOHN	16862 SNOQUALMIE LN SE	MONROE	WA	98272-2908

SEABROOK ZEBB A & JANELL	16824 SNOQUALMIE LN SE	MONROE	WA	98272-2908
SENATORE ROBERT A & BONNIE L	16519 162ND ST SE	MONROE	WA	98272-2849
SHEEDY WILLIAM L & GERALDINE G	16517 CURRIE RD SE #B-201	MONROE	WA	98272
SHOWERS BRANDON A & BRITTANY W MATHENY	15928 LAKEVIEW AVE SE	MONROE	WA	98272-2853
SIMMONDS ANDREA M	15891 LAKEVIEW AVE SE	MONROE	WA	98272-2852
SKALSKY KENNETH J & NANCY	11201 N EL MIRAGE RD BOX F	EL MIRAGE	AZ	85335
STANLEY RICHARD & JULIE	16276 RILEY COURT	MONROE	WA	98272
STAY EDMUND JR & ESTHER MARIA	16456 162ND ST SE	MONROE	WA	98272-2848
STRAKA BRUCE A	16409 CURRIE RD SE UNIT A109	MONROE	WA	98272-2876
STROME SHELLEY J	16236 RILEY CRT SE	MONROE	WA	98272
TEIGE MICHAEL/HOLLY	5665 SW MEADOWS RD STE 350	LK OSWE		97035
TOELKEN JOHN ALLEN & ASIA D	16409 CURRIE RD SE UNIT A306	MONROE	WA	98272
TUREK DENNIS & SHARON	15927 LAKEVIEW AVE SE	MONROE	WA	98272
VAN WHY VANESS E	16409 CURRIE RD SE UNIT A208	MONROE	WA	98272
VANACKEREN VICTORIA	16409 CURRIE RD SE UNIT A303	MONROE	WA	98272
VANDERSLOOT PAULYNE M	16517 CURRIE RD SE UNIT B-101	MONROE	WA	98272
VATTAKS JENNIFER	15873 LAKEVIEW AVE SE	MONROE	WA	98272-2852
VAZQUEZ ROBERT A	15985 LORDS LAKE AVE SE	MONROE	WA	98272
VENEGAS SUSAN D	15863 LORDS LAKE AVE SE	MONROE	WA	98272
VENEGAS-PENA ARNULFO	14936 165TH AVE SE	MONROE	WA	98272-2644
VOIGT KARLA M	16409 CURRIE RD SE #A102	MONROE	WA	98272
WALKER MICHELLE R & SCOTT A	16517 CURRIE RD SE UNIT B102	MONROE	WA	98272
WALTERS CAROL	16279 RILEY COURT	MONROE	WA	98272
WEHMEYER CLINT R JR	5024 DOGWOOD DR	EVERETT	WA	98203-3159
WHETZEL TREVOR L & SARAH A	16131 FOLLIS CRT SE	MONROE	WA	98272-2858
WISSINGER JOAN M	15899 LORDS LAKE AVE SE	MONROE	WA	98272
WOLFF ANNA R	16517 CURRIE RD UNIT B 305	MONROE	WA	98272
WOODYATT KESTON & CONVY JENNIFER TRUST	16098 LAKEVIEW AVE SE	MONROE	WA	98272-2854
WOOLERY RANDAL S	16517 CURRIE RD UNIT 205	MONROE	WA	98272
WSDOT	PO BOX 330310	SEATTLE	WA	98133
WYLDE DIANA M	16266 RILEY COURT SE	MONROE	WA	98272
ZACARIAS LUIS M Z & ANDRADE JUANA GAYOSO	16409 CURRIE RD SE #310	MONROE	WA	98272
ZNAK EARL J & DELORES C	16120 LAKEVIEW AVE SE	MONROE	WA	98272-2855



Invoice #100897242

Order Date: March 26, 2015

Account: CityofMonroe

Order Total: \$111.30

Billing Address

*Finance Department
City of Monroe
806 W Main St
Monroe WA 98272-2125
United States
T: 3608634533*

Payment Method

User Credit

Complete
 In progress
 Attention

Job ID: 42399697

Requested Fulfillment Date: 3/31/2015

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 5 x 8 - SpaceSaver Format Product SKU: PC41 Document Name: Iron Eagle NOA List Name: molMergedList <i>Paper Type And Color:White Matte Black And White Number Of Pages:2 Double Sided:Yes Copy Sent To Sender:Yes</i> Production Cost For 169 Pieces:\$37.18 First Class Automation Letter Postage For 158 Pieces:\$68.73 First Class Unsorted Letter Postage For 11 Pieces:\$5.39		169	\$111.30	
Order Sub Total:			\$111.30	
Invoice Subtotal:			\$111.30	
Total Invoice:			\$111.30	

AFFIDAVIT OF POSTING NOTICE OF APPLICATION

STATE OF WASHINGTON)

16691 Currie Road, Monroe, WA, 98272
Address

COUNTY OF SNOHOMISH)

15-SPDL-0001/ Iron Eagle Subdivision- Hager
Application File and Name

I, Michael Tuomisto (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 31st day of March, 2015, I posted (2) Notice of Application for 15-SPDL-0001, 16691 Currie Road, Monroe, Washington in a conspicuous place; and on the correct date of posting of said notice, to wit:

16691 Currie Road, Monroe, WA, 98272
Location of Notice

Michael Tuomisto
Signed

Subscribed and sworn to me this 31st day of March, 2015

NOTARY SEAL



Vicki L Thayer
NOTARY PUBLIC in and for the State of Washington, residing at:

Lake Stevens

Printed Name: Vicki L Thayer

My commission expires: May 9, 2016

AFFIDAVIT OF EMAILING NOTICE OF APPLICATION

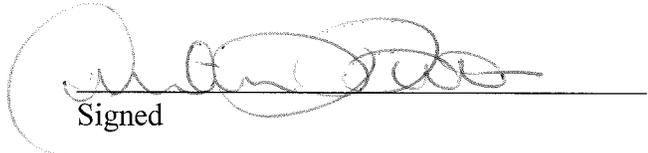
STATE OF WASHINGTON)

16691 Currie Road, Monroe, WA, 98272
Project location

COUNTY OF SNOHOMISH)

15-SPDL-0001/ Iron Eagle Subdivision-
File Number and Project Name

I, Christina LaVelle, being first duly sworn on oath deposes and says that on the 31st day of March, 2015 I emailed a Notice of Application for 15-SPDL-0001, 16691 Currie Road, Monroe, Washington. Attached is the list of agencies, names and addresses to whom this information was emailed.


Signed

Subscribed and sworn to me this 31st day March, 2015

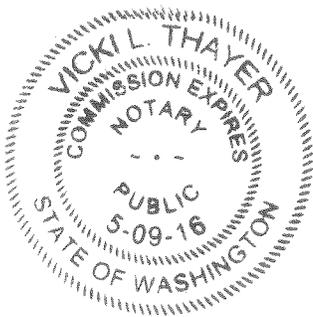
NOTARY SEAL


NOTARY PUBLIC in and for the State of
Washington, residing at:

Lake Stevens

Printed Name: Vicki L. Thayer

My commission expires: 5/9/16



Christina LaVelle

From: Christina LaVelle
Sent: Tuesday, March 31, 2015 11:59 AM
To: 'separegister@ecy.wa.gov'; 'Philip Spirito'; 'lanthony@sno-isle.org';
'justin.fontes@ftr.com'; 'rfreedma@wm.com'; 'WSmith3@republicservices.com';
'faye.ryan@pse.com'; 'david.matulich@pse.com'; 'Warrick, John';
'david.matulich@pse.com'; 'Warrick, John'; 'crenderlein@snopud.com';
'kate.tourtellot@commtrans.org'; 'Neilwheeler@comcast.net';
'Eileen.lefebvre@providence.org'; 'nwalker@valleygeneral.org'; Ralph Yingling;
'gretchen.kaehler@dahp.wa.gov'; 'sharon.swan@snoco.org';
'Diane.Rolph@co.snohomish.wa.us'; 'equestions@shd.snohomish.wa.gov';
'candice.soine@snoco.org'; Mike Fitzgerald eMail; 'stevev@psc Cleanair.org';
'sposner@utc.wa.gov'; 'kmclain@agri.wa.gov'; 'anthony.boscolo@commerce.wa.gov';
'reviewteam@commerce.wa.gov'; 'Robert.Zeigler@dfw.wa.gov';
'randy.kline@parks.wa.gov'; 'efheinitz@doc1.wa.gov'; 'marksoltman@doh.wa.gov';
'Terri.Sinclair-Olson@dshs.wa.gov'; 'timmerc@wsdot.wa.gov'; 'sepacenter@dnr.wa.gov';
'ramin.pazooki@wsdot.wa.gov'; 'erin.l.legge@usace.army.mil';
'mark.eberlein@fema.dhs.gov'; 'joseph@sauk-suiattle.com'; 'njoseph@sauk-
suiattle.com'; 'kjoseph@sauk-suiattle.com'; 'ryoung@tulaliptribes-nsn.gov';
'kfinley@tulaliptribes-nsn.gov'; 'pstevenson@stillaguamish.com';
'newstips@heraldnet.com'; 'info@PPTValley.org'; 'stephenm@harmseninc.com'; 'penjim5
@frontier.com'
Cc: Nick Holland
Subject: Notice of Application for Iron Eagle Rezone and Preliminary Plat
Attachments: Notice of Application Iron Eagle.pdf; Vicinity Map.pdf

Dear Interested Parties and Agencies,

Attached please find a notice of application and corresponding vicinity map for the Iron Eagle Rezone and Preliminary Plat (file #'s: 15-REZN-0001, 15-SDPL-0001). This correspondence is being sent in order to provide you the opportunity to comment on the project. Plan and submittal documents may be found at www.monroewa.gov/IronEagle.Comments may be submitted to Kim Shaw, Permit Supervisor, by phone at (360) 863-4532, via email at kshaw@monroewa.gov, or by mail at 806 West Main Street, Monroe, WA, 98272.

Thank You,

Tina

Tina Lavelle

Planning Technician

PH 360.863.4533

Email clavelle@monroewa.gov

www.monroewa.gov



AFFIDAVIT OF POSTING NOTICE OF APPLICATION

STATE OF WASHINGTON)

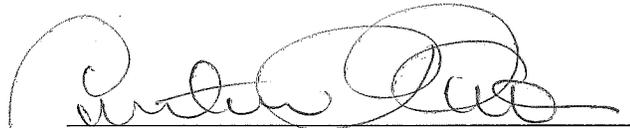
16691 Currie Road, Monroe, WA, 98272
Address

COUNTY OF SNOHOMISH)

15-SPDL-0001/ Iron Eagle Subdivision- Hager
Application File and Name

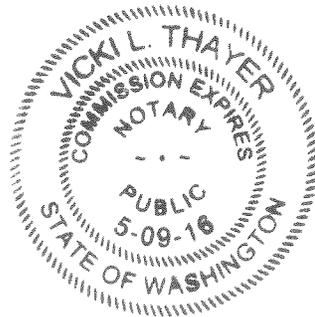
I, Christina LaVelle (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 31st day of March, 2015, I posted (2) Notice of Application for 15-SPDL-0001, 16691 Currie Road, Monroe, Washington in the City Hall lobby and the Monroe Public Library; and on the correct date of posting of said notice, to wit:

806 W Main St., Monroe, Washington, 1070 Village Way, Monroe, WA
Location of Notice


Signed

Subscribed and sworn to me this 31st day of March, 20 15

NOTARY SEAL





NOTARY PUBLIC in and for the State of Washington, residing at:

Lake Stevens

Printed Name: Vicki Thayer

My commission expires: 5/9/2016



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

NOTICE OF LAND USE APPLICATION

NOTICE is hereby given that the City of Monroe has received an application for the following project. You are invited to comment on this proposed project. Public hearings are required for this project and will be noticed separately.

Project Name & File: Iron Eagle Rezone and Preliminary Plat /15-REZN-0001,
15-SPLDL-0001
Applicant: James & Frances Hager
Date of Application: March 16, 2015
Date of Completeness: March 23, 2015

PROJECT LOCATION:

The project site is located at 16691 Currie Road SE and involves tax parcel # 27060200301900. The project is located in the Urban Residential 9600 (UR 9600) and the Multi-Family Residential (MR 6000) Zoning Districts of the City of Monroe.

PROJECT DESCRIPTION:

The proposed project is to rezone the property from Urban Residential 9600 (UR 9600) and Multi-Family Residential 6000 (MR 6000) to Urban Residential 6000 (UR 6000), and subsequently subdivide the property into 34 residential lots.

LAND USE PERMITS:

Rezone, Preliminary Subdivision, and an Environmental Checklist are contained in the current application.

REQUIRED STUDIES:

Environmental Checklist, Traffic Impact Analysis, Geotechnical investigation and Technical Information (Drainage) Report, and Critical Area Study. These documents are available for review Monday – Friday, 8:00 – 5:00 p.m. at Monroe City Hall, 806 W Main St., Monroe WA and online at www.monroewa.gov/IronEagle.

PUBLIC COMMENT PROCEDURE:

Written comments on the proposal must be received no later than **5:00 pm, Wednesday, April 15, 2015** and can be submitted to Kim Shaw at kshaw@monroewa.gov or at 806 W Main St., Monroe WA 98272.

STAFF CONTACT:

Nick Holland, Associate Planner / (360)863-4513/ nholland@monroewa.gov

A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 21.50.110.

Posted / Mailed: March 31, 2015

Published: March 31, 2015



COMMUNITY DEVELOPMENT

NOTICE OF LAND USE PUBLIC HEARING

Project Name: Iron Eagle Rezone & Preliminary Plat **File Number(s):** 15-REZN-0001, 15-SDPL-0001

Description: The applicant is requesting a rezone and a concurrent preliminary plat approval of approximately 6.61 acres or 288,072 square feet. The site consists of two zoning designations, UR 9600 and MR 6000. The UR 9600 portion of the site consists of 5.90 acres and the MR 6000 portion of the site consists of 0.71 acres. The **rezone request** is to amend the zoning map for the property to a single zoning designation of UR 6000. The concurrent **preliminary plat application** is for the development of 32 single family residential lots which have been based on the proposed rezone designation to UR 6000.

Location: The project is located at 16691 Currie Rd., Monroe, WA, in Section 2, Township 27, and Range 6 east W.M. on Snohomish County tax parcel number 27060200301900.

Applicant/ Contact: James & Frances Hager, 21314 Calhoun Rd., Monroe, WA 98272

Date of Application: March 16, 2105

Date of Notice of Complete Application: March 23, 2015

Approvals Required: Preliminary Plat and Preliminary Planned Residential Development, SEPA Determination, Site Civil, Final Plat and Final Planned Residential Development, Forest Practices and Building Permits.

Application Process: A preliminary plat and rezone is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 21.20.050(F). It requires a public hearing and decision before the Hearing Examiner.

Studies Required: Environmental Checklist, Traffic Impact Analysis, Geotechnical Investigation, Technical Information (Drainage) Report, and Critical Area Study. These documents are available for review Monday-Friday, 8:00- 5:00 p.m. at Monroe City Hall, 806 West Main Street, Monroe WA and online @ www.monrewa.gov/ironeagle

Date of Notice of Application (NOA): March 31, 2015

Date of Notice of Mitigated Determination of Non-significance (SEPA): April 19, 2016

Notice of Public Hearing: **June 9, 2016 at 1:30 p.m.** by the Hearing Examiner in the Council Chambers at City Hall, 806 West Main Street, Monroe WA.

Staff Contact: Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov

Posted/Mailed: May 24, 2016

Published: May 24, 2016

HOW TO USE THIS NOTICE

TO LEARN MORE ABOUT A PROJECT:

- Contact the City's Permit Supervisor, Kim Shaw at 360.863.4532 or the planner assigned to the project.
- Review the project file at the City's Permit Center, 806 West Main Street, Monroe, WA 98272 or on the City's website @ www.monrewa.gov/ironeagle
- Hours: 8 a.m. - 5 p.m. M-F, Closed Holidays

TO COMMENT ON A PROJECT:

- Comments on a project scheduled for a hearing before the Hearing Examiner may be made by submitting them to the Permit Center prior to the open record hearing or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of the public hearing. The Hearing Examiner is required to issue a recommendation on this project pursuant to MMC 21.50.030 (D). The Hearing Examiner's recommendation shall be forwarded to the City Council within 14 days of the recommendation being issued.
- City of Monroe only publishes the land use applications that are required by the Monroe Municipal Code. Persons will receive notice of all decisions on which they have submitted written comments, regardless of whether or not they are published.
- You may become a party of record for a project by: 1) submitting original written comments and request to become a party of record to the City Planning Division prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign-up register at the hearing.

HOW TO REACH US:

The Permit Center for the City of Monroe Community Development Department is located in City Hall at 806 West Main Street, Monroe WA 98272. For information about the project or to view the project file, contact Permit Supervisor, Kim Shaw, at 360.863.4532 or kshaw@monroewa.gov. **Accommodations for people with disabilities will be provided upon request. Please contact City Hall at (360) 794-7400 and allow one-week advance notice**

**COMMUNITY
DEVELOPMENT NOTICE
OF LAND USE PUBLIC
HEARING**

Project Name: Iron Eagle
Rezone & Preliminary Plat
File Number(s): 15-REZN-
0001, 15-SDPL-0001

Description: The
applicant is requesting a
rezone and a concurrent
preliminary plat approval
of approximately 6.61
acres or 288,072 square
feet. The site consists of
two zoning designations,
UR 9600 and MR 6000.
The UR 9600 portion of
the site consists of 5.90
acres and the MR 6000
portion of the site consists
of 0.71 acres. The **rezone
request** is to amend the
zoning map for the
property to a single zoning
designation of UR 6000.
The concurrent
**preliminary plat
application** is for the
development of 32 single
family residential lots
which have been based on
the proposed rezone
designation to UR 6000.

Location: The project is
located at 16691 Currie
Rd., Monroe, WA, in
Section 2, Township 27,
and Range 6 east W.M. on
Snohomish County tax
parcel number
27060200301900.

Applicant/ Contact:
James & Frances Hager,
21314 Calhoun Rd.,
Monroe, WA 98272

Date of Application:
March 16, 2105 Date of
Notice of Complete
Application: March 23,
2015

Approvals Required:
Preliminary Plat and
Preliminary Planned
Residential Development,
SEPA Determination, Site
Civil, Final Plat and Final
Planned Residential
Development, Forest
Practices and Building
Permits.

Application Process: A
preliminary plat and
rezone is a public hearing
review process per City of
Monroe Municipal Code
(MMC) Chapter(s)
21.20.050(F). It requires a
public hearing and

decision before the
Hearing Examiner.

Studies Required:
Environmental Checklist,
Traffic Impact Analysis,
Geotechnical
Investigation, Technical
Information (Drainage)
Report, and Critical Area
Study. These documents
are available for review
Monday- Friday, 8:00-
5:00 p.m. at Monroe City
Hall, 806 West Main
Street, Monroe WA and
online

@www.monroewa.gov/irone
agle

**Date of Notice of
Application (NOA):**
March 31, 2015

**Date of Notice of
Mitigated Determination
of Non-significance
(SEPA):** April 19, 2016

Notice of Public Hearing:
June 9, 2016 at 1:30 p.m.
by the Hearing Examiner
in the Council Chambers
at City Hall, 806 West
Main Street, Monroe WA.

Staff Contact: Kristi Kyle,
Senior Planner at
360.863.4513 or
kkyle@monroewa.gov

Posted/Mailed: May 24,
2016 **Published:** May 24,
2016 **HOW TO USE THIS
NOTICE TO LEARN
MORE ABOUT A
PROJECT:**

-Contact the City's Permit
Supervisor, Kim Shaw at
360.863.4532 or the
planner assigned to the
project.

-Review the project file at
the City's Permit Center,
806 West Main Street,
Monroe, WA 98272 or on
the City's website @
www.monroewa.gov/ironea
gle

-Hours: 8 a.m. - 5 p.m. M-
F, Closed Holidays

**TO COMMENT ON A
PROJECT:**

-Comments on a project
scheduled for a hearing
before the Hearing
Examiner may be made by
submitting them to the
Permit Center prior to the
open record hearing or
provide other relevant
information may do so in
writing or appear in person
before the Hearing
Examiner at the time and
place of the public hearing.

The Hearing Examiner is
required to issue a
recommendation on this
project pursuant to MMC
21.50.030 (D). The
Hearing Examiner's
recommendation shall be
forwarded to the City
Council within 14 days of
the recommendation being
issued.

-City of Monroe only
publishes the land use
applications that are
required by the Monroe
Municipal Code. Persons
will receive notice of all
decisions on which they
have submitted written
comments, regardless of
whether or not they are
published.

-You may become a party
of record for a project by:
1) submitting original
written comments and
request to become a party
of record to the City
Planning Division prior to
the hearing; 2) testifying at
the hearing; or 3) entering
your name on a sign-up
register at the hearing.

HOW TO REACH US: The
Permit Center for the City
of Monroe Community
Development Department
is located in City Hall at
806 West Main Street,
Monroe WA 98272. For
information about the
project or to view the
project file, contact Permit
Supervisor, Kim Shaw, at
360.863.4532 or
kshaw@monroewa.gov.

**Accommodations for
people with disabilities
will be provided upon
request. Please contact
City Hall at (360) 794-
7400 and allow one-week
advance notice**

**AFFIDAVIT OF MAILING
NOTICE OF LAND USE PUBLIC HEARING**

STATE OF WASHINGTON) 16691 Currie Road, Monroe, Washington 98272
Address

COUNTY OF SNOHOMISH) Preliminary Plat & Rezone, City of Monroe file
#'s SDPL 2015-01/ REZN2015-01
Application Name and File

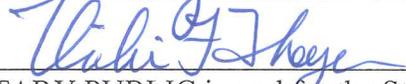
I, Christina LaVelle, being first duly sworn on oath depose and say that on the 20th day of May, 2016, made application with Click 2 Mail to mail on May 21, 2016, a copy with prepaid postage of the Notice of Land Use Public Hearing for the Preliminary Plat & Rezone for Iron Eagle located at 16691 Currie Road, Monroe, Washington 98272. Attached is a list of names and addresses to whom this information was mailed and confirmation of the order.


Signed

Subscribed and sworn to me this 20th day May 2016

NOTARY SEAL




NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2020

COMMUNITY DEVELOPMENT

NOTICE OF LAND USE PUBLIC HEARING



Project Name: Iron Eagle Preliminary Plat & Rezone **File Number:** 15- SDPL-0001, 15-REZN-0001

Description: The applicant is requesting a rezone and a concurrent preliminary plat approval of approximately 6.61 acres or 288,072 square feet. The site consists of two zoning designations, UR 9600 and MR 6000. The UR 9600 portion of the site consists of 5.90 acres and the MR 6000 portion of the site consists of 0.71 acres. The **rezone request** is to amend the zoning map for the property to a single zoning designation of UR 6000. The concurrent **preliminary plat application** is for the development of 32 single family residential lots which have been based on the proposed rezone designation to UR 6000.

Location: The project is located at 16691 Currie Rd., Monroe, WA, in Section 2, Township 27, and Range 6 east W.M. on Snohomish County tax parcel number 27060200301900.

Applicant/ Contact: James & Frances Hager, 21314 Calhoun Rd., Monroe, WA. 98272

Date of Application: March 16, 2105

Date of Notice of Complete Application: March 23, 2015

Approvals Required: Preliminary Plat and Preliminary Planned Residential Development, SEPA Determination, Site Civil, Final Plat and Final Planned Residential Development, Forest Practices and Building Permits.

Application Process: A preliminary plat and rezone is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 21.20.050(F). It requires a public hearing and decision before the Hearing Examiner.

Studies Required: Environmental Checklist, Traffic Impact Analysis, Geotechnical Investigation, Technical Information (Drainage) Report, and Critical Area Study. These documents are available for review Monday- Friday, 8:00- 5:00 p.m. at Monroe City Hall, 806 West Main Street, Monroe WA and online @www.monroewa.gov/ironeagle

Date of Notice of Application (NOA): March 31, 2015

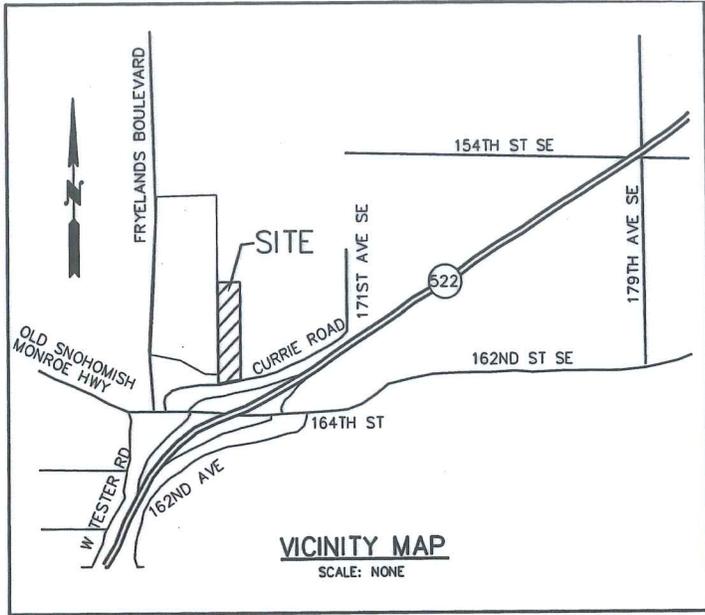
Date of Notice of Mitigated Determination of Non-significance (SEPA): April 19, 2016

Notice of Public Hearing: **June 9, 2016 at 1:30 p.m.** by the Hearing Examiner in the Council Chambers at City Hall, 806 West Main Street, Monroe WA.

Staff Contact: Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov

Posted/Mailed: May 24, 2016

Published: May 24, 2016



This area is reserved for addressing, any area in white can be used for your content.

OWNERNAME	OWNERLINE1	OWNERCITY	OWNERSTATE	OWNERZIP
ADAMS STERLING	PO BOX 5111	EVERETT	WA	98206
ALLEN LAURA	613 ROBERT ST	MONROE	WA	98272
ANDERSON HELAINA MARIE/TOYOJI KURT KAZUO	16133 LAKEVIEW AVE SE	MONROE	WA	98272-2855
ANDERSON NORMAN & PAMELA JO	16174 LAKEVIEW AVE SE	MONROE	WA	98272-2855
ANKRUM RAYMOND K	29715 387TH AVE NE	ARLINGTON	WA	98223-5210
ARCHER CALI M	18810 68TH AVE NE # A204	KENMORE	WA	98028
ASHBY/KALIN	PO BOX 85301	SAN DIEGO	CA	92186
BAILEY CASEY A & KERI B	15817 LAKEVIEW AVE SE	MONROE	WA	98272
BAILEY MICHAEL ARTHUR JOHN	18113 123RD PL NE	ARLINGTON	WA	98223-5816
BEATTIE JAMES N	11848 26TH AVE S UNIT 307	SEATTLE	WA	98168
BJORKLUND ANN K	16517 CURRIE RD SE UNIT B309	MONROE	WA	98272
BLACK DARREN DEAN & MARY ANNE	16870 ODOM LN SE	MONROE	WA	98272-2676
BLAIS PHILIPPE & ISABELLE CHARTRAND	16143 FOLLIS CRT SE	MONROE	WA	98272-2858
BOWYER JOHN O	14708 CONNELLY RD	SNOHOMISH	WA	98290
BRAODY HARRY & MARY	PO BOX 1469	MONROE	WA	98272-4469
BRINDAMOUR MICHAEL A & JAMIE L	16366 162ND ST SE	LAKE STEVENS	WA	98258
BROOKS JASON	16475 162ND ST SE	MONROE	WA	98272
BROPHY LEE & CATHY	16134 FOLLIS CT SE	MONROE	WA	98272
BUNNELL TERRY N S	15917 LORDS LAKE AVE SE	MONROE	WA	98272
BURCH FREDERICK W III & TERESA M	16026 LORDS LAKE AVE SE	MONROE	WA	98272
BURNETT ALISSA	17187 CAMBRIDGE ST SE	MONROE	WA	98272-2894
BURTON LINDSY	14923 181ST AVE SE	MONROE	WA	98272-1123
BYERS NICOLE A & MARSHALL N	16853 ODOM LN SE	MONROE	WA	98272-2676
CALHOUN ADAM T/PHILIPS MICHELLE M	16409 CURRIE RD SE UNIT B107	MONROE	WA	98272
CAPPELLETTI ANITA K & CHRISTOPHER L	15818 LAKEVIEW AVE SE	MONROE	WA	98272
CARDENAS DEBORAH PRECIADO	16409 CURRIE RD SE UNIT A207	MONROE	WA	98272
CARLSON STANLEY J	15946 LAKEVIEW AVE SE	MONROE	WA	98272-2853
CARRILLO OMAR M	16253 RILEY CRT SE	MONROE	WA	98272
CARSWELL JOSHUA & CHERI	16076 LAKEVIEW AVE SE	MONROE	WA	98272-2854
CHENG STEVE X & WANG MARGARET T	5801 145TH AVE SE	BELLEVUE	WA	98006
CLARK BRIAN P & DENHERDER JAMIE J	16021 LAKEVIEW AVE SE	MONROE	WA	98272
COLE ERIC M	16409 CURRIE RD SE #B104	MONROE	WA	98272
COLLINS ROBERT WAYNE & DIANE E TRUST	3708 MARTZ ST	SIMI VALLEY	CA	93063

COOK AIDA MOLINA	16517 CURRIE RD SE UNIT B310	MONROE	WA	98272
DALE GARY D & ALDRICH-DALE JANELLE D	16042 LAKEVIEW AVE SE	MONROE	WA	98272
DANBERG GARY J	16524 RILEY CT	MONROE	WA	98272
DARYL HABICH	13812 179TH AVE SE	MONROE	WA	98272
DAVISON CHAD R & LISA D	16461 162ND ST SE	MONROE	WA	98272
DESCHELL SONDR	16517 CURRIE RD SE UNIT B307	MONROE	WA	98272
DICKENS SUSAN E	16409 CURRIE RD SE UNIT B304	MONROE	WA	98272
DIR EMILY/DIR NATALIE	14315 365TH AVE SE	STARTUP	WA	98293
DOWNEY RANDEE M	15781 LAKEVIEW AVE SE	MONROE	WA	98272
DUONG SON T & REINA E	15852 LAKEVIEW AVE SE	MONROE	WA	98272
EATON TERRY/CHATERINE	16445 162ND ST SE	MONROE	WA	98272-2848
ELLIS R GREGORY E	17624 15TH AVE SE #104A	MILL CREEK	WA	98012
FAULDS ROBIN	16071 LORDS LAKE AVE SE	MONROE	WA	98272
FLETCHER ALLISON C & COLBY T	16517 CURRIE RD UNIT B203	MONROE	WA	98272
FULTS RYAN L	16051 LAKEVIEW AVE SE	MONROE	WA	98272
GALP LLC	PO BOX 3129	ARLINGTON	WA	98223
GANALON JAMES	16517 CURRIE RD UNIT 301	MONROE	WA	98272
GEORGE MICHELE D & BRIAN M H	3745 115TH AVE NE UNIT 1306	BELLEVUE	WA	98004
GERRY KYLE P & BRITNEY A	16252 RILEY CT SE	MONROE	WA	98272-2802
GOINGS GLENN & KARI	15836 LAKEVIEW AVE SE	MONROE	WA	98272
GRANNAN FREDERICK & REBEKAH	8109 VALLEY VIEW DR	ARLINGTON	WA	98223-4029
GRIFFITH DALE R & SHYAN	4421 145TH AVE SE	BELLEVUE	WA	98006
HAGEN WESLEY T JR & SHANNON	16073 LAKEVIEW AVE SE	MONROE	WA	98272
HAGER JAMES R & FRANCES M	21314 CALHOUN RD	MONROE	WA	98272
HALVORSON DIANA J	15835 LAKEVIEW AVE SE	MONROE	WA	98272-2852
HAMILTON LAUREN	16517 CURRIE RD SE UNIT B207	MONROE	WA	98272
HARTSOCK TAYLOR EVERETT & SHESTAN RAE	16517 CURRIE RD SE NO B308	MONROE	WA	98272
HENRIQUEZ ARCELIA	16284 RILEY CT SE	MONROE	WA	98272
HIATT MELLISSA F	9731 5TH ST NE #A	LAKE STEVENS	WA	98258
HIGDON JANIS L	15971 LORD'S LAKE AVE SE	MONROE	WA	98272-2861
HILL FRANKLIN	409 HARBOR DR S	VENICE	FL	34285
HOFFMAN WALLACE L & DONNA J	15953 LORD'S LAKE AVE SE	MONROE	WA	98272-2861
HORKY JAMES & ANNA LYN	16419 CURRIE RD SE UNIT A-210	MONROE	WA	98272
HOWARD TERRANCE M	16117 LAKEVIEW AVE SE	MONROE	WA	98272-2855

IH2 PROPERTY WASHINGTON LP	21001 N TATUM BLVD STE 1630 - 630	PHOENIX	AZ	85050
JANKAUSKAS REMIGIJUS/JANKAUSKIENE DIANA	2613 183RD AVE SE	SNOHOMISH	WA	98290
JAYNES ERIN	15997 LORDS LAKE AVE SE	MONROE	WA	98272
JOHNSON MARK P & DIANE E	15941 LAKEVIEW SE	MONROE	WA	98272
JOHNSON TODD J JR	16267 RILEY CRT SE	MONROE	WA	98272
JONES JARED MICHAEL	16140 LAKEVIEW AVE SE	MONROE	WA	98272
KNAPP CHRISTOPHER A	16409 CURRIE RD SE UNIT A201	MONROE	WA	98272
KNECHT DEBRA	16181 LAKEVIEW AVE SE	MONROE	WA	98272-2855
KNETTLES JOHN & CORINNA	15988 LAKEVIEW AVE SE	MONROE	WA	98272
KRADENPOTH JAMIE	16409 CURRIE RD SE UNIT A302	MONROE	WA	98272
KUHLMANN CONSTANCE E	1000 EAST HAYDEN DR	MOSES LAKE	WA	98837
LARSON M / BUTLER A	16037 LORD'S LAKE AVE SE	MONROE	WA	98272-2862
LARSON MARC A & CHRISTINE S	16120 FOLLIS CRT SE	MONROE	WA	98272-2858
LAYSON THOMAS & CINDY	16160 FOLLIS CT SE	MONROE	WA	98272
LEMBKE JEFFREY T & ERIN M	16155 FOLLIS CRT SE	MONROE	WA	98272-2858
LENDY DEREK EUGENE & ERIKA A	15798 LAKEVIEW AVE	MONROE	WA	98272
LIGHT DANIELLE R/TROXELL STEWART C	17428 STATE ROUTE 203	MONROE	WA	98272
LINDBORG LARISSA M	8209 123RD AVE NE	LAKE STEVENS	WA	98258
LLANES BENJAMIN & STEPHANIE	16409 CURRIE RD SE UNIT A206	MONROE	WA	98272
LOSK SHAWN	16517 CURRIE RD SE UNIT B209	MONROE	WA	98272
LU ZHU LIAN & MA KEN WING	2622 NE 130TH ST	SEATTLE	WA	98125
LUKYANCHUK VIKTOR & NINA	16812 SNOQUALMIE LN SE	MONROE	WA	98272-2908
MADILL BRUCE	16409 CURRIE RD SE UNIT A103	MONROE	WA	98272
MAGANA YESENIA J	16409 CURRIE RD SE UNIT A309	MONROE	WA	98272
MANLEY TIMOTHY R	16084 LORDS LAKE RD	MONROE	WA	98272
MARISCAL GIL	16517 CURRIE RD SE B103	MONROE	WA	98272
MCBRIDE TIM & SCARLETT	16008 LAKEVIEW AVE SE UNIT 1	MONROE	WA	98272-2854
MCGEE MICHAEL L & CHELSEY L	21611 SR 2	MONROE	WA	98272
MCQUOWN LANA	16409 CURRIE RD SE UNIT A209	MONROE	WA	98272
MICHAUD MARGARET E	16123 FOLLIS CRT SE	MONROE	WA	98272-2858
MICHAUD SHARON E	16151 LAKEVIEW AVE SE	MONROE	WA	98272-2855
MILLER GREGORY & HEATHER	16442 162ND ST SE	MONROE	WA	98272
MILLS PATRICIA J	16052 LORDS LK AVE SE	MONROE	WA	98272
MOHR-DAVIS KIMBERLEY A	UNKNOWN	UNKNOWN	WA	

MONROE CITY OF	806 W MAIN	MONROE	WA	98272
MONTGOMERY AI T	16019 LORDS LAKE AVE	MONROE	WA	98272
MORRISON KATIE L & RANNEY DONOVAN W	16844 SNOQUALMIE LN SE	MONROE	WA	98272-2908
MOSTELLER DAVID G & ANDERSON MARGO LEIGH	16409 CURRIE RD SE #A204	MONROE	WA	98272
NCCORCHUK DUSTIN C & RACHEL L	16841 SNOQUALMIE LN SE	MONROE	WA	98272-2908
NEEVES MATT & MELISSA	15909 LAKEVIEW AVE SE	MONROE	WA	98272-2853
NEWHOUSE FAMILY TRUST	25910 N 56TH DR	PHOENIX	AZ	85083
NORTON ANDREW WOMES INC	16005 LAKEVIEW AVE SE	MONROE	WA	98272
NTHITE DAVID B & ROBIN R	19868 SW DEPPWELL CT	ALOHA	OR	97007
OAKS KEVIN R	15872 LAKEVIEW AVE SE	MONROE	WA	98272
OPULENCIA MYISHA L	5611 101ST PL NE	MARYSVILLE	WA	98270-6632
ORR MARK F & AMY E	16060 LAKEVIEW AVE SE	MONROE	WA	98272-2854
PEARSON JOEL LAURENCE	16517 CURRIE RD SE UNIT B303	MONROE	WA	98272
PELLETIER GEORGE	16024 LAKEVIEW AVE SE	MONROE	WA	98272
PIETZ DIANE	16409 CURRIE RD SE UNIT A104	MONROE	WA	98272
PORTCH STEPHANIE R	9838 NE 190TH ST UNIT F201	BOTHELL	WA	98011
POST MASTER	122 N BLAKELEY	MONROE	WA	98272
PYNE SEAN E	11311 19TH AVE SE APT F244	EVERETT	WA	98208
QUIGLEY THOMAS & MARY	16042 LAKEVIEW AVE SE	MONROE	WA	98272
RAINIER CURTIS A & MISTY R	15797 LAKEVIEW AVE SE	MONROE	WA	98272
RASMUS JASON D	736 G ST SW	OLYMPIA	WA	98512
REDFIELD TRAVIS T & SARA T	15969 LAKEVIEW AVE SE	MONROE	WA	98272-2853
REISZ JILL C	550 KIRKLAND WAY STE 402	KIRKLAND	WA	98033
RHOADES WILLIAM & SANDRA	2314 186TH PL SE	BOTHELL	WA	98012
RIOS RIGOBERTO & GONZALES MARIA LAURA	16409 CURRIE RD SE UNIT A202	MONROE	WA	98272
ROBERTS JOELLA/BENDON WADE	16409 CURRIE RD SE UNIT A304	MONROE	WA	98272
ROMANO DEE	16409 CURRIE RD SE UNIT B208	MONROE	WA	98272
RYSER DOUGLAS F / ALETA J	15734 NE 70TH CRT	REDMOND	WA	98052
SAASKI ELRIC W & LEONIE M	16517 CURRIE RD SE UNIT B106	MONROE	WA	98272
SARICH JULIE M	15851 LAKEVIEW AVE SE	MONROE	WA	98272
SCALZO T LOUISE	16517 CURRIE RD SE UNIT B105	MONROE	WA	98272
SCHLEMMER RYAN S & LISA D	16409 CURRIE RD SE #A305	MONROE	WA	98272
SCHROEDER CATHERINE L & MICHAEL	16039 LAKEVIEW AVE SE	MONROE	WA	98272-2854
SCHWINN JOHN	16862 SNOQUALMIE LN SE	MONROE	WA	98272-2908

SEABROOK ZEBB A & JANELL	16824 SNOQUALMIE LN SE	MONROE	WA	98272-2908
SENATORE ROBERT A & BONNIE L	16519 162ND ST SE	MONROE	WA	98272-2849
SHEEDY WILLIAM L & GERALDINE G	16517 CURRIE RD SE #B-201	MONROE	WA	98272
SHOWERS BRANDON A & BRITTANY W MATHENY	15928 LAKEVIEW AVE SE	MONROE	WA	98272-2853
SIMMONDS ANDREA M	15891 LAKEVIEW AVE SE	MONROE	WA	98272-2852
SKALSKY KENNETH J & NANCY	11201 N EL MIRAGE RD BOX F	EL MIRAGE	AZ	85335
STANLEY RICHARD & JULIE	16276 RILEY COURT	MONROE	WA	98272
STAY EDMUND JR & ESTHER MARIA	16456 162ND ST SE	MONROE	WA	98272-2848
STRAKA BRUCE A	16409 CURRIE RD SE UNIT A109	MONROE	WA	98272-2876
STROME SHELLEY J	16236 RILEY CRT SE	MONROE	WA	98272
TEIGE MICHAEL/HOLLY	5665 SW MEADOWS RD STE 350	LK OSWE		97035
TOELKEN JOHN ALLEN & ASIA D	16409 CURRIE RD SE UNIT A306	MONROE	WA	98272
TUREK DENNIS & SHARON	15927 LAKEVIEW AVE SE	MONROE	WA	98272
VAN WHY VANESS E	16409 CURRIE RD SE UNIT A208	MONROE	WA	98272
VANACKEREN VICTORIA	16409 CURRIE RD SE UNIT A303	MONROE	WA	98272
VANDERSLOOT PAULYNE M	16517 CURRIE RD SE UNIT B-101	MONROE	WA	98272
VATTAKS JENNIFER	15873 LAKEVIEW AVE SE	MONROE	WA	98272-2852
VAZQUEZ ROBERT A	15985 LORDS LAKE AVE SE	MONROE	WA	98272
VENEGAS SUSAN D	15863 LORDS LAKE AVE SE	MONROE	WA	98272
VENEGAS-PENA ARNULFO	14936 165TH AVE SE	MONROE	WA	98272-2644
VOIGT KARLA M	16409 CURRIE RD SE #A102	MONROE	WA	98272
WALKER MICHELLE R & SCOTT A	16517 CURRIE RD SE UNIT B102	MONROE	WA	98272
WALTERS CAROL	16279 RILEY COURT	MONROE	WA	98272
WEHMEYER CLINT R JR	5024 DOGWOOD DR	EVERETT	WA	98203-3159
WHETZEL TREVOR L & SARAH A	16131 FOLLIS CRT SE	MONROE	WA	98272-2858
WISSINGER JOAN M	15899 LORDS LAKE AVE SE	MONROE	WA	98272
WOLFF ANNA R	16517 CURRIE RD UNIT B 305	MONROE	WA	98272
WOODYATT KESTON & CONVY JENNIFER TRUST	16098 LAKEVIEW AVE SE	MONROE	WA	98272-2854
WOOLERY RANDAL S	16517 CURRIE RD UNIT 205	MONROE	WA	98272
WSDOT	PO BOX 330310	SEATTLE	WA	98133
WYLDE DIANA M	16266 RILEY COURT SE	MONROE	WA	98272
ZACARIAS LUIS M Z & ANDRADE JUANA GAYOSO	16409 CURRIE RD SE #310	MONROE	WA	98272
ZNAK EARL J & DELORES C	16120 LAKEVIEW AVE SE	MONROE	WA	98272-2855

AFFIDAVIT OF POSTING ON SITE NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON)

16691 Currie Road, Monroe, Washington 98272

Address

COUNTY OF SNOHOMISH)

Preliminary Plat & Rezone, City of Monroe
File #'s SDPL 2015-01/ REZN2015-01

Application File and Name

I, Jamie Woodcock (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 24th day of May, 2016, I posted (1) Notice of Land Use Public Hearing for the Preliminary Plat & Rezone for Iron Eagle located at 16691 Currie Road, Monroe, Washington 98272. on site; and on the correct date of posting of said notice, to wit:

16691 Currie Road, Monroe, WA 98272

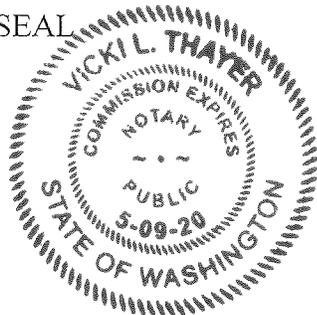
Location of Notice

Jamie Woodcock

Signed

Subscribed and sworn to me this 24th day of May, 2016

NOTARY SEAL



Vicki Thayer

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2020

**AFFIDAVIT OF EMAILING
NOTICE OF LAND USE PUBLIC HEARING**

STATE OF WASHINGTON)

Preliminary Plat & Rezone for Iron Eagle, City
of Monroe file #'s SDPL 2015-01/ REZN 2015-01
Application Name & File #

COUNTY OF SNOHOMISH)

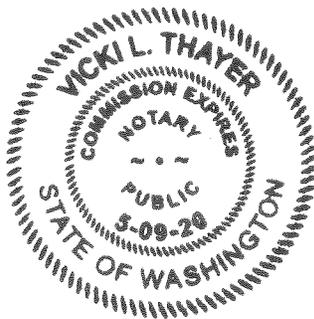
James & Frances Hager, 21314 Calhoun Road,
Monroe, Washington 98272
Applicant

I, Christina LaVelle, being first duly sworn on oath depose and say that on the 24th day of May, 2016, I emailed the Notice of Land Use Public Hearing for the Preliminary Plat & Rezone for Iron Eagle located at 16691 Currie Road, Monroe, Washington 98272. Attached is a list of names of the agencies and email addresses to whom this information was emailed.


Signed

Subscribed and sworn to me this 24th day May, 2016

NOTARY SEAL




NOTARY PUBLIC in and for the State of
Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2020

Christina LaVelle

From: Christina LaVelle
Sent: Tuesday, May 24, 2016 9:28 AM
To: 'separegister@ecy.wa.gov'; 'Philip Spirito'; 'lanthony@sno-isle.org'; 'justin.fontes@ftr.com'; 'rfreedma@wm.com'; 'WSmith3@republicservices.com'; 'Ryan, Faye'; 'Raelynn.asah@pse.com'; 'Warrick, John'; 'crenderlein@snopud.com'; 'kate.tourtellot@commtrans.org'; 'Neilwheeler@comcast.net'; 'Eileen.lefebvre@providence.org'; 'nwalker@valleygeneral.org'; 'sepa@dahp.wa.gov'; 'piplicd@monroe.wednet.edu'; 'sharon.swan@snoco.org'; 'Diane.Rolph@co.snohomish.wa.us'; 'equestions@shd.snohomish.wa.gov'; 'candice.soine@snoco.org'; Mike Fitzgerald eMail; 'Maria.Schmidt@snoco.org'; 'stevev@psc Clean Air.org'; 'imiller@psrc.org'; 'kmclain@agr.wa.gov'; 'anthony.boscolo@commerce.wa.gov'; 'reviewteam@commerce.wa.gov'; 'Robert.Zeigler@dfw.wa.gov'; 'efheinitz@doc1.wa.gov'; 'marksoltman@doh.wa.gov'; 'timmerc@wsdot.wa.gov'; 'sepacenter@dnr.wa.gov'; 'ramin.pazooki@wsdot.wa.gov'; 'randy.kline@parks.wa.gov'; 'erin.l.legge@usace.army.mil'; 'mark.eberlein@fema.dhs.gov'; 'joseph@sauk-suiattle.com'; 'njoseph@sauk-suiattle.com'; 'kjoseph@sauk-suiattle.com'; 'ryoung@tulaliptribes-nsn.gov'; 'kfinley@tulaliptribes-nsn.gov'; 'pstevenson@stillaguamish.com'; 'newstips@heraldnet.com'; 'info@PPTValley.org'; 'Steve Mason'; 'penjim5@frontier.com'
Cc: Kim Shaw; Kristi Kyle
Subject: Public Hearing for Iron Eagle Rezone and Preliminary Plat
Attachments: NOPH Iron Eagle.pdf

Good Morning Public Agencies and Interested Parties,

Notice is Hereby Given that the **CITY OF MONROE COMMUNITY DEVELOPMENT DEPARTMENT** has a **Public Hearing** scheduled for **June 9, 2016 at 1:30 p.m.** with the Hearing Examiner in the Council Chambers at City Hall, 806 West Main Street, Monroe, Washington. The Public Hearing is for the Iron Eagle Rezone and Preliminary Plat, local file #'s: 15-REZN-0001 & 15-SDPL-0001.

Description: The applicant is requesting a rezone and a concurrent preliminary plat approval of approximately 6.61 acres or 288,072 square feet. The site consists of two zoning designations, UR 9600 and MR 6000. The UR 9600 portion of the site consists of 5.90 acres and the MR 6000 portion of the site consists of 0.71 acres. The **rezone request** is to amend the zoning map for the property to a single zoning designation of UR 6000. The concurrent **preliminary plat application** is for the development of 32 single family residential lots which have been based on the proposed rezone designation to UR 6000.

Location: The project is located at 16691 Currie Rd., Monroe, WA, in Section 2, Township 27, and Range 6 east W.M. on Snohomish County tax parcel number 27060200301900.

Applicant/ Contact: James & Frances Hager, 21314 Calhoun Rd., Monroe, WA 98272

Staff Contact: Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov

If you have any general questions in regards to the above information, please contact me and I will be happy to help.

Thank you,

Tina

Tina Lavelle

Planning Technician

PH 360.863.4533

Email clavelle@monroewa.gov

www.monroewa.gov



AFFIDAVIT OF POSTING NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON)

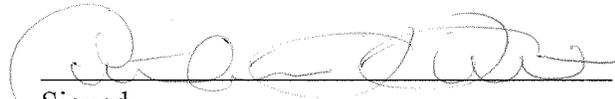
16691 Currie Road, Monroe, Washington 98272
Project location

COUNTY OF SNOHOMISH)

Preliminary Plat & Rezone, City of Monroe file
#’s SDPL 2015-01/ REZN2015-01
Application Name and File Number

I, Christina LaVelle being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 24th day of May, 2016, that I posted (2) Notice of Land Use Public Hearing for the Preliminary Plat & Rezone for Iron Eagle located at 16691 Currie Road, Monroe, Washington 98272. at Monroe City Hall and the Monroe Library at the following addresses:

806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272
Location of notice


Signed

Subscribed and sworn to me this 24th day of May, 2016

NOTARY SEAL




NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2020

From: [Nick Holland](#)
To: [Melissa Place](#)
Subject: FW: Re zoning from MR6000/UR9600
Date: Thursday, April 09, 2015 10:58:21 AM

Here is my response to Tiffany.

Nick Holland
Associate Planner
City of Monroe
360-794-7400 ext. 4513

-----Original Message-----

From: Nick Holland
Sent: Thursday, April 09, 2015 8:14 AM
To: 'Tiffany Norton'; nholland@monroe.wa.gov; kshaw@monroe.wa.gov; Kim Shaw
Subject: RE: Re zoning from MR6000/UR9600

Hello Tiffany:

Thank you for your response. I will be sure to add your comments to the record for the preliminary plat and rezone. We have the plans on file here at City Hall if you would like to come and take a look at the proposed lot configuration and sizing, as well as any technical studies for the project. I would consider it a basic single family subdivision, for the purpose of building single family homes. Notices for the public hearing will be posted separately, so be on the lookout for those. Thank you again.

Nick Holland
Associate Planner
City of Monroe
360-794-7400 ext. 4513

-----Original Message-----

From: Tiffany Norton [<mailto:tiffany.norton@yahoo.com>]
Sent: Wednesday, April 08, 2015 5:35 PM
To: Nick Holland; nholland@monroe.wa.gov; kshaw@monroe.wa.gov; Kim Shaw
Subject: Re zoning from MR6000/UR9600

Mr. Holland, Ms. Shaw and all others concerned,

I live on a piece of property that backs up to the Iron Eagle plat of land that is currently zoned for UR9600/MR6000, and see that it is being requested to be rezoned to UR6000.

I'm curious about the size of the lots if it were to be rezoned, and what type of dwellings would be built. We have seen several attempts at a rezone of this space, mostly to try to make it available for commercial properties or apartments. I see from the zoning map that the Lords Lake division that I live in is zoned UR9600. My worry is that putting more houses than what a UR9600 space allows, will cause a serious flooding and drainage issue in the neighboring homes, and create problems for the protected wetland space next to it.

I am aware that there are many required studies that will analyze the space, but feel that experience speaks more to what will happen when this space is developed. I have lived in a home that abuts this property since 1998 and have dealt with drainage issues that vary depending on the weather and conditions each year. This has been an unusually dry year and my fear is that if the studies done are based on this year's rainfall, it will not paint an accurate picture of what is to come in future years.

I will be attending the hearing and look forward to your response for my concerns.

Sincerely,

Tiffany S Norton



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 15, 2015

Ms. Kim Shaw
Permits Supervisor
City of Monroe
806 W Main Street
Monroe, WA 98272

In future correspondence please refer to:

Log: 041515-07-SN

Property: Notice of Application for Iron Eagle Rezone and Preliminary Plat

Re: Archaeology - Survey Requested

Dear Ms. Shaw:

We have reviewed the materials forwarded to our office for the proposed project referenced above. The area has a high potential for archaeological resources. There are three precontact archaeological sites and one historic archaeological site within 1.3 miles of the project area on similar landforms. Identification of archaeological resources during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource.

We request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The completed survey should be provided to DAHP and the interested Tribes for review prior to permitting. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.



Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me at (360) 586-3088 or Gretchen.Kaehler@dahp.wa.gov.

Sincerely,

A handwritten signature in blue ink that reads "Gretchen Kaehler". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Gretchen Kaehler
Local Governments Archaeologist
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Tara Duff, Cultural Resources Director, Stillaguamish Tribe
Kerry Lyste, Cultural Resources, Stillaguamish Tribe
Richard Young, Cultural Resources Director, Tulalip Tribes
Larry Campbell, THPO, Swinomish Tribe
Josephine Peters, Swinomish Tribe
Norma Joseph, Chair, Sauk-Suiattle Tribe
Jackie Ferry, THPO, Samish Tribe
Steven Mullen-Moses, Cultural Resources, Snoqualmie Tribe
Dennis Lewarch, THPO, Suquamish Tribe

From: [Ryan Faye](#)
To: [Christina LaVelle](#)
Cc: [Matulich, David B](#)
Subject: RE: Notice of Application for Iron Eagle Rezone and Preliminary Plat
Date: Monday, April 06, 2015 7:19:48 PM
Attachments: [image001.jpg](#)

Christina,

PSE has no electric or gas facilities or easements within the property that would be affected by the proposed plat. If the developer wants gas service to the new plat, it would likely have to be extended from our existing facilities to the property within Currie Road ROW.

Faye Ryan, SR/WA
 Senior Real Estate Representative
 Northern Region

Puget Sound Energy
 Right-of-Way Department
 1660 Park Lane
 Burlington, WA 98233

Easement ?s

<http://pse.com/accountsandservices/YourProperty/Pages/Easements.aspx>

faye.ryan@pse.com
 360-766-5455 (ofc)
 360-628-2864 (cell)

From: Christina LaVelle [mailto:CLaVelle@monroewa.gov]
Sent: Tuesday, March 31, 2015 11:59 AM
To: separegister@ecy.wa.gov; Philip Spirito; lanthony@sno-isle.org; justin.fontes@ftr.com; rfreedma@wm.com; WSmith3@republicservices.com; Ryan, Faye; Matulich, David B; Warrick, John; Matulich, David B; Warrick, John; crenderlein@snopud.com; kate.tourtellot@commtrans.org; Neilwheeler@comcast.net; Eileen.lefebvre@providence.org; nwalker@valleygeneral.org; Ralph Yingling; gretchen.kaehler@dahp.wa.gov; sharon.swan@snoco.org; Diane.Rolph@co.snohomish.wa.us; equestions@shd.snohomish.wa.gov; candice.soine@snoco.org; Mike Fitzgerald eMail; stevev@psc Clean Air.org; sposner@utc.wa.gov; kmclain@agri.wa.gov; anthony.boscolo@commerce.wa.gov; reviewteam@commerce.wa.gov; Robert.Zeigler@dfw.wa.gov; randy.kline@parks.wa.gov; efheinitz@doc1.wa.gov; marksoltman@doh.wa.gov; Terri.Sinclair-Olson@dshs.wa.gov; timmerc@wsdot.wa.gov; sepacenter@dnr.wa.gov; ramin.pazooki@wsdot.wa.gov; erin.l.legge@usace.army.mil; mark.eberlein@fema.dhs.gov; jjoseph@sauk-suiattle.com; njoseph@sauk-suiattle.com; kjoseph@sauk-suiattle.com; ryoung@tulaliptribes-nsn.gov; kfinley@tulaliptribes-nsn.gov; pstevenson@stillaguamish.com; newstips@heraldnet.com; info@PPTValley.org; stephenm@harmeseninc.com; penjim5@frontier.com
Cc: Nick Holland
Subject: Notice of Application for Iron Eagle Rezone and Preliminary Plat

Dear Interested Parties and Agencies,

Attached please find a notice of application and corresponding vicinity map for the Iron Eagle Rezone and Preliminary Plat (file #'s: 15-REZN-0001, 15-SDPL-0001). This correspondence is being sent in order to provide you the opportunity to comment on the project. Plan and submittal documents may be found at www.monroewa.gov/IronEagle. Comments may be submitted to Kim Shaw, Permit Supervisor, by phone at (360) 863-4532, via email at kshaw@monroewa.gov, or by mail at 806 West Main Street, Monroe, WA, 98272.

Thank You,

Tina

Tina Lavelle

Planning Technician

PH 360.863.4533

Email clavelle@monroewa.gov

www.monroewa.gov





Providing quality water, power and service at a competitive price that our customers value

April 14, 2015

CITY OF MONROE
RECEIVED

APR 20 2015

COMMUNITY DEVELOPMENT

Kim Shaw
City of Monroe
806 West Main Street
Monroe, WA 98272

Dear Ms. Shaw:

Reference No.: 15 REZN 0001 Iron Eagle Rezone and Preliminary Plat

District DR Number: 15-056

The District presently has sufficient electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Any relocation or removal of District facilities to accommodate this project shall be at the expense of the project developer.

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.

We recommend contact with the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Monroe office at 360-794-3903 to contact a Customer Engineer.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elisabeth A. Tobin".

Elisabeth A. Tobin
Senior Manager
Planning, Engineering, & Technical Services

From: [Steven Mullen-Moses](#)
To: ["Kaehler, Gretchen \(DAHP\)"; Kim Shaw](#)
Cc: ["Dennis Lewarch"; klyste@stillaguamish.com; tduff@stillaguamish.com; lcampbell@swinomish.nsn.us; jpeters@swinomish.nsn.us; bjoseph@sauk-suiattle.com; njoseph@sauk-suiattle.com](#)
Subject: RE: Notice of Application for Iron Eagle Rezone and Preliminary Plat
Date: Monday, May 04, 2015 9:50:12 AM

Ms. Shaw,

The Snoqualmie Tribe concurs with the decision of DAHP on this project. We also request to be notified prior to any ground work begins. We would also like the opportunity to work in the field with the archaeologist that performs the survey. If there are any questions or comments, please do not hesitate to contact us.

Steven Mullen-Moses

Director of Archaeology & Historic Preservation

sduk^walbix^w

Desk: 425-333-5426 x1106

Cell: 425 -495-6097

steve@snoqualmietribe.us

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message

From: Kaehler, Gretchen (DAHP) [mailto:Gretchen.Kaehler@DAHP.wa.gov]

Sent: Wednesday, April 15, 2015 3:27 PM

To: kshaw@monroewa.gov

Cc: Dennis Lewarch; klyste@stillaguamish.com; tduff@stillaguamish.com; lcampbell@swinomish.nsn.us; jpeters@swinomish.nsn.us; Steven Mullen-Moses; Steven Mullen-Moses; bjoseph@sauk-suiattle.com; 'njoseph@sauk-suiattle.com'

Subject: RE: Notice of Application for Iron Eagle Rezone and Preliminary Plat

Ms. Shaw:

Please see attached for this project. Please feel free to contact me if you have any questions.

Best,

Gretchen

Gretchen Kaehler
Local Governments Archaeologist
Department of Archaeology and Historic Preservation
Olympia
Ph:360-586-3088
Cell:360-628-2755

From: Christina LaVelle [<mailto:CLaVelle@monroewa.gov>]
Sent: Tuesday, March 31, 2015 11:59 AM
To: ECY RE SEPA REGISTER; Philip Spirito; lanthony@sno-isle.org; justin.fontes@ftr.com; rfreedma@wm.com; WSmith3@republicservices.com; faye.ryan@pse.com; david.matulich@pse.com; Warrick, John; david.matulich@pse.com; Warrick, John; crenderlein@snopud.com; kate.tourtellot@commtrans.org; Neilwheeler@comcast.net; Eileen.lefebvre@providence.org; nwalker@valleygeneral.org; Ralph Yingling; Kaehler, Gretchen (DAHP); sharon.swan@snoco.org; Diane.Rolph@co.snohomish.wa.us; equestions@shd.snohomish.wa.gov; candice.soine@snoco.org; Mike Fitzgerald eMail; stevev@psc Cleanair.org; Posner, Stephen (UTC); kmclain@agri.wa.gov; Boscolo, Anthony (COM); COM GMU Review Team; Robert.Zeigler@dfw.wa.gov; Kline, Randy (PARKS); Heinitz, Eric F. (DOC); marksoltman@doh.wa.gov; Terri.Sinclair-Olson@dshs.wa.gov; timmerc@wsdot.wa.gov; DNR RE SEPACENTER; ramin.pazooki@wsdot.wa.gov; erin.l.legge@usace.army.mil; mark.eberlein@fema.dhs.gov; jjoseph@sauk-suiattle.com; njoseph@sauk-suiattle.com; kjoseph@sauk-suiattle.com; ryoung@tulaliptribes-nsn.gov; kfinley@tulaliptribes-nsn.gov; pstevenson@stillaguamish.com; Everett Herald, (DOHi); info@PPTValley.org; stephenm@harmeseninc.com; penjim5@frontier.com
Cc: Nick Holland
Subject: Notice of Application for Iron Eagle Rezone and Preliminary Plat

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Thank You,

Tina

Tina Lavelle
Planning Technician
PH 360.863.4533
Email clavelle@monroewa.gov
www.monroewa.gov



From: [Kerry Lyste](#)
To: [Kaehler, Gretchen \(DAHP\)](#); [Kim Shaw](#)
Cc: [Dennis Lewarch](#); [Tara Boser](#); lcampbell@swinomish.nsn.us; jpeters@swinomish.nsn.us; [Steven Mullen-Moses](#); bjoseph@sauk-suiattle.com; njoseph@sauk-suiattle.com; [Jennifer VanEyck](#); [Tracey Boser](#)
Subject: RE: Notice of Application for Iron Eagle Rezone and Preliminary Plat
Date: Friday, May 01, 2015 4:08:32 PM

Ms. Shaw,

We have reviewed the above-referenced file, and concur with the DAHP recommendations. The Stillaguamish Tribe would request notification of field work and ground disturbance on this project with the intent of having tribal monitors present.

best, KL

From: Kaehler, Gretchen (DAHP) <Gretchen.Kaehler@DAHP.wa.gov>
Sent: Wednesday, April 15, 2015 3:26 PM
To: kshaw@monroewa.gov
Cc: Dennis Lewarch; Kerry Lyste; Tara Boser; lcampbell@swinomish.nsn.us; jpeters@swinomish.nsn.us; Steven Mullen-Moses; Steven Mullen-Moses; bjoseph@sauk-suiattle.com; njoseph@sauk-suiattle.com
Subject: RE: Notice of Application for Iron Eagle Rezone and Preliminary Plat

Ms. Shaw:

Please see attached for this project. Please feel free to contact me if you have any questions.

Best,

Gretchen

Gretchen Kaehler
Local Governments Archaeologist
Department of Archaeology and Historic Preservation
Olympia
Ph:360-586-3088
Cell:360-628-2755

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Sent: Tuesday, March 31, 2015 11:59 AM
To: ECY RE SEPA REGISTER; Philip Spirito; lanthony@sno-isle.org; justin.fontes@ftr.com; rreedma@wm.com; WSmith3@republicservices.com; faye.ryan@pse.com; david.matulich@pse.com; Warrick, John; david.matulich@pse.com; Warrick, John; crenderlein@snopud.com;

kate.tourtellot@commtrans.org; Neilwheeler@comcast.net; Eileen.lefebvre@providence.org; nwalker@valleygeneral.org; Ralph Yingling; Kaehler, Gretchen (DAHP); sharon.swan@snoco.org; Diane.Rolph@co.snohomish.wa.us; equestions@shd.snohomish.wa.gov; candice.soine@snoco.org; Mike Fitzgerald eMail; stevev@psc Clean Air.org; Posner, Stephen (UTC); kmclain@agri.wa.gov; Boscolo, Anthony (COM); COM GMU Review Team; Robert.Zeigler@dfw.wa.gov; Kline, Randy (PARKS); Heinitz, Eric F. (DOC); marksoltman@doh.wa.gov; Terri.Sinclair-Olson@dshs.wa.gov; timmerc@wsdot.wa.gov; DNR RE SEPACENTER; ramin.pazooki@wsdot.wa.gov; erin.l.legge@usace.army.mil; mark.eberlein@fema.dhs.gov; jjoseph@sauk-suiattle.com; njoseph@sauk-suiattle.com; kjoseph@sauk-suiattle.com; ryoung@tulaliptribes-nsn.gov; kfinley@tulaliptribes-nsn.gov; pstevenson@stillaguamish.com; Everett Herald, (DOHi); info@PPTValley.org; stephenm@harmeseninc.com; penjim5@frontier.com

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Thank You,

Tina

Tina Lavelle

Planning Technician

PH 360.863.4533

Email clavelle@monroewa.gov

www.monroewa.gov





MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

LOCAL FILE NUMBER: SEPA 2015-03

NAME OF PROPOSAL: Iron Eagle Preliminary Plat and Rezone

DESCRIPTION OF PROPOSAL:

The applicant is requesting a rezone and concurrent preliminary plat approval of approximately 6.61 acres or 288,072 square feet. The site consists of two zoning designations, UR 9600 and MR 6000. The UR 9600 portion of the site consists of 5.90 acres and the MR 6000 portion of the site consists of 0.71 acres. The rezone request is to amend the zoning map for the property to a single zoning designation of UR 6000. The concurrent preliminary plat application is for the development of 32 single family residential lots which have been based on the proposed rezone designation to UR 6000.

LOCATION OF PROPOSAL:

The project is located at 16691 Currie Rd., Monroe WA, in Section 2, Township 27, and Range 6 east W.M. on Snohomish County tax parcel number 27060200301900.

PROPONENT:

James & Frances Hager
21314 Calhoun Rd.
Monroe, WA. 98272

LEAD AGENCY:

City of Monroe

THRESHOLD DETERMINATION:

The lead agency for this proposal has determined that this proposal as mitigated does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal.

MITIGATION MEASURES:

Cultural

1. In the event that archaeological materials are encountered during the development of the property, then all work shall be stopped immediately and the City of Monroe Community Development Department, the Department of Archeology and Historic Preservation (DAHP), and (Snoqualmie Tribe and Stillaguamish Tribe) shall be immediately notified. An archeologist shall then be notified at the applicant's expense to inspect and assess the materials and appropriate measures to secure them. In the event of discovered human remains or indeterminate bones) are discovered then pursuant to RCW 68.50.645, all work must stop immediately and law enforcement shall be contacted. Any remains shall be covered and secured against further disturbance. The same agencies and tribes previously identified shall also be contacted immediately.

() There is no comment period for the MDNS.

(X) This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days.

Date of Determination: April 19, 2016

Date of Issuance: April 19, 2016

Comments must be submitted by: May 3, 2016*

Appeals must be submitted by: 5:00PM, Tuesday, May 10, 2016

***Based on public comment received during the comment period, the Lead Agency may retain, revise or withdraw the MDNS.**

Responsible Official:

David Osaki, AICP
Community Development Director
806 West Main Street
Monroe, WA 98272
360-863-4544
Dosaki@monroewa.gov

Signature: _____

David Osaki 4/17/16

Appeals:

Appeals to the above Mitigated Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (**5:00 p.m. May 10, 2016**). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

RECEIVED

APR 27 2016

FOR PROCESSING

MONROE MONITOR & VALLEY NEWS

125 E. Main, Ste. 202 Monroe, WA 98272
(P) 360.794.7116 (F) 360.794.6202

AFFIDAVIT OF PUBLICATION

State of Washington, Snohomish County

I, The undersigned, under penalty of perjury, do hereby declare...

I am a representative of the Monroe Monitor & Valley News (the 'Newspaper') whose regular job duties include the authorization to execute Affidavits of Publication on behalf of the Newspaper;

The Newspaper was adjudicated to be qualified to publish legal notices in the above county by Court Order;

On the below dates, the Newspaper published a legal notice, a copy of which is attached hereto, in relation to the file known as:

City of Monroe
SEPA 2015-03

On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 04/19/16

M. Stutz Date 4/20/16
Signature Date

Subscribed and sworn to me this day 4/20/2016

Notary Public: Jody Vinson



MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) LOCAL FILE NUMBER: SEPA 2015-03
NAME OF PROPOSAL: Iron Eagle Preliminary Plat and Rezone DESCRIPTION OF PROPOSAL: The applicant is requesting a rezone and concurrent preliminary plat approval of approximately 6.61 acres or 288,072 square feet. The site consists of two zoning designations, UR 9600 and MR 6000. The UR 9600 portion of the site consists of 5.90 acres and the MR 6000 portion of the site consists of 0.71 acres. The rezone request is to amend the zoning map for the property to a single zoning designation of UR 6000. The concurrent preliminary plat application is for the development of 32 single family residential lots which have been based on the proposed rezone designation to UR 6000. LOCATION OF PROPOSAL: The project is located at 16691 Currie Rd., Monroe WA, in Section 2, Township 27, and Range 6 east W.M. on Snohomish County tax parcel number 27060200301900. PROPONENT: James & Frances Hager 21314 Calhoun Rd. Monroe, WA. 98272 LEAD AGENCY: City of Monroe THRESHOLD DETERMINATION: The lead agency for this proposal has determined that this proposal as mitigated does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal. MITIGATION MEASURES: Cultural 1. In the event that archaeological materials are encountered during the development of the property, then all work shall be stopped immediately and the City of Monroe Community Development Department, the Department of Archeology and Historic Preservation (DAHP), and (Snoqualmie Tribe and Stillaguamish Tribe) shall be immediately notified. An archeologist shall then be notified at the applicant's expense to inspect and assess the materials and appropriate measures to secure them. In the event of discovered human remains or indeterminate bones) are discovered then pursuant to RCW 68.50.645, all work must stop immediately and law enforcement shall be contacted. Any remains shall be covered and secured against further disturbance. The same agencies and tribes previously identified shall also be contacted immediately. [] There is no comment period for the MDNS. [x] This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days. Date of Determination: April 19, 2016 Date of Issuance: April 19, 2016 Comments must be submitted by: May 3, 2016* Appeals must be submitted by: 5:00PM, Tuesday, May 10, 2016 *Based on public comment received during the comment period, the Lead Agency may retain, revise or withdraw the MDNS. Responsible Official: David Osaki, AICP Community Development Director 806 West Main Street Monroe, WA 98272 360-863-4544 Dosaki@monroewa.gov Appeals: Appeals to the above Mitigated Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (5:00 p.m. May 10, 2016). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

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**AFFIDAVIT OF MAILING
CITY OF MONROE MITIGATED
DETERMINATION OF NON-SIGNIFICANCE**

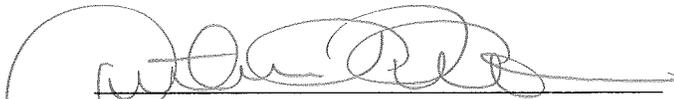
STATE OF WASHINGTON)

SEPA2015-03 - Iron Eagle Subdivision- Hager
File Number/Project Name

COUNTY OF SNOHOMISH)

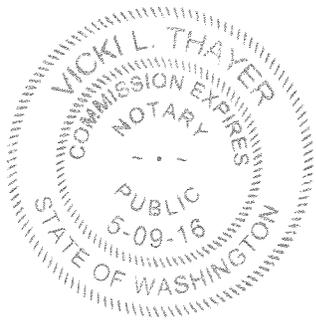
16691 Currie Road, Monroe , WA, 98272
Address

I, Christina LaVelle, being first duly sworn on oath depose and say that on the 15th day of April, 2016, made application with Click to Mail to mail on April 16, 2016, a copy with prepaid postage of the City of Monroe Mitigated Determination of Non-Significance for 15- REZN-0001/ 15-SPDL-0001, 16691 Currie Road, Monroe, Washington. Attached are a list of names and addresses to whom this information was mailed and the Click to Mail receipt.


Signed

Subscribed and sworn to me this 21st day April, 2016

NOTARY SEAL




NOTARY PUBLIC in and for the State of
Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/16

OWNERNA	OWNERLIN	OWNERCIT	OWNERST/	OWNERZIP
VAZQUEZ F	15985 LOR	MONROE	WA	98272
ADAMS STI	PO BOX 51	EVERETT	WA	98206
ALLEN LAU	613 ROBER	MONROE	WA	98272
ANDERSON	16133 LAKI	MONROE	WA	98272-2855
ANDERSON	16174 LAKI	MONROE	WA	98272-2855
ANKRUM R	29715 387	ARLINGTON	WA	98223-5210
ARCHER CA	18810 68TI	KENMORE	WA	98028
ASHBY/KAI	PO BOX 85	SAN DIEGO	CA	92186
BAILEY CAS	15817 LAKI	MONROE	WA	98272
BAILEY MIC	18113 123I	ARLINGTON	WA	98223-5816
BEATTIE JA	11848 26TI	SEATTLE	WA	98168
BJORKLUNI	16517 CUR	MONROE	WA	98272
BLACK DAR	16870 ODC	MONROE	WA	98272-2676
BLAIS PHILI	16143 FOLI	MONROE	WA	98272-2858
BOWYER JC	14708 CON	SNOHOMIS	WA	98290
BRAODY H/	PO BOX 14	MONROE	WA	98272-4469
BRINDAMC	16366 162I	LAKE STEVI	WA	98258
BROOKS JA	16475 162I	MONROE	WA	98272
BROPHY LE	16134 FOLI	MONROE	WA	98272
BUNNELL T	15917 LOR	MONROE	WA	98272
BURCH FRE	16026 LOR	MONROE	WA	98272
BURNETT A	17187 CAM	MONROE	WA	98272-2894
BURTON LI	14923 181I	MONROE	WA	98272-1123
BYERS NIC	16853 ODC	MONROE	WA	98272-2676
CALHOUN ,	16409 CUR	MONROE	WA	98272
CAPPELLET	15818 LAKI	MONROE	WA	98272
CARDENAS	16409 CUR	MONROE	WA	98272
CARLSON S	15946 LAKI	MONROE	WA	98272-2853
CARRILLO C	16253 RILE	MONROE	WA	98272
CARSWELL	16076 LAKI	MONROE	WA	98272-2854
CHENG STE	5801 145TI	BELLEVUE	WA	98006
CLARK BRI/	16021 LAKI	MONROE	WA	98272
COLE ERIC	16409 CUR	MONROE	WA	98272
COLLINS RC	3708 MAR	SIMI VALLE	CA	93063
COOK AIDA	16517 CUR	MONROE	WA	98272
DALE GARY	16042 LAKI	MONROE	WA	98272
DANBERG C	16524 RILE	MONROE	WA	98272
DAVISON C	16461 162I	MONROE	WA	98272
DESHELL !	16517 CUR	MONROE	WA	98272
DICKENS SI	16409 CUR	MONROE	WA	98272
DIR EMILY/	14315 365	STARTUP	WA	98293
DOWNEY R	15781 LAKI	MONROE	WA	98272
DUONG SO	15852 LAKI	MONROE	WA	98272
EATON TER	16445 162I	MONROE	WA	98272-2848
ELLIS R GRI	17624 15TI	MILL CREEK	WA	98012
FAULDS RC	16071 LOR	MONROE	WA	98272

FLETCHER / 16517 CUR MONROE	WA	98272
FULTS RYAI 16051 LAKI MONROE	WA	98272
GALP LLC PO BOX 31 ARLINGTOI	WA	98223
GANALON . 16517 CUR MONROE	WA	98272
GEORGE M 3745 115TI BELLEVUE	WA	98004
GERRY KYL 16252 RILE MONROE	WA	98272-2802
GOINGS GL 15836 LAKI MONROE	WA	98272
GRANNAN 8109 VALLI ARLINGTOI	WA	98223-4029
GRIFFITH D 4421 145TI BELLEVUE	WA	98006
HAGEN WE 16073 LAKI MONROE	WA	98272
HAGER JAN 21314 CALI MONROE	WA	98272
HALVORSO 15835 LAKI MONROE	WA	98272-2852
HAMILTON 16517 CUR MONROE	WA	98272
HARTSOCK 16517 CUR MONROE	WA	98272
HENRIQUE. 16284 RILE MONROE	WA	98272
HIATT MEL 9731 5TH S LAKE STEVI	WA	98258
HIGDON JA 15971 LOR MONROE	WA	98272-2861
HILL FRAN# 409 HARBC VENICE	FL	34285
HOFFMAN 15953 LOR MONROE	WA	98272-2861
HORKY JAN 16419 CUR MONROE	WA	98272
HOWARD 7 16117 LAKI MONROE	WA	98272-2855
IH2 PROPE 21001 N T/ PHOENIX	AZ	85050
JANKAUSK/ 2613 183RI SNOHOMIS	WA	98290
JAYNES ERI 15997 LOR MONROE	WA	98272
JOHNSON I 15941 LAKI MONROE	WA	98272
JOHNSON 7 16267 RILE MONROE	WA	98272
JONES JARI 16140 LAKI MONROE	WA	98272
KNAPP CHF 16409 CUR MONROE	WA	98272
KNECHT DE 16181 LAKI MONROE	WA	98272-2855
KNETTLES J 15988 LAKI MONROE	WA	98272
KRADENPO 16409 CUR MONROE	WA	98272
KUHLMANI 1000 EAST MOSES LAH	WA	98837
LARSON M 16037 LOR MONROE	WA	98272-2862
LARSON M. 16120 FOLI MONROE	WA	98272-2858
LAYSON TH 16160 FOLI MONROE	WA	98272
LEMBKE JE 16155 FOLI MONROE	WA	98272-2858
LENDY DER 15798 LAKI MONROE	WA	98272
LIGHT DAN 17428 STA MONROE	WA	98272
LINDBORG 8209 123RI LAKE STEVI	WA	98258
LLANES BEI 16409 CUR MONROE	WA	98272
LOSK SHAV 16517 CUR MONROE	WA	98272
LU ZHU LIA 2622 NE 13 SEATTLE	WA	98125
LUKYANCH 16812 SNO MONROE	WA	98272-2908
MADILL BR 16409 CUR MONROE	WA	98272
MAGANA Y 16409 CUR MONROE	WA	98272
MANLEY TI 16084 LOR MONROE	WA	98272
MARISCAL 16517 CUR MONROE	WA	98272

MCBRIDE T 16008 LAKI MONROE	WA	98272-2854
MCGEE MI 21611 SR 2 MONROE	WA	98272
MCQUOWI 16409 CUR MONROE	WA	98272
MICHAUD I 16123 FOLI MONROE	WA	98272-2858
MICHAUD I 16151 LAKI MONROE	WA	98272-2855
MILLER GR 16442 162I MONROE	WA	98272
MILLS PATI 16052 LOR MONROE	WA	98272
MOHR-DAI UNKNOWN UNKNOWN	WA	
MONROE C 806 W MAI MONROE	WA	98272
MONTGOM 16019 LOR MONROE	WA	98272
MORRISON 16844 SNO MONROE	WA	98272-2908
MOSTELLEI 16409 CUR MONROE	WA	98272
NCCORCHL 16841 SNO MONROE	WA	98272-2908
NEEVES MI 15909 LAKI MONROE	WA	98272-2853
NEWHOUS 25910 N 5E PHOENIX	AZ	85083
NORTON A 16005 LAKI MONROE	WA	98272
NTHITE DA 19868 SW ALOHA	OR	97007
OAKS KEVIN 15872 LAKI MONROE	WA	98272
OPULENCIA 5611 101S MARYSVILL	WA	98270-6632
ORR MARK 16060 LAKI MONROE	WA	98272-2854
PEARSON J 16517 CUR MONROE	WA	98272
PELLETIER I 16024 LAKI MONROE	WA	98272
PIETZ DIAN 16409 CUR MONROE	WA	98272
PORTCH ST 9838 NE 1S BOTHELL	WA	98011
PYNE SEAN 11311 19TI EVERETT	WA	98208
QUIGLEY TI 16042 LAKI MONROE	WA	98272
RAINIER CL 15797 LAKI MONROE	WA	98272
RASMUS JA 736 G ST S OLYMPIA	WA	98512
REDFIELD T 15969 LAKI MONROE	WA	98272-2853
REISZ JILL C 550 KIRKLA KIRKLAND	WA	98033
RHOADES I 2314 186TI BOTHELL	WA	98012
RIOS RIGOI 16409 CUR MONROE	WA	98272
ROBERTS JC 16409 CUR MONROE	WA	98272
ROMANO I 16409 CUR MONROE	WA	98272
RYSER DOL 15734 NE 7 REDMOND	WA	98052
SAASKI ELR 16517 CUR MONROE	WA	98272
SARICH JUL 15851 LAKI MONROE	WA	98272
SCALZO T L 16517 CUR MONROE	WA	98272
SCHLEMMI 16409 CUR MONROE	WA	98272
SCHROEDE 16039 LAKI MONROE	WA	98272-2854
SCHWINN J 16862 SNO MONROE	WA	98272-2908
SEABROOK 16824 SNO MONROE	WA	98272-2908
SENATORE 16519 162I MONROE	WA	98272-2849
SHEEDY WI 16517 CUR MONROE	WA	98272
SHOWERS I 15928 LAKI MONROE	WA	98272-2853
SIMMOND I 15891 LAKI MONROE	WA	98272-2852
SKALSKY KE 11201 N EL EL MIRAGE	AZ	85335

STANLEY RI 16276 RILE MONROE	WA	98272
STAY EDMI 16456 162I MONROE	WA	98272-2848
STRAKA BR 16409 CUR MONROE	WA	98272-2876
STROME SF 16236 RILE MONROE	WA	98272
TEIGE MICI 5665 SW N LK OSWE		97035
TOELKEN JI 16409 CUR MONROE	WA	98272
TUREK DEN 15927 LAKI MONROE	WA	98272
VAN WHY \ 16409 CUR MONROE	WA	98272
VANACKER 16409 CUR MONROE	WA	98272
VANDERSLI 16517 CUR MONROE	WA	98272
VATTAKS JI 15873 LAKI MONROE	WA	98272-2852
VENEGAS S 15863 LOR MONROE	WA	98272
VENEGAS-F 14936 165 MONROE	WA	98272-2644
VOIGT KAR 16409 CUR MONROE	WA	98272
WALKER M 16517 CUR MONROE	WA	98272
WALTERS C 16279 RILE MONROE	WA	98272
WEHMEYEI 5024 DOG\ EVERETT	WA	98203-3159
WHETZEL T 16131 FOLI MONROE	WA	98272-2858
WISSINGER 15899 LOR MONROE	WA	98272
WOLFF ANI 16517 CUR MONROE	WA	98272
WOODYAT 16098 LAKI MONROE	WA	98272-2854
WOOLERY 16517 CUR MONROE	WA	98272
WSDOT PO BOX 33 SEATTLE	WA	98133
WYLDE DIA 16266 RILE MONROE	WA	98272
ZACARIAS I 16409 CUR MONROE	WA	98272
ZNAK EARL 16120 LAKI MONROE	WA	98272-2855
DARYL HAE 13812 179 MONROE	WA	98272



Invoice #101097654

Order Date: April 15, 2016

Account: CityofMonroe

Order Total: \$151.10

Billing Address

*Finance Department
City of Monroe
806 W Main St
Monroe WA 98272-2125
United States
T: 3608634533*

Payment Method

User Credit

 Complete
  In progress
  Attention

Job ID: 438254

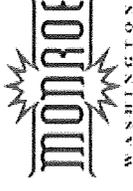
Requested Fulfillment Date: 4/16/2016

Ask a Question

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 5 x 8 - SpaceSaver Format Product SKU: PC41-P <i>Product Type: Postcard 5 X 8 Paper Type: White Matte Print Color: Full Color Print Options: Printing Both Sides Mail Class: First Class Production Time: Next Day Base Document Name: SEPA Postcard Template_1 Job Address List Name: Iron Eagle NOSD Mailing List_1</i>	4/16/2016 Mailed via USPS	166	\$151.10	
Production Cost for 166 Pieces:\$81.34 First Class Automation Letter Postage for 162 Pieces: \$67.88 First Class Unsorted Letter Postage for 4 Pieces: \$1.88				
Order Sub Total:			\$151.10	
Invoice Subtotal:			\$151.10	
Total Invoice:			\$151.10	

Reviews

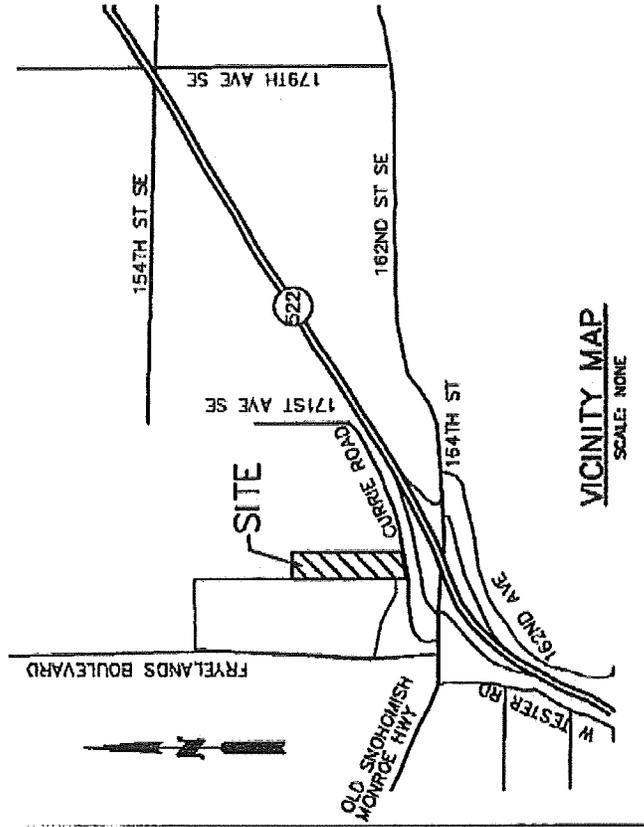
CITY OF MONROE MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)



MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

LOCAL FILE NUMBER: SEPA 2015-03 **NAME OF PROPOSAL:** Iron Eagle Preliminary Plat and Rezone **DESCRIPTION OF PROPOSAL:** The applicant is requesting a rezone and concurrent preliminary plat approval of approximately 6.61 acres or 288,072 square feet. The site consists of two zoning designations, UR 9600 and MR 6000. The UR 9600 portion of the site consists of 5.90 acres and the MR 6000 portion of the site consists of 0.71 acres. The rezone request is to amend the zoning map for the property to a single zoning designation of UR 6000. The concurrent preliminary plat application is for the development of 32 single family residential lots which have been based on the proposed rezone designation to UR 6000.

LOCATION OF PROPOSAL: The project is located at 16691 Currie Rd., Monroe WA, in Section 2, Township 27, and Range 6 east W.M. on Snohomish County tax parcel number 27060200301900. **PROponent:** James & Frances Hager, 21314 Calhoun Rd. Monroe, WA. 98272 **LEAD AGENCY:** City of Monroe. **THRESHOLD DETERMINATION:** The lead agency for this proposal has determined that this proposal, as mitigated, does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal. **MITIGATION MEASURES: CULTURAL** 1. In the event that archaeological materials are encountered during the development of the property, then all work shall be stopped immediately and the City of Monroe Community Development Department, the Department of Archeology and Historic Preservation (DAHP), and (Snoqualmie Tribe and Stillaguamish Tribe) shall be immediately notified. An archeologist shall then be notified at the applicant's expense to inspect and assess the materials and appropriate measures to secure them. In the event of discovered human remains or indeterminate bones) are discovered then pursuant to RCW 68.50.645, all work must stop immediately and law enforcement shall be contacted. Any remains shall be covered and secured against further disturbance. The same agencies and tribes previously identified shall also be contacted immediately. **This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days. Date of Determination:** April 19, 2016 **Date of Issuance:** April 19, 2016. **Comments must be submitted by:** May 3, 2016. **Appeals must be submitted by:** May 10, 2016. **Based on public comment received during the comment period, the Lead Agency may retain, revise or withdraw the MDNS. Responsible Official:** David Osaki, AICP, Community Development Director, 806 West Main Street, Monroe, WA 98272, 360-863-4544, Dosaki@monroewa.gov. **Appeals:** Appeals to the above Mitigated Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (5:00 p.m., May 10, 2016). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 2.1.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.



VICINITY MAP
SCALE: NONE

IRON EAGLE PRELIMINARY PLAT / REZONE
 CITY FILE #'S – PL2015-01 / RZ2015-01
 16691 CURRIE RD.

This area is reserved for addressing, any area in white can be used for your content.

**AFFIDAVIT OF POSTING
CITY OF MONROE MITIGATED
DETERMINATION OF NON-SIGNIFICANCE**

STATE OF WASHINGTON)

16691 Currie Road, Monroe , WA, 98272
Address

COUNTY OF SNOHOMISH)

SEPA2015-03 / Iron Eagle Subdivision- Hager
Application File and Name

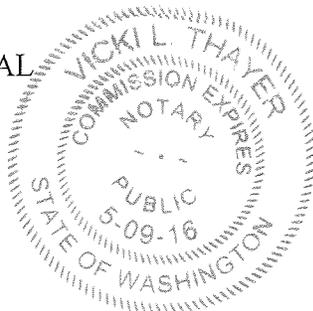
I, Jamie Woolworth (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 19th day of April, 2016, I posted (1) City of Monroe Mitigated Determination of Non-Significance for 15-REZN-0001 / 15-SPDL-0001, 16691 Currie Road, Monroe, Washington in a conspicuous place; and on the correct date of posting of said notice, to wit:

16691 Currie Road, Monroe , WA, 98272
Location of Notice

Jamie Woolworth
Signed

Subscribed and sworn to me this 19th day of April, 2016

NOTARY SEAL



Vicki L Thayer
NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L Thayer

My commission expires: 5/9/16

**AFFIDAVIT OF EMAILING
CITY OF MONROE MITIGATED
DETERMINATION OF NON-SIGNIFICANCE**

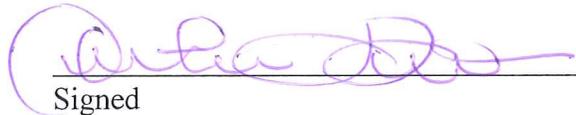
STATE OF WASHINGTON)

16691 Currie Road, Monroe, WA, 98272
Project location

COUNTY OF SNOHOMISH)

SEPA2015-03 Iron Eagle Subdivision-
Hager
File Number and Project Name

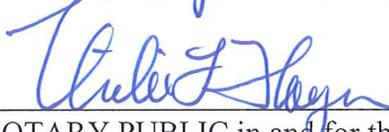
I, Christina LaVelle, being first duly sworn on oath deposes and says that on the 19th day of April, 2016 I emailed the City of Monroe Mitigated Determination of Non-Significance for 15-SPDL-0001, 16691 Currie Road, Monroe, Washington. Attached is the list of agencies, names and addresses to whom this information was emailed.


Signed

Subscribed and sworn to me this 19th day April, 20 16

NOTARY SEAL




NOTARY PUBLIC in and for the State of
Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/16

Christina LaVelle

From: Christina LaVelle
Sent: Tuesday, April 19, 2016 10:19 AM
To: 'separegister@ecy.wa.gov'; 'Philip Spirito'; 'lanthony@sno-isle.org'; 'justin.fontes@ftr.com'; 'rfreedma@wm.com'; 'WSmith3@republicservices.com'; 'faye.ryan@pse.com'; 'david.matulich@pse.com'; 'Warrick, John'; 'david.matulich@pse.com'; 'Warrick, John'; 'crenderlein@snopud.com'; 'kate.tourtellot@commtrans.org'; 'Neilwheeler@comcast.net'; 'Eileen.lefebvre@providence.org'; 'nwalker@valleygeneral.org'; Ralph Yingling; 'gretchen.kaehler@dahp.wa.gov'; 'sharon.swan@snoco.org'; 'Diane.Rolph@co.snohomish.wa.us'; 'equestions@shd.snohomish.wa.gov'; 'candice.soine@snoco.org'; Mike Fitzgerald eMail; 'stevev@pscleaseair.org'; 'sposner@utc.wa.gov'; 'kmclain@agri.wa.gov'; 'anthony.boscolo@commerce.wa.gov'; 'reviewteam@commerce.wa.gov'; 'Robert.Zeigler@dfw.wa.gov'; 'randy.kline@parks.wa.gov'; 'efheinitz@doc1.wa.gov'; 'marksoltman@doh.wa.gov'; 'Terri.Sinclair-Olson@dshs.wa.gov'; 'timmerc@wsdot.wa.gov'; 'sepacenter@dnr.wa.gov'; 'ramin.pazooki@wsdot.wa.gov'; 'erin.l.legge@usace.army.mil'; 'mark.eberlein@fema.dhs.gov'; 'joseph@sauk-suiattle.com'; 'njoseph@sauk-suiattle.com'; 'kjoseph@sauk-suiattle.com'; 'ryoung@tulaliptribes-nsn.gov'; 'kfinley@tulaliptribes-nsn.gov'; 'pstevenson@stillaguamish.com'; 'newstips@heraldnet.com'; 'info@PPTValley.org'; 'stephenm@harmeseninc.com'; 'penjim5@frontier.com'
Cc: Kim Shaw
Subject: Notice of Mitigated Determination of Non- Significance
Attachments: MDNS.pdf; Reduced vicinity map.pdf; Environmental Checklist.pdf

Dear Public Agencies and Interested Parties,

Notice is Hereby Given that the **CITY OF MONROE COMMUNITY DEVELOPMENT DEPARTMENT** has issued a **Mitigated Determination of Non-Significance (MDNS)** for the **Iron Eagle Preliminary Plat and Rezone, City of Monroe file # SEPA2015-03**. The project is located at 16691 Currie Road, Monroe, WA, in Section 2, Township 27, and Range 6 east W.M., on Snohomish County tax parcel # 27060200301900.

DESCRIPTION OF PROPOSAL : The applicant is requesting a rezone and concurrent preliminary plat approval of approximately 6.61 acres or 288,072 square feet. The site consists of two zoning designations, UR 9600 and MR 6000. The UR 9600 portion of the site consists of 5.90 acres and the MR 6000 portion of the site consists of 0.71 acres. The rezone request is to amend the zoning map for the property to a single zoning designation of UR 6000. The concurrent preliminary plat application is for the development of 32 single family residential lots which have been based on the proposed rezone designation to UR 6000.

PROPONENT: James and Frances Hager, 21314 Calhoun Road, Monroe, Washington, Monroe, Washington, 98272.

THRESHOLD DETERMINATION: The lead agency for this proposal has determined that this proposal as mitigated does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal.

MITIGATION MEASURES: Cultural 1. In the event that archaeological materials are encountered during the development of the property, then all work shall be stopped immediately and the City of Monroe Community Development Department, the Department of Archeology and Historic Preservation (DAHP), and (Snoqualmie Tribe and Stillaguamish Tribe) shall be immediately notified. An archeologist shall then be notified at the applicant's expense to

inspect and assess the materials and appropriate measures to secure them. In the event of discovered human remains or indeterminate bones) are discovered then pursuant to RCW 68.50.645, all work must stop immediately and law enforcement shall be contacted. Any remains shall be covered and secured against further disturbance. The same agencies and tribes previously identified shall also be contacted immediately.

DATE OF ISSUANCE: Tuesday, April 19, 2016; **DATE PUBLISHED:** Tuesday, April 19, 2016

RESPONSIBLE OFFICIAL: David Osaki, AICP, Community Development Director, 806 West Main Street, Monroe, Washington, 98272

SEPA COMMENTS DUE: This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the issue date above. Comments must be submitted by **May 3rd, 2016**. Written comments on the proposal can be submitted to Kim Shaw at kshaw@monroewa.gov or at 806 West Main St., Monroe WA 98272.

APPEAL PERIOD: Appeals to the Determination of Nonsignificance must be filed with the City of Monroe within fifteen working days of issuance (**by 5:00 p.m., May 10, 2016**) by filing an appeal in conformance with MMC 21.60.010. The appeal shall be filed on forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 and must be filed in original form. The appeal shall set forth the specific reason, rationale, and/or basis for the appeal. Payment of the appeal fee, as specified in the city's current Fee Resolution, shall occur at the time the appeal is filed.

If you have any questions, please feel free to contact Kim Shaw, Permit Supervisor by phone at 360-863-4532 or via email at kshaw@monroewa.gov or myself.

Thank You,
Tina

Tina Lavelle
Planning Technician
PH 360.863.4533
Email clavelle@monroewa.gov
www.monroewa.gov



**AFFIDAVIT OF POSTING
CITY OF MONROE MITIGATED
DETERMINATION OF NON- SIGNIFICANCE**

STATE OF WASHINGTON) 16691 Currie Road, Monroe , WA, 98272
Address

COUNTY OF SNOHOMISH) SEPA2015-03 - Iron Eagle Subdivision- Hager
Application File and Name

I, Christina LaVelle (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 19th day of April, 2016, I posted (1) The City of Monroe Mitigated Determination of Non-Significance for 15-REZN-0001/ 15-SPDL-0001, 16691 Currie Road, Monroe, Washington in the City Hall lobby and the Monroe Public Library; and on the correct date of posting of said notice, to wit:

806 W Main St., 1070 Village Way, Monroe WA
Location of Notice


Signed

Subscribed and sworn to me this 19th day of April, 2016

NOTARY SEAL



Vicki L Thayer
NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2016



MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

LOCAL FILE NUMBER: SEPA 2015-03

NAME OF PROPOSAL: Iron Eagle Preliminary Plat and Rezone

DESCRIPTION OF PROPOSAL:

The applicant is requesting a rezone and concurrent preliminary plat approval of approximately 6.61 acres or 288,072 square feet. The site consists of two zoning designations, UR 9600 and MR 6000. The UR 9600 portion of the site consists of 5.90 acres and the MR 6000 portion of the site consists of 0.71 acres. The rezone request is to amend the zoning map for the property to a single zoning designation of UR 6000. The concurrent preliminary plat application is for the development of 32 single family residential lots which have been based on the proposed rezone designation to UR 6000.

LOCATION OF PROPOSAL:

The project is located at 16691 Currie Rd., Monroe WA, in Section 2, Township 27, and Range 6 east W.M. on Snohomish County tax parcel number 27060200301900.

PROPONENT:

James & Frances Hager
21314 Calhoun Rd.
Monroe, WA. 98272

LEAD AGENCY:

City of Monroe

THRESHOLD DETERMINATION:

The lead agency for this proposal has determined that this proposal as mitigated does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal.

MITIGATION MEASURES:

Cultural

1. In the event that archaeological materials are encountered during the development of the property, then all work shall be stopped immediately and the City of Monroe Community Development Department, the Department of Archeology and Historic Preservation (DAHP), and (Snoqualmie Tribe and Stillaguamish Tribe) shall be immediately notified. An archeologist shall then be notified at the applicant's expense to inspect and assess the materials and appropriate measures to secure them. In the event of discovered human remains or indeterminate bones) are discovered then pursuant to RCW 68.50.645, all work must stop immediately and law enforcement shall be contacted. Any remains shall be covered and secured against further disturbance. The same agencies and tribes previously identified shall also be contacted immediately.

() There is no comment period for the MDNS.

(X) This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days.

Date of Determination: April 19, 2016

Date of Issuance: April 19, 2016

Comments must be submitted by: May 3, 2016*

Appeals must be submitted by: 5:00PM, Tuesday, May 10, 2016

***Based on public comment received during the comment period, the Lead Agency may retain, revise or withdraw the MDNS.**

Responsible Official:

David Osaki, AICP
Community Development Director
806 West Main Street
Monroe, WA 98272
360-863-4544
Dosaki@monroewa.gov

Signature: _____



Appeals:

Appeals to the above Mitigated Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (**5:00 p.m. May 10, 2016**). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

CITY OF MONROE
RECEIVED

DEC 17 2015

COMMUNITY DEVELOPMENT

IRON EAGLE PLAT CRITICAL AREAS REPORT AND MITIGATION PLAN

PREPARED FOR:

JIM HAGER
21314 CALHOUN ROAD
MONROE, WA 98272

PREPARED BY:

ESSENCY ENVIRONMENTAL, LLC
11104 320TH AVENUE NORTHEAST
CARNATION, WA 98014
CONTACT: MARY HAREDA
(425) 761-5903
MHAREDA@CABLESPEED.COM



November 19, 2015

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Introduction

The owner of Parcel 27060200301900 seeks approval to plat the parcel for 32 single family residential lots. Parcel 27060200301900 is located at 16691 Currie Road, Monroe, WA, 98272. The legal description is: Section 2, Township 27 N, Range 6 East. The project vicinity is shown in Figure 1(all figures are found in Appendix A).

Essency Environmental conducted a critical areas study of the property of the parcel and surrounding area. This Critical Areas Report and Mitigation Plan documents the existing critical areas on the parcel and in the vicinity, impacts to critical areas that would result from the proposed project, and proposed mitigation.

Project Contacts are shown in Table 1.

Table 1. Project Contacts

Organization	Role	Representative	Title	Email\Phone
Essency Environmental. LLC	Critical Areas Report and Mitigation Plan	Mary Harenda	Professional Wetland Scientist, Fisheries Biologist	mharenda@cablespeed.com (425) 761-5903
Harmsen Associates, Inc.	Site Survey, Drainage, Site Plans	David Harmsen	Owner, Civil Engineer	davidh@harmeseninc.com (360) 794-7811
Applicant	Property Owner	Jim Hager	Owner	penjim5@frontier.com

Project Description

The applicant seeks approval to plat the former Iron Eagle golf driving range for residential development. A site plan showing the proposed layout, critical areas and corresponding buffers, and proposed mitigation areas are shown on Figure 2.

Methods

This site analysis was conducted in compliance with MMC 20.05.060 (Critical Areas Studies). Background research included review of the following sources:

City of Monroe Critical Areas and Buffers Map (Monroe 2008).

City of Monroe Zoning Map (Monroe 2015).

Essency Environmental Wetland Reconnaissance Memo (Essency Environmental 2014).

Washington State Department of Ecology 303d list, interactive map (Ecology 2012).

Washington State Department of Fish and Wildlife (WDFW) Priority Habitats and Species database (WDFW 2015a).

Washington Department of Natural Resources Forest Practices Application Mapping Tool – Water Type Layer (WDNR 2015).

Essency Environmental fish biologist, Andrew Wones, and Professional Wetland Scientist, Mary Harenda, conducted a critical areas reconnaissance on October 14, 2014 (Essency Environmental 2014), and a delineation on October 27, 2015. A study area of the project parcel was researched and stream ordinary high water marks (OHWM) on the parcel were delineated according to Washington Department of Ecology OHWM delineation guidelines (Olson and Stockdale, 2010), respectively. Critical areas identified during the study are shown on Figure 2 in Appendix A.

General Site Conditions

Parcel 27060200301900 is 6.6 acres in size. Zoning is UR9600 (Urban Residential). Access to the property is from Currie Road to the south. An approximately 7,200 sf building and 17,340 sf parking lot are present on the southern portion of the site and a gravel access road runs along the eastern edge of the site. The parcel is generally flat, sloping slightly to the south. The surrounding properties are also flat to gently sloping. Single family residential lots border the property to the west. A stormwater detention facility is located to the southeast of the property, and the parcels to the north and northeast are undeveloped. Most of the site is vegetated with grass and other landscaped vegetation. Himalayan blackberry thickets are located along the northern and western boundaries of the property. A row of Lombardy poplars line the eastern edge of the former driving range, west of the gravel access road. A constructed stream channel crosses the southwestern corner of the site. A stormwater detention pond west of existing parking areas discharges to the stream channel at the western property boundary. Photos of the site are shown in Appendix B.

Streams

One unnamed Type 4 stream crosses the southwestern corner of the property. This stream is mapped as "unclassified" in the City of Monroe 2008 Critical Areas and Buffers map (Monroe 2008). The Washington Department of Natural Resources (2015) has classified it as a Type N stream with no fish use to a point 0.75 mile downstream, which correlates with City of Monroe Type 4 or 5 water with no salmonids. This channel is not listed as impaired under the current Washington State 303d list (Ecology 2012). We found that the stream had minimal flow, but was not dry during our site visits, suggesting that perennial flow is present in this channel. The channel was excavated, and originates at the outlet of a culvert that emerges from under Currie Road. The channel has no connection to upstream habitat. The trapezoidal channel has little shade, no pools, unconsolidated substrate, no woody debris or other beneficial fish habitat features. Currently vegetation is limited to mown grass on the southwest side and Himalayan blackberries on the northeast side. For these reasons we concur with the Washington State classification of this stream segment as a Type N (non-fish) stream and classify it as a Type 4 Water under Monroe Critical Areas Code.

Type 4 Waters are defined in MMC 20.05.030:

Type 4 Water. All segments of natural waters within the bankfull width of defined channels that are perennial nonfish habitat streams. Perennial streams are waters that do not go dry any time of a year of normal rainfall. However, for the purpose of water typing, Type 4 waters include the intermittent dry portions of the perennial channel below the uppermost point of perennial flow. If the uppermost point of perennial flow cannot be identified with simple, nontechnical observations (see State Forest Practices Board Manual, Section 23), the Type 4 waters begin at a point along the channel where the contributing basin area is at least thirteen acres.

The standard buffer for a Type 4 stream without salmonids is 75 feet (MMC 20.05.090.A.2). Within the standard buffer width (75 feet), a portion is currently the site of a stormwater detention pond, and, therefore, not functional buffer.

Wetlands

There are no wetlands on the project parcel (Essency Environmental 2014)(Appendix C). There is a wetland on the parcel to the east (City of Monroe 2008). Most of this wetland is greater than 75 feet (standard buffer for Category 3 wetland) from the project. Based on vegetation and topography, we delineated the boundary of the wetland east of the property, and found that although the standard buffer (75 feet) overlaps the northeast corner of the property, the functional buffer ends at the eastern edge of the existing gravel access road along the eastern and northern edges of the property (Figure 2). Since the only project action within the standard buffer would be placing gravel on the opposite side of the existing road from the wetland, there would be no impact to functional wetland buffer area resulting from the project.

Critical Areas Impacts

The project would result in 4,197 sf of permanent impacts to functional stream buffer from road construction and from residential development of Lot 32 (Figure 2).

The project would have no direct impact to streams or wetlands and no impact to functional wetland buffers.

Mitigation Plan

The applicant is proposing a mitigation plan to compensate for proposed impacts to 4,197 square feet of critical area (Type 4 stream) buffers. The mitigation plan used the sequencing steps of avoidance, minimization, and compensation to mitigate for unavoidable buffer impacts resulting from the project, as described below:

Avoidance

The original plan for the Iron Eagle Plat called for development of 34 lots, including the southwest corner of the property. However, this would have required putting the stream channel into a culvert, and resulting in permanent impacts to stream and stream buffer habitat. The plan was scaled back from 34 to 32 lots to avoid direct stream impacts.

Minimization

The revised layout of the project (from 34 lots to 32) also minimized the area of buffer impact resulting from the project.

Mitigation

Mitigation for the residual impact on 4,197 square feet of stream buffer, after avoidance and minimization, will be provided by enhancement plantings in two planting areas along the stream channel. Planting Area A (2,703 sf) on the southwest side of the channel and Planting Area B (7,810 sf + 230 of buffer addition) on the northeast side of the channel (Figure 2). Plant species and quantities are shown in the Planting Schedule (Table 2).

The buffer areas are currently predominantly grass, blackberry or Scot's broom. Invasive species (Himalayan blackberry and Scot's broom) will be physically removed, and native trees and shrubs will be planted to provide shade and wildlife habitat along the stream. An existing detention pond and outlet pipe will be removed and backfilled with soil. The existing drainage ditch located north of Buffer Enhancement area A in proposed Critical Area Tract 997 is currently a grass-lined swale. This swale will not be planted in order to maintain its drainage and water quality treatment capacity. The mitigation to impact ratio is 2.6:1 (10,743 sf: 4,197 sf). The total Type 4 stream buffer remaining after project construction will be 12,986 sf, a

Table 2. Plant Schedule

QUANTITIES

COMMON NAME	BOTANICAL NAME	SYMBOL	STOCK TYPE	SPACING	BUFFER ENHANCEMENT A 2,703 sf	BUFFER ENHANCEMENT B 8,040 sf	TOTALS
TREES							
Douglas Fir	<i>Pseudotsuga menziesii</i>	F	2 gal container	As shown	4	12	16
SHRUBS							
Vine Maple	<i>Acer circinatum</i>	V	1 gal container	As shown	7	13	20
Redtwig dogwood	<i>Cornus sericea</i>	D	1 gal container	As shown	4	5	9
Nootka rose	<i>Rosa nutkana</i>	R	1 gal container	As shown	33	50	83
Snowberry	<i>Symphoricarpos albus</i>	S	1 gal container	As shown	26	50	76
Tall Oregon Grape	<i>Mahonia aquifolium</i>	G	1 gal container	As shown	12	26	36
				TOTALS	86	156	240

reduction of 24% from pre-project conditions which meets the buffer reduction criteria in MMC 20.05.070 (F). In addition, the reduction will not adversely affect directly or indirectly the critical area and/or buffer in the short or long term; will not adversely affect water quality; will not destroy, damage or disrupt a significant habitat area; and the reduction is necessary for reasonable development of the subject property.

The proposed mitigation will enhance the ecological functions of the stream buffer by increasing stream shade and cover, and increasing native vegetation diversity and structure in the buffer.

Buffer functions pre- and post-mitigation were evaluated using the Wetland and Buffer Functions Semi-Quantitative Assessment Methodology (SAM)(Cooke, 2000). Table 3 summarizes the anticipated changes to buffer function from the proposed mitigation.

Table 3. Summary of Buffer Function

Function	Existing Buffers	Proposed Buffers	Functional Change
Vegetation Structure	Low	Moderate	Current buffer is dominated by either grass or blackberry. Native trees and shrubs will be planted and invasive shrubs will be controlled.
Vegetation Species Diversity	Low	Moderate	Proposed plantings will substantially increase species diversity.
Habitat Interspersion	Low	Moderate	Proposed plantings include trees and shrubs and an interspersed planting design.
Presence of Native Vegetation	Low	High	Non-native species dominate the current buffer.
Amphibian Utilization	Low	Moderate	Increase in native trees and shrubs could provide habitat for native tree frogs and salamanders.
Fish Habitat Protection	NA	NA	Stream is shown on DNR maps as non-fish bearing.
Bird Utilization	Low	Moderate	Current buffer is dominated by either grass or blackberry. Native trees and shrubs will increase bird habitat.
Mammalian Utilization	Low	Low	Small size of buffer area limits available mammal habitat.
Habitat Connectivity	Low	Low	Mitigation areas will continue to remain isolated from other undeveloped habitats.
Water Quality Potential	Low	Low	Mitigation areas will not have the opportunity to treat runoff.
Visual and Noise Buffering	Low	Moderate	Mitigation areas will provide localized visual and noise buffering.

Mitigation Goals

The mitigation goals are to improve stream buffer function and increase habitat function and diversity in the mitigation areas.

Objective: Enhance 10,743 sf of Type 4 stream buffer through plantings of native trees and shrubs.

Performance Standards

1. There will be 100% survival of installed plantings at the end of the first growing season (Year 1). Any dead/severely stressed plants shall be replaced before the beginning of the second growing season. At least 80% of the plant material installed will be alive in Years 4 and 5 after installation.
2. In Buffer Enhancement areas, there will be a minimum of 15% cover of native woody species (shrub and tree canopy layers considered together) at the end of the first growing season (Year 1). There will be a minimum of 80% cover of native woody species (shrub and tree canopy layers considered together) at the end of the fifth growing season (Year 5).
3. In Buffer Enhancement areas, there will be less than 10% cover of blackberry, Scot's broom, bindweed/morning glory combined at the end of the first growing season (Year 1) and less than 20% cover at the end of the fifth growing season (Year 5).

Maintenance and Contingency

Plant maintenance activities should include irrigation, weed control, mulch replacement, and replanting as necessary on a schedule sufficient to achieve Performance Standards.

Contingency Plan: if more than 20% of plants are dead or severely stressed during any of the maintenance or monitoring inspections, additional plantings of the same or alternative native species may be added to the planting areas. Appropriate maintenance actions should be implemented to improve plant growing conditions.

Monitoring

Monitoring will be conducted immediately after plant installation to verify as-built conditions. An as-built report will be submitted to the permitting agencies for approval. Thereafter, monitoring will be conducted annually for 5 years near the end of the plant growing season.

Year 1 vegetation monitoring will include a complete plant survival count. Year 2-5 vegetation monitoring should be done by either a complete plant survival count or sampling a minimum of 10% of the area using sampling plots, at the discretion of the biologist doing the monitoring. If plots are used, a minimum of 3 plots should be sampled within the mitigation area and at least one plot should be located abutting the stream. An estimate of percent cover by blackberries, Scot's broom, bindweed, or other significant invasive plants should also be made either via plot sampling or by visual estimation in each Buffer Enhancement area or both.

Monitoring will include also include recommendations for management of the site in order to meet performance standards, and site photographs to document vegetation development.

Annual monitoring reports documenting progress of the mitigation in meeting performance standards will be submitted according to the schedule provided by permitting agencies.

Critical Areas Tracts

Lots 33 and 34 will be reserved as Critical Areas Tract 997. Signage and fencing will adhere to requirements in MMC 20.05.070.

Performance Bond

A performance or maintenance bond will be provided by the project applicant as required by the City of Monroe Municipal Code 20.05.130.

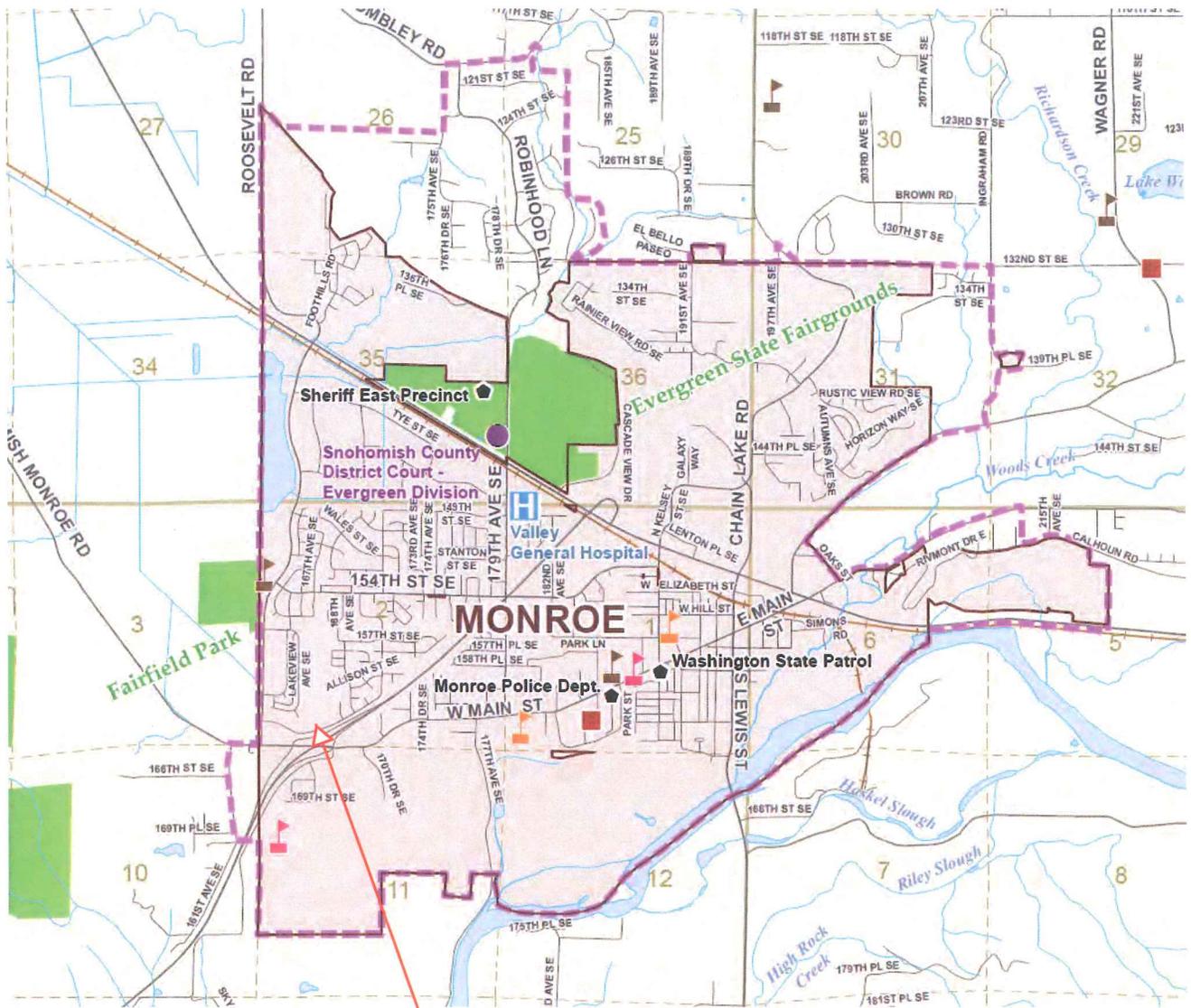
Summary

The Iron Eagle Plat (Parcel 27060200301900) in Monroe, WA is zoned UR9600 (Urban Residential). The owner is seeking permit approval to plat this parcel for single family residential development. The southwestern corner of Parcel 27060200301900 is crossed by approximately 125 feet of a Type 4 stream channel. The channel appears to be perennial, but provides no viable fish habitat. The channel drains eventually to French Creek. The Washington Department of Natural Resources has mapped this channel as a Type N (WAC 222-16-030) stream to a point 0.75 mile downstream of the project where it changes to a Type F stream. The project would result in conversion of 4,197 square feet of poor quality stream buffer (grass and Himalayan blackberries). Mitigation would be provided by enhancement of 10,743 square feet of the remaining buffer with native trees and shrubs.

Citations

- City of Monroe. 2008. Critical Areas and Buffers. Map. Available at:
<http://www.monroewa.gov/DocumentCenter/Home/View/199> . Accessed: June 22, 2015.
- City of Monroe. 2015. Official Zoning Map. Available at:
<http://www.monroewa.gov/DocumentCenter/View/2663>. Accessed: November 3, 2015.
- Cooke, Sarah. 2000 (updated 2004). Wetland and Buffer Functions Semi-Quantitative Assessment Methodology.
- Essency Environmental. 2014. Hager Critical Area Reconnaissance. Parcel 27060200301900. October 17, 2014.
- Olson, P. and E. Stockdale. 2010. Determining the Ordinary High Water Mark on Streams in Washington State. Washington State Department of Ecology, Shorelands and Environmental Assistance Program, Lacey WA. Publication Number 08-06-001. Available at:
<https://fortress.wa.gov/ecy/publications/documents/0806001.pdf>.
- Washington State Department of Ecology. 2012. Water Quality Assessment for Washington. On-line interactive map. Available at:
<https://fortress.wa.gov/ecy/wqamapviewer/default.aspx?res=1366x768> . Accessed: November 3, 2015.
- Washington Department of Natural Resources. 2015. Forest Practices Application Mapping Tool. Online interactive map. Water Type layer. Available at:
<https://fortress.wa.gov/dnr/protectiongis/fpamt/index.html> . Accessed: November 2, 2015.

Appendix A: Figures



Project Site

Figure 1. Vicinity Map
Image Source: Snohomish County 2012.



Essency Environmental LLC
11104 320th Ave NE
Carnation, WA 98014

425 269-3119
425 761-5903

Appendix B: Photos



Photo 1. Looking at the Type 4 stream from Currie Road.



Photo 2. Buffer Enhancement area A

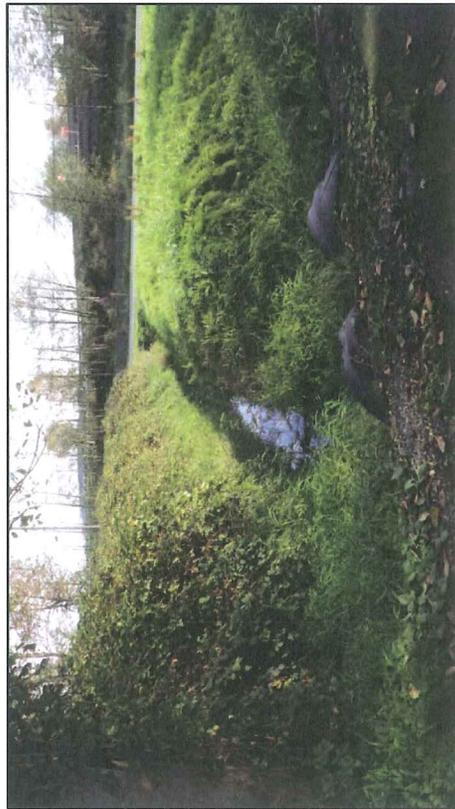


Photo 3. Buffer Enhancement area A on the right and B on the left.

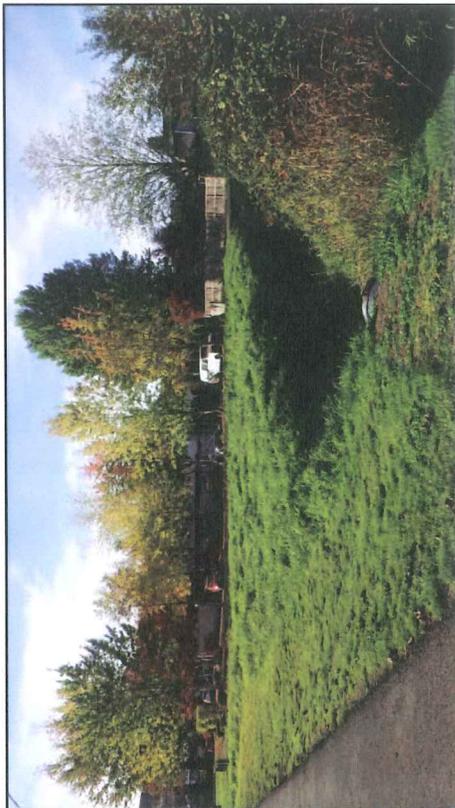


Photo 4. Buffer Enhancement area A on the left and B on the right.



Photo 5. Buffer Enhancement area B.



Photo 6. Buffer Enhancement area B.

Appendix C: Wetland Reconnaissance Memo



October 17, 2014

Project: Hager Critical Areas Reconnaissance
Project Site: Parcel 27060200301900
Monroe, WA 98272
Client: Jim Hager
21314 Calhoun Road
Monroe, WA 98272
360-794-5106

Mr. Hager:

We completed a critical areas reconnaissance on Parcel 00777800000300, located in Monroe, Washington on October 14, 2014. We surveyed the entire parcel to determine whether any wetlands or streams are present. Data for sample plots P1-P5 are attached and their locations are shown on the attached figure.

In order for an area to be designated a wetland, evidence of hydrophytic vegetation, hydric soil, and wetland hydrology must all be present. Facultative herbaceous species dominate the site. Facultative vegetation meets the technical definition of hydrophytic or wetland vegetation. Blackberry thickets (facultative upland species) are present along the western and northern fence lines and a row of Douglas fir trees (facultative upland species) is present along the northern fence line. No indicators of wetland hydrology were observed in the sample plots or anywhere on the parcel. The City of Monroe drainage map shows drainage conveyances on the east, south and west sides of the parcel. The conveyance on the west side appears to be buried. The parcel appears to be effectively drained by the surrounding ditches.

Mapped soil units on the northern two-thirds of the parcel are Bellingham silty clay loam and Sumas silt loam, both listed hydric soils. The mapped soil unit on the southern one-third is Puyallup fine sandy loam. Soils in the southern one-third of the parcel matched Puyallup characteristics. Soils in the northern two-thirds did not match the typical profile for either Sumas or Bellingham soils. The surface layers are dominated by silt loam (see attached data sheets) but a light colored layer of clay loam, was encountered at depths of 9-12 inches in the pits. Redoximorphic features were present in the layer of clay loam, however, their physical characteristics indicate they are likely relict features that were formed before the site was effectively drained. The boundaries of the redoximorphic features are sharp, not diffuse as would be expected in actively hydric environments, and most were soft and crumbled to a powder when touched. No active pore linings or oxidized rhizospheres were observed in any of the soil pits. The matrix color of the clay loam layer was also lighter than the typical color of that layer in Sumas soil which likely indicates effectively drained conditions. According to the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0* (USACOE, 2010), relict features still meet the technical definition of a hydric soil.

No evidence of current wetland hydrology was observed in any of the soil pits or anywhere on the parcel and the redoximorphic features appear to be relict indicating the parcel is effectively drained. Therefore,

there are no areas on the parcel that meet the technical definition of a wetland according to the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region*.

A wetland delineation was done in 2001 for a large wetland located on parcels to the north and east (Harmsen and Associates Drawing S1, attached). This wetland is shown as "Wetland 14" on the City of Monroe Critical Areas and Buffer Map (attached). Based on the 2001 delineation, the buffer for Wetland 14 abuts Parcel 27060200301900 along the eastern edge and northeast corner.

A perennial channel, called an "unclassified stream" on the City of Monroe Critical Areas and Buffer Map, is present in the southwest corner of the parcel. Washington Department of Fish and Wildlife Salmonscape maps show this stream as "modeled" salmonid habitat but known fish use has not been documented on the maps (apps.wdfw.gov/Salmonscape).

A constructed stormwater retention area, which collects runoff from the parking area south of the building, is present in the southwest corner of the parcel.

It was a pleasure working with you. Let me know if you need additional information or further assistance on this project.

Regards,

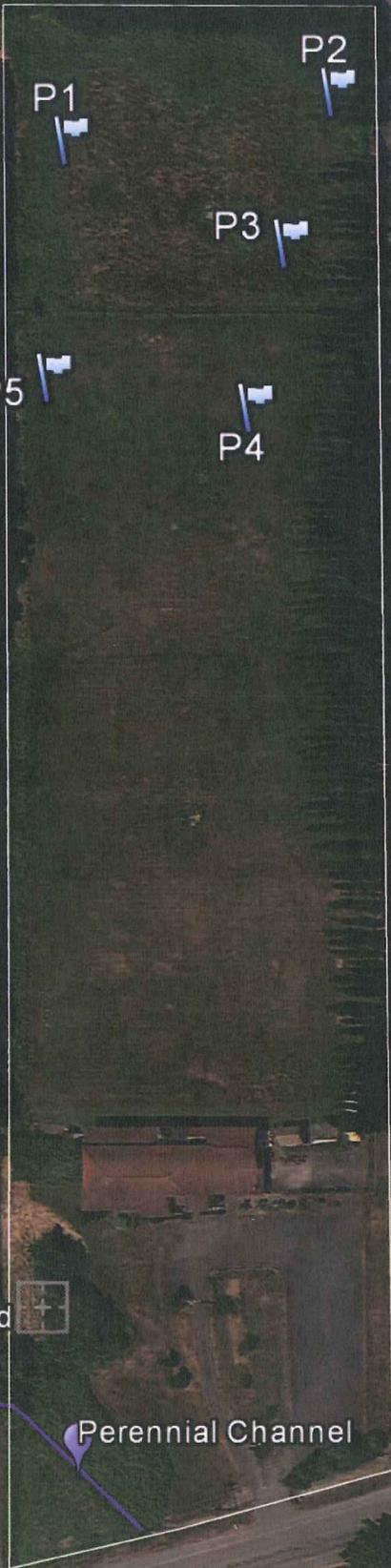


Mary Harenda
President
Essency Environmental

Attachments:

Locations of sample plots
Wetland delineation data sheets
City of Monroe Critical Areas and Buffers Map
City of Monroe Currie Road Wetland Mapping, prepared by Harmsen and Associates

Parcel 27060200301900

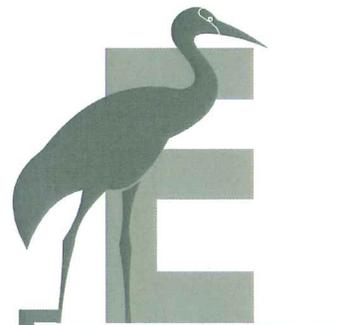


Retention Pond

Perennial Channel

Google earth

400 ft



Essency
ENVIRONMENTAL

ctoer

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Hager- 27060200301900 City/County: Monroe/Snohomish Sampling Date: 10/14/14
 Applicant/Owner: Jim Hager State: WA Sampling Point: P1
 Investigator(s): Mary Harenda & Andrew Wones Section, Township, Range: 2,27N,6E
 Landform (hillslope, terrace, etc.): River valley Local relief (concave, convex, none): none Slope (%): 1
 Subregion (LRR): A Lat: 47.850355 Long: -122.007652 Datum: WGS 84
 Soil Map Unit Name: Mapped as Sumas silt loam NWI classification: N/A
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: Observed hydric soil indicators appear to be relict redoximorphic features. According to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0 (USACOE, 2010), relict features still meet the technical definition of hydric soil. No current evidence of wetland hydrology was observed. The parcel in question appears to be effectively drained by surrounding ditches.		

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A) Total Number of Dominant Species Across All Strata: 1 (B) Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover		Prevalence Index worksheet: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Total % Cover of:</td> <td style="text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species _____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species _____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species _____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals: _____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = _____</td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species _____	x1 = _____	FACW species _____	x2 = _____	FAC species _____	x3 = _____	FACU species _____	x4 = _____	UPL species _____	x5 = _____	Column Totals: _____ (A)	_____ (B)	Prevalence Index = B/A = _____	
Total % Cover of:	Multiply by:																			
OBL species _____	x1 = _____																			
FACW species _____	x2 = _____																			
FAC species _____	x3 = _____																			
FACU species _____	x4 = _____																			
UPL species _____	x5 = _____																			
Column Totals: _____ (A)	_____ (B)																			
Prevalence Index = B/A = _____																				
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 50% = _____, 20% = _____ _____ = Total Cover																				
Herb Stratum (Plot size: 12' dm) 1. <u>Ranunculus repens</u> 90 yes FAC 2. <u>Phalaris arundinacea</u> 5 no FACW 3. <u>Rubus armeniacus</u> 5 no FACU 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ 11. _____ 50% = <u>50</u> , 20% = <u>20</u> _____ = Total Cover																				
Woody Vine Stratum (Plot size: _____) 1. _____ 2. _____ 50% = _____, 20% = _____ _____ = Total Cover % Bare Ground in Herb Stratum _____																				
Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 – Dominance Test is >50% <input type="checkbox"/> 3 – Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 – Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 – Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																				
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																				
Remarks:																				

SOIL

Sampling Point: P1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-11	10YR3/2	100					silt loam	
11-15	2.5Y6/3	80	7.5YR4/6	20	C	PL,M	clay loam	Relict redoximorphic features
							w/ high ash content	

¹Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input checked="" type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
--	--	---

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soils Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
--	--

Remarks: Observed hydric soil indicators appear to be relict redoximorphic features. Boundaries are sharp, not diffuse. Features crumble to a powder when touched. Soil was tilled in the past which brought deeper layers closer to the surface. No active pore linings were present. According to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0 (USACOE, 2010), relict features still meet the technical definition of hydric soil. No current evidence of wetland hydrology was observed. The parcel appears to be effectively drained by surrounding ditches.

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)				Secondary Indicators (2 or more required)																								
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stresses Plants (D1) (LRR A)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Drainage Patterns (B10)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	<input type="checkbox"/> Geomorphic Position (D2)	<input type="checkbox"/> Shallow Aquitard (D3)	<input type="checkbox"/> FAC-Neutral Test (D5)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____										Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:																												
Remarks: No indicators of wetland hydrology were observed on the parcel. The parcel appears to be effectively drained by surrounding ditches.																												

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Hager- 27060200301900 City/County: Monroe/Snohomish Sampling Date: 10/14/14
 Applicant/Owner: Jim Hager State: WA Sampling Point: P2
 Investigator(s): Mary Harenda & Andrew Wones Section, Township, Range: 2,27N,6E
 Landform (hillslope, terrace, etc.): River valley Local relief (concave, convex, none): none Slope (%): 1
 Subregion (LRR): A Lat: 47.850355 Long: -122.007652 Datum: WGS 84
 Soil Map Unit Name: Mapped as Bellingham silt loam NWI classification: N/A
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology , significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology , naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Remarks: Observed hydric soil indicators appear to be relict redoximorphic features. According to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0 (USACOE, 2010), relict features still meet the technical definition of hydric soil. No current evidence of wetland hydrology was observed. The parcel in question appears to be effectively drained by surrounding ditches.					

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover		Prevalence Index worksheet: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Total % Cover of:</td> <td style="text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species _____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species _____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species _____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals: _____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = _____</td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species _____	x1 = _____	FACW species _____	x2 = _____	FAC species _____	x3 = _____	FACU species _____	x4 = _____	UPL species _____	x5 = _____	Column Totals: _____ (A)	_____ (B)	Prevalence Index = B/A = _____	
Total % Cover of:	Multiply by:																			
OBL species _____	x1 = _____																			
FACW species _____	x2 = _____																			
FAC species _____	x3 = _____																			
FACU species _____	x4 = _____																			
UPL species _____	x5 = _____																			
Column Totals: _____ (A)	_____ (B)																			
Prevalence Index = B/A = _____																				
Sapling/Shrub Stratum (Plot size: _____)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
Herb Stratum (Plot size: 12' dm)																				
1. <u>Agrostis sp.</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>																	
2. <u>Holcus lanatus</u>	<u>47</u>	<u>yes</u>	<u>FAC</u>																	
3. <u>Medicago lupulina</u>	<u>3</u>	<u>no</u>	<u>FACU</u>																	
4. <u>Ranunculus repens</u>	<u>trace</u>	<u>no</u>	<u>FAC</u>																	
5. <u>Rubus armeniacus</u>	<u>trace</u>	<u>no</u>	<u>FACU</u>																	
6. <u>Equisetum arvense</u>	<u>trace</u>	<u>no</u>	<u>FAC</u>																	
7. <u>Phalaris arundinacea</u>	<u>trace</u>	<u>no</u>	<u>FACW</u>																	
8. <u>Taraxacum officinale</u>	<u>trace</u>	<u>no</u>	<u>FACU</u>																	
9. <u>Cirsium arvense</u>	<u>trace</u>	<u>no</u>	<u>FAC</u>																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
50% = <u>50</u> , 20% = <u>20</u>	<u>100</u>	= Total Cover																		
Woody Vine Stratum (Plot size: _____)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
% Bare Ground in Herb Stratum _____																				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Hydrophytic Vegetation Present?</td> <td style="width: 10%;">Yes <input checked="" type="checkbox"/></td> <td style="width: 10%;">No <input type="checkbox"/></td> </tr> </table>				Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>														
Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>																		
Remarks:																				

SOIL

Sampling Point: P2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR3/2	100	—	—	—	—	silt loam	—
6-11	2.5Y6/3	80	7.5YR4/6	20	C	PL, M	clay loam	Relict redoximorphic features
6-11	10YR3/2	100	—	—	—	—	silt loam	—
11-15	2.5Y6/3	80	7.5YR4/4-4/6	20	C	PL, M	clay loam	Relict redoximorphic features
—	—	—	—	—	—	—	sand	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—

¹Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils ³ :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)				

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):	Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Type: _____ Depth (inches): _____		

Remarks: Observed hydric soil indicators appear to be relict redoximorphic features. Boundaries are sharp, not diffuse. Features crumble to a powder when touched. Soil was tilled in the past which brought deeper layers closer to the surface. No active pore linings were present. According to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0 (USACOE, 2010), relict features still meet the technical definition of hydric soil. No current evidence of wetland hydrology was observed. The parcel appears to be effectively drained by surrounding ditches.

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Water-Stained Leaves (B9)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stresses Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)			
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			

Field Observations:			
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present?
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: This plot is the lowest elevation on the parcel. No indicators of wetland hydrology were observed on the parcel. The parcel appears to be effectively drained by surrounding ditches.			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Hager- 27060200301900 City/County: Monroe/Snohomish Sampling Date: 10/14/14
 Applicant/Owner: Jim Hager State: WA Sampling Point: P3
 Investigator(s): Mary Harenda & Andrew Wones Section, Township, Range: 2,27N,6E
 Landform (hillslope, terrace, etc.): River valley Local relief (concave, convex, none): none Slope (%): 1
 Subregion (LRR): A Lat: 47.850355 Long: -122.007652 Datum: WGS 84
 Soil Map Unit Name: Mapped as Bellingham silt loam NWI classification: N/A
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology , significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology , naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: Observed hydric soil indicators appear to be relict redoximorphic features. According to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0 (USACOE, 2010), relict features still meet the technical definition of hydric soil. No current evidence of wetland hydrology was observed. The parcel in question appears to be effectively drained by surrounding ditches.	

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover		Prevalence Index worksheet: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Total % Cover of:</td> <td style="text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species _____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species _____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species _____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals: _____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = _____</td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species _____	x1 = _____	FACW species _____	x2 = _____	FAC species _____	x3 = _____	FACU species _____	x4 = _____	UPL species _____	x5 = _____	Column Totals: _____ (A)	_____ (B)	Prevalence Index = B/A = _____	
Total % Cover of:	Multiply by:																			
OBL species _____	x1 = _____																			
FACW species _____	x2 = _____																			
FAC species _____	x3 = _____																			
FACU species _____	x4 = _____																			
UPL species _____	x5 = _____																			
Column Totals: _____ (A)	_____ (B)																			
Prevalence Index = B/A = _____																				
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 50% = _____, 20% = _____ _____ = Total Cover																				
Herb Stratum (Plot size: 12' dm) 1. <u>Agrostis sp.</u> <u>45</u> <u>yes</u> <u>FAC</u> 2. <u>Holcus lanatus</u> <u>40</u> <u>yes</u> <u>FAC</u> 3. <u>Juncus effusus</u> <u>10</u> <u>no</u> <u>FACW</u> 4. <u>Phalaris arundinacea</u> <u>5</u> <u>no</u> <u>FACW</u> 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ 11. _____ 50% = <u>50</u> , 20% = <u>20</u> <u>100</u> = Total Cover																				
Woody Vine Stratum (Plot size: _____) 1. _____ 2. _____ 50% = _____, 20% = _____ _____ = Total Cover % Bare Ground in Herb Stratum _____																				
Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																				
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																				
Remarks:																				

SOIL

Sampling Point: P3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR3/2	100					silt loam	
6-8	2.5Y6/3	80	7.5YR4/6	20	C	PL, M	clay loam	Relict redoximorphic features
6-8	10YR3/2	100					silt loam	
8-12	2.5Y6/3	50	7.5YR4/4-4/6	50	C	PL, M	clay loam	Relict redoximorphic features
							sand	

¹Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- | | |
|--|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S6) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input checked="" type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| <input type="checkbox"/> 2 cm Muck (A10) |
| <input type="checkbox"/> Red Parent Material (TF2) |
| <input type="checkbox"/> Very Shallow Dark Surface (TF12) |
| <input type="checkbox"/> Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soils Present? Yes No

Remarks: Observed hydric soil indicators appear to be relict redoximorphic features. Boundaries are sharp, not diffuse. Features crumble to a powder when touched. Soil was tilled in the past which brought deeper layers closer to the surface. No active pore linings were present. According to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0 (USACOE, 2010), relict features still meet the technical definition of hydric soil. No current evidence of wetland hydrology was observed. The parcel appears to be effectively drained by surrounding ditches.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Water-Stained Leaves (B9) |
| <input type="checkbox"/> High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Salt Crust (B11) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Aquatic Invertebrates (B13) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) |
| <input type="checkbox"/> Surface Soil Cracks (B6) | <input type="checkbox"/> Stunted or Stresses Plants (D1) (LRR A) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| <input type="checkbox"/> Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> FAC-Neutral Test (D5) |
| <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) |
| <input type="checkbox"/> Frost-Heave Hummocks (D7) |

Field Observations:

Surface Water Present? Yes No Depth (inches): _____
 Water Table Present? Yes No Depth (inches): _____
 Saturation Present? (includes capillary fringe) Yes No Depth (inches): _____

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No indicators of wetland hydrology were observed on the parcel. The parcel appears to be effectively drained by surrounding ditches.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Hager- 27060200301900 City/County: Monroe/Snohomish Sampling Date: 10/14/14
 Applicant/Owner: Jim Hager State: WA Sampling Point: P4
 Investigator(s): Mary Harenda & Andrew Wones Section, Township, Range: 2.27N.6E
 Landform (hillslope, terrace, etc.): River valley Local relief (concave, convex, none): none Slope (%): 1
 Subregion (LRR): A Lat: 47.850355 Long: -122.007652 Datum: WGS 84
 Soil Map Unit Name: Mapped as Sumas silt loam NWI classification: N/A
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology , significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology , naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: Observed hydric soil indicators appear to be relict redoximorphic features. According to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0 (USACOE, 2010), relict features still meet the technical definition of hydric soil. No current evidence of wetland hydrology was observed. The parcel in question appears to be effectively drained by surrounding ditches.	

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover		Prevalence Index worksheet: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Total % Cover of:</td> <td style="text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species _____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species _____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species _____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals: _____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = _____</td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species _____	x1 = _____	FACW species _____	x2 = _____	FAC species _____	x3 = _____	FACU species _____	x4 = _____	UPL species _____	x5 = _____	Column Totals: _____ (A)	_____ (B)	Prevalence Index = B/A = _____	
Total % Cover of:	Multiply by:																			
OBL species _____	x1 = _____																			
FACW species _____	x2 = _____																			
FAC species _____	x3 = _____																			
FACU species _____	x4 = _____																			
UPL species _____	x5 = _____																			
Column Totals: _____ (A)	_____ (B)																			
Prevalence Index = B/A = _____																				
Sapling/Shrub Stratum (Plot size: _____)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
Herb Stratum (Plot size: 12' dm)																				
1. <u>Agrostis sp.</u>	<u>30</u>	<u>yes</u>	<u>FAC</u>																	
2. <u>Poa pratensis</u>	<u>60</u>	<u>yes</u>	<u>FAC</u>																	
3. <u>Holcus lanatus</u>	<u>5</u>	<u>no</u>	<u>FAC</u>																	
4. <u>Trifolium repens</u>	<u>2</u>	<u>no</u>	<u>FAC</u>																	
5. <u>Ranunculus repens</u>	<u>2</u>	<u>no</u>	<u>FAC</u>																	
6. <u>Taraxacum officinale</u>	<u>1</u>	<u>no</u>	<u>FACU</u>																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
50% = <u>50</u> , 20% = <u>20</u>	<u>100</u>	= Total Cover																		
Woody Vine Stratum (Plot size: _____)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
% Bare Ground in Herb Stratum _____																				
Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)																				
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																				
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																				
Remarks:																				

SOIL

Sampling Point: P4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR3/3	100					silt loam	
8-11	2.5Y6/3	80	7.5YR4/6	20	C	PL, M	clay loam	Relict redoximorphic features
8-11	10YR3/3	100					silt loam	
11-15	2.5Y6/3	50	7.5YR4/4-4/6	50	C	PL, M	clay loam	Relict redoximorphic features
							w/ high	ash content

¹Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)		
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)		
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):	
Type: _____	
Depth (inches): _____	
	Hydric Soils Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Remarks: Observed hydric soil indicators appear to be relict redoximorphic features. Boundaries are sharp, not diffuse. Features crumble to a powder when touched. Soil was tilled in the past which brought deeper layers closer to the surface. No active pore linings were present. According to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0 (USACOE, 2010), relict features still meet the technical definition of hydric soil. No current evidence of wetland hydrology was observed. The parcel appears to be effectively drained by surrounding ditches.

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Water-Stained Leaves (B9)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> (MLRA 1, 2, 4A, and 4B)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Stunted or Stresses Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			

Field Observations:			
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
			Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No indicators of wetland hydrology were observed on the parcel. The parcel appears to be effectively drained by surrounding ditches.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Hager- 27060200301900 City/County: Monroe/Snohomish Sampling Date: 10/14/14
 Applicant/Owner: Jim Hager State: WA Sampling Point: P5
 Investigator(s): Mary Harenda & Andrew Wones Section, Township, Range: 2,27N,6E
 Landform (hillslope, terrace, etc.): River valley Local relief (concave, convex, none): none Slope (%): 1
 Subregion (LRR): A Lat: 47.850355 Long: -122.007652 Datum: WGS 84
 Soil Map Unit Name: Mapped as Sumas silt loam NWI classification: N/A
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology , significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology , naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks: Observed hydric soil indicators appear to be relict redoximorphic features. According to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0 (USACOE, 2010), relict features still meet the technical definition of hydric soil. No current evidence of wetland hydrology was observed. The parcel in question appears to be effectively drained by surrounding ditches.			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover		Prevalence Index worksheet: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><u>Total % Cover of:</u></td> <td style="text-align: center;"><u>Multiply by:</u></td> </tr> <tr> <td>OBL species _____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species _____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species _____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals: _____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = _____</td> </tr> </table>	<u>Total % Cover of:</u>	<u>Multiply by:</u>	OBL species _____	x1 = _____	FACW species _____	x2 = _____	FAC species _____	x3 = _____	FACU species _____	x4 = _____	UPL species _____	x5 = _____	Column Totals: _____ (A)	_____ (B)	Prevalence Index = B/A = _____	
<u>Total % Cover of:</u>	<u>Multiply by:</u>																			
OBL species _____	x1 = _____																			
FACW species _____	x2 = _____																			
FAC species _____	x3 = _____																			
FACU species _____	x4 = _____																			
UPL species _____	x5 = _____																			
Column Totals: _____ (A)	_____ (B)																			
Prevalence Index = B/A = _____																				
<u>Sapling/Shrub Stratum</u> (Plot size: _____)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
<u>Herb Stratum</u> (Plot size: <u>12' dm</u>)																				
1. <u>Ranunculus repens</u>	<u>60</u>	<u>yes</u>	<u>FAC</u>																	
2. <u>Poa pratensis</u>	<u>25</u>	<u>yes</u>	<u>FACU</u>																	
3. <u>Trifolium repens</u>	<u>15</u>	<u>no</u>	<u>FAC</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
50% = <u>50</u> , 20% = <u>20</u>	<u>100</u>	= Total Cover																		
<u>Woody Vine Stratum</u> (Plot size: _____)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
% Bare Ground in Herb Stratum _____																				
Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is <3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)																				
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																				
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																				
Remarks:																				

SOIL

Sampling Point: P5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR3/2	100					silt loam	
3-9	2.5Y3/2	80	7.5YR4/6	20	C	PL, M	clay loam	Relict redoximorphic features
3-9	10YR4/2	100					silt loam	
9-15	10YR3/2	100					see right	gravel, cobble, sand, silt loam
9-15	2.5Y6/3	80	7.5YR5/6	20	C	PL, M	clay loam	Relict redoximorphic features

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix

<p>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</p> <p><input type="checkbox"/> Histosol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p>	<p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input checked="" type="checkbox"/> Depleted Matrix (F3)</p> <p><input type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input type="checkbox"/> Redox Depressions (F8)</p>	<p>Indicators for Problematic Hydric Soils³:</p> <p><input type="checkbox"/> 2 cm Muck (A10)</p> <p><input type="checkbox"/> Red Parent Material (TF2)</p> <p><input type="checkbox"/> Very Shallow Dark Surface (TF12)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p> <p>³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.</p>
---	---	--

<p>Restrictive Layer (if present):</p> <p>Type: _____</p> <p>Depth (inches): _____</p>	<p>Hydric Soils Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
---	--

Remarks: Observed hydric soil indicators appear to be relict redoximorphic features. Boundaries are sharp, not diffuse. Features crumble to a powder when touched. Soil was tilled in the past which brought deeper layers closer to the surface. No active pore linings were present. According to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0 (USACOE, 2010), relict features still meet the technical definition of hydric soil. No current evidence of wetland hydrology was observed. The parcel appears to be effectively drained by surrounding ditches.

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Water-Stained Leaves (B9)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> (MLRA 1, 2, 4A, and 4B)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Stunted or Stresses Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			
Field Observations:		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____		
Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____		
Saturation Present? (includes capillary fringe) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: No indicators of wetland hydrology were observed on the parcel. The parcel appears to be effectively drained by surrounding ditches.			



Critical Areas and Buffers

- STREAMS**
- Type 1
 - Type 3
 - Type 3u*
 - Type 4
 - Type 5
 - Unclassified Stream
- WETLANDS**
- Cat I
 - Cat II
 - Cat III
 - Cat IV
 - Unclassified Wetlands
 - Wetland Inventory No.
- STEEP SLOPES**
- 40% or > slope

- BOUNDARIES**
- Urban Growth Area
 - Monroe City Limits
 - Shoreline Boundary
- BUFFERS***
- Combined Critical Areas Buffers
- *Type 4 stream buffer shown as 150 ft on each side of the stream. Other stream buffers are shown as 75 ft on each side of the stream with attributes, have a buffer of 75 ft on each side of the channel. See IMC 20.05 for specific buffers.

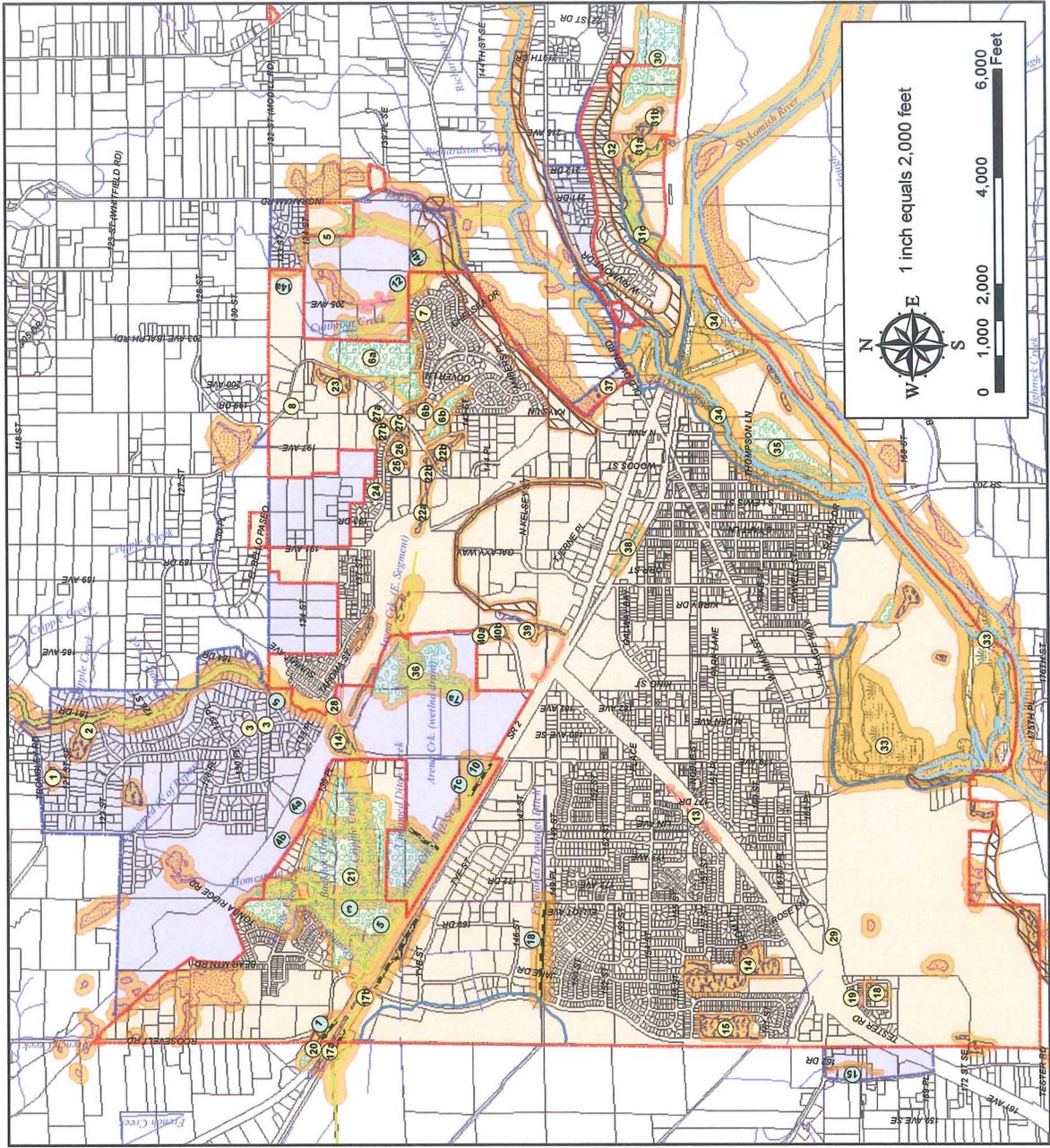
- Notes:**
- 1) The locations depicted are approximate boundaries for critical areas within the city limits. This map provides only approximate boundaries of known features and is not a substitute for more detailed maps and/or site visits to determine the exact locations of known features or boundaries. The points where stream change classification are approximate and subject to confirmation and refinement.
 - 2) The points where stream change classification are approximate and subject to confirmation and refinement.
 - 3) Classifications are subject to refinement based upon additional or updated fish use and seasonality or water flow information.

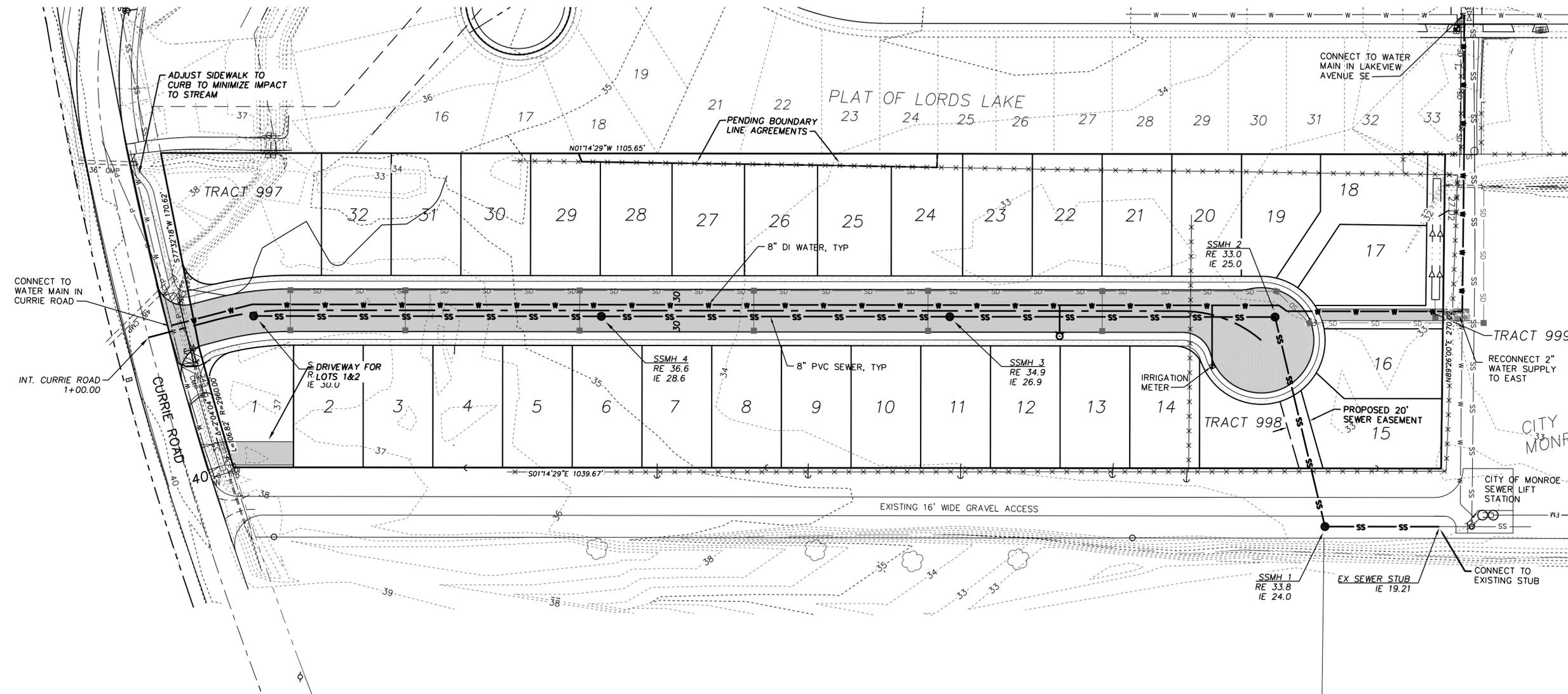
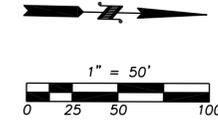


Map data shown is the property of the sources listed below. Inaccuracies may exist, and the City of Monroe implies no warranties or guarantees regarding any aspect of data depiction. This map is not an actual survey of individually noted critical areas. Streams have been categorized using the water type from WAC 225-16C(31) "Water Type Code" (Chapter 20.05 Washington Department of Ecology's Washington State Wetland Rating System for Western Washington). Wetland size, shape and location are approximate based on a reconnaissance level evaluation. The City of Monroe and the Urban Growth Area may contain additional critical areas not identified on this map. Therefore this map is to be used for reference purposes only.

Sources: City of Monroe GIS, 2008;
The Watershed Company,
Snohomish County GIS, 2007

Project: Monroe Critical Area Buffers 11x17
Location: Y:\GIS\Departments\CD\Critical Areas\Monroe critical area buffer, 2008
(12-04-08) 11x17.mxd
Revised: 12-04-08
Author: R. Wright





REVISIONS

DWN. BY: LDR
CHK. BY: SRM
DATE: 12/7/15
JOB #: 14-216
P/B #: N/A
SCALE: 1" = 50'

HARMSEN & ASSOCIATES INC.
ENGINEERS SURVEYORS
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(206) 343-5903
FAX: (360) 805-9732



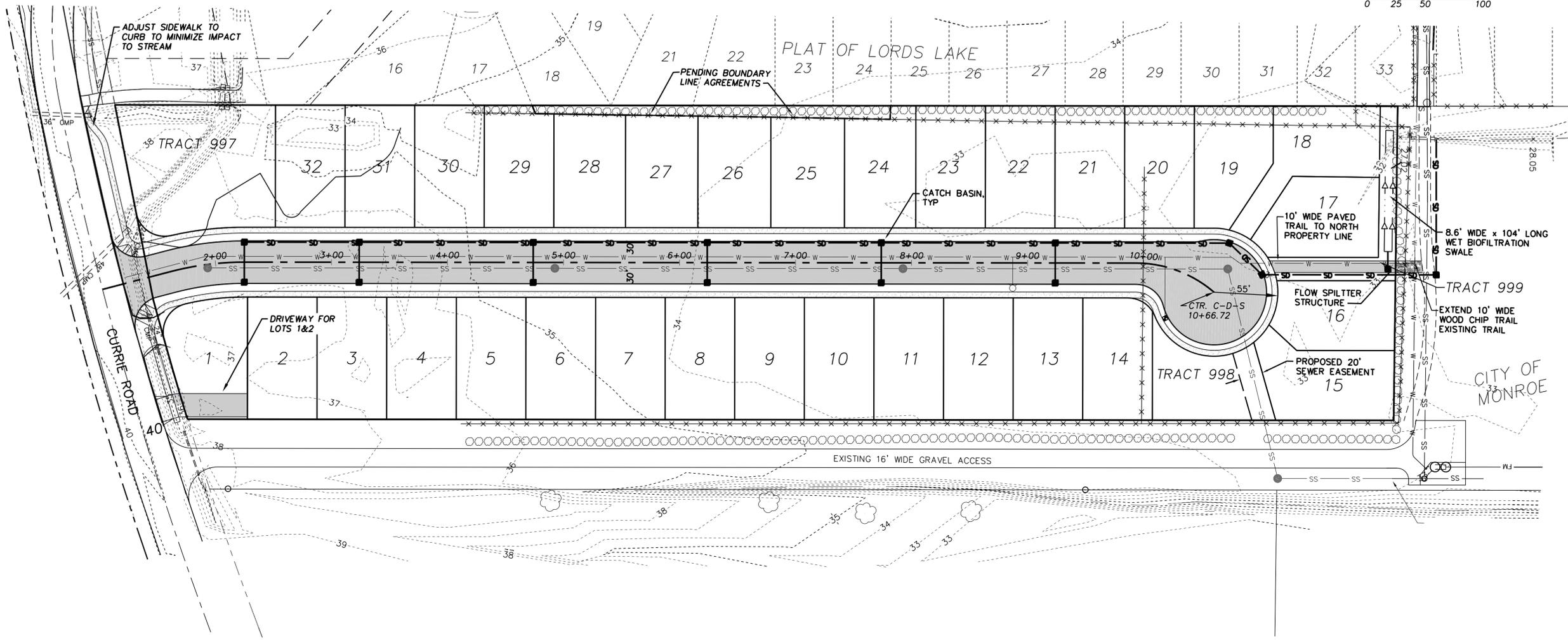
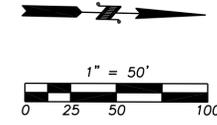
PLAT OF IRON EAGLE
16691 CURRIE ROAD
MONROE, WA
PRELIMINARY
SEWER & WATER PLAN

DRAWING:

P4

SHEET: 4 OF 7

SEC 2, TWP 27 N, RNG 6 E, WM



REVISIONS

DWN. BY: LDR
 CHK. BY: SRM
 DATE: 12/7/15
 JOB #: 14-216
 P/B #: N/A
 SCALE: 1" = 50'

HARMSEN & ASSOCIATES INC
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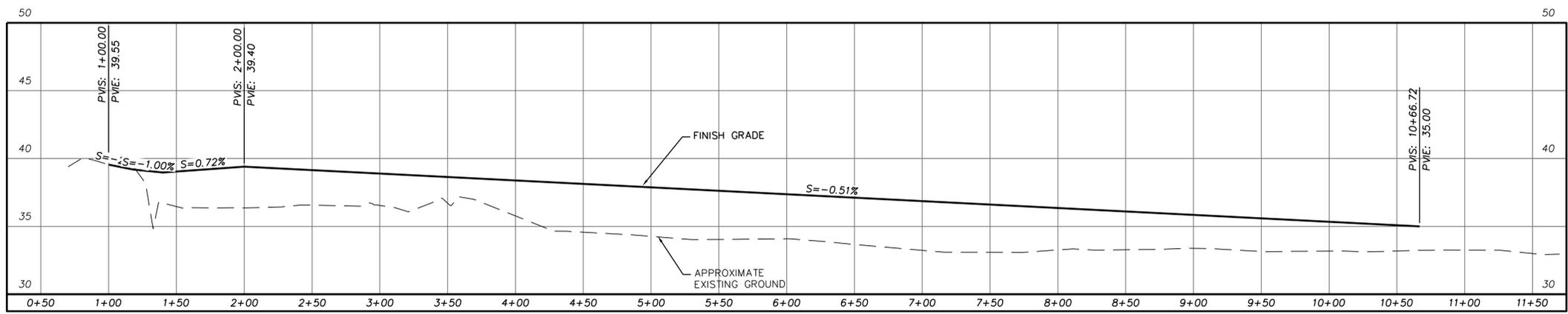


PLAT OF IRON EAGLE
 16691 CURRIE ROAD
 MONROE, WA
 PRELIMINARY
 ROAD & DRAINAGE PLAN

DRAWING:

P5

SHEET: 5 OF 7



PRELIMINARY DRAINAGE REPORT FOR THE
IRON EAGLE
PRELIMINARY PLAT
MONROE, WASHINGTON

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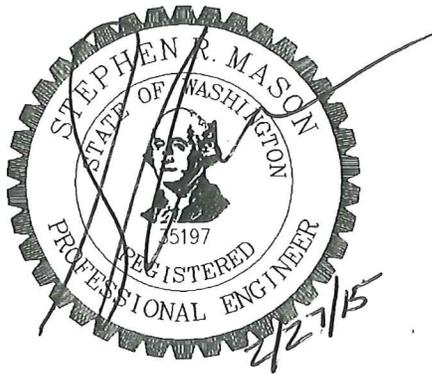
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**PRELIMINARY DRAINAGE REPORT FOR
IRON EAGLE PRELIMINARY PLAT
CITY OF MONROE, WASHINGTON**

FEBRUARY 20, 2015



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MR 1: STORMWATER SITE PLAN REPORT

PROJECT OVERVIEW & EXECUTIVE SUMMARY

DRAINAGE PLAN DESCRIPTION

This Preliminary Drainage Report has been prepared for the Preliminary Plat of Iron Eagle. The site is located at 16691 Currie Road, see Figure 1: Vicinity Map. The proposed development is to formally plat the 6.67 acre property into 34 single family lots, see Figure 3: Developed Conditions. The site is within the Lords Lake regional detention facility drainage basin. This facility provides flow control, but not runoff treatment which is to be provided by the individual properties as they developed.

METHODOLOGY

The drainage calculations for the site have been prepared based on the requirements of the 2005 Department of Ecology Manual.

DRAINAGE BASINS

The drainage basin that has been evaluated consists of the entire subject property.

DOWNSTREAM ANALYSIS

See Downstream Analysis on page 5 of this report.

UPSTREAM ANALYSIS

See Upstream Analysis on page 5 of this report.

CONVEYANCE CALCULATIONS

Conveyance calculations will be prepared as part of the construction permit submittal.

CONSTRUCTION WATER QUALITY

A Conceptual Storm Water Pollution Prevention Plan (SWPPP) has been prepared for the preliminary plat review. A final SWPPP will be prepared as part of the construction permit submittal. See Section 2 of this report for more information.

OPERATIONS AND MAINTENANCE

An Operations and Maintenance Manual will be prepared as part of the construction permit submittal.

RUNOFF TREATMENT BMP'S

Lords Lake regional detention facility provides for flow control, but not runoff treatment. With more than 5,000 sf of new impervious surface subject to vehicular traffic, Iron Eagle will need to provide for provide a runoff treatment facility. The proposed facility is a biofiltration swale.

STREAM BANK EROSION CONTROL BMP'S

The site is within the Lords Lake regional detention facility drainage basin. As such, onsite flow control is not required.

EXISTING CONDITIONS SUMMARY

DESCRIPTION

The site is located at 16691 Currie Road, see Figure 1: Vicinity Map. Past development on the property was as a golf driving range with a two story building and paved parking lot. The majority of the site is lawn, being the old driving range itself. The site has subsequently had several other uses and is now vacant. All the existing improvements will be removed. There are no wetlands or other critical areas on the site.

The topography of the site shows that it slopes slightly from Currie Road, along the south property line north into the parking lot. The driving range itself is very flat.

There are two drainage ditches near the southwest property corner. A 48" CMP culvert discharges to the northwest about 100 feet from the property corner. It extends to the west property line, and then bends to the west between the Currie Road Apartments and the Plat of Lords Lake. A second ditch is located adjacent to the west property line and flowing to the north it connects to the previously mentioned ditch.

The site is bounded to the west by the Plat of Lords Lake, by the Currie Road Apartments to the southwest, by a large wetland tract to the north and access panhandle to the east owned the City of Monroe.

CURRENT BASIN SUMMARY

The 6.67 acre site currently contains 6.67 acres including the building (0.15 ac), parking (0.40 ac), lawn (5.62 ac) and landscaping (0.5 ac). The runoff rates for this basin are as follows:

<u>Storm Event</u>	<u>Runoff Rate</u>
2 Year	0.76 cfs
10 Year	1.64 cfs
100 Year	3.22 cfs

SOILS DESCRIPTION

Onsite soils exploration has been performed by GeoTest and is documented in their report dated December 9, 2014, provided under separate cover. Typically, there is a 4" to 8" thick layer of topsoil. The subsoil to a depth of 18" to 30" is stiff, gray and tan, wet, sandy silt. The substratum to a depth of 60 inches or more is medium dense to dense, tan, wet to saturated, very gravelly, sand to very sandy gravel with trace cobbles. Rapid ground water seepage was noted at 4.5 to 5.5 feet.

UPSTREAM ANALYSIS

The only significant upstream flow that impacts the property is from the previously mentioned drainage ditches near the southwest corner. We have been informed that it is permissible to re-route and enclose these ditches in a storm system to minimize their impact to the site. The sizing of the culverts will be done as part of the construction permit submittal.

DOWNSTREAM ANALYSIS

Stormwater leaves the site as sheetflow towards the north, entering the City owned property. A drainage ditch conveys the runoff to the north for 1,200 feet until it intersects a large drainage ditch to the north of the Plat of Lords Lake. This ditch then conveys the flow about 325 feet to a piped storm system that conveys runoff southwest 450 feet to Lords Lake regional detention facility. See Figure 4: Downstream Map. With implementation of the proposed BMPs, there should be not significant adverse impact from the proposed construction.

MR 2: SWPPP NARRATIVE

A Storm Water Pollution Prevention Plan (SWPPP) will be prepared for this project as part of the construction permit submittal. The site is very flat and is not anticipated to present any specific erosion control concerns. The 12 Required Elements are addressed as follows:

Element #1: Mark Clearing Limits

The construction plans delineate the clearing limits and they will be marked in the field prior to construction.

BMP C101, Preserving Natural Vegetation

Element #2: Establish Construction Access

Construction access will be taken from the existing access from Currie Road. A rock stabilized construction access will be installed at that point.

BMP C105, Stabilized Construction Entrance

Element #3: Control Flow Rates

The site is within the Lords Lake regional detention facility drainage basin. As such, onsite flow control is not required. A temporary sediment pond will be used to prevent the transport of sediment from the construction site.

BMP C241, Temporary Sediment Pond

Element #4: Install Sediment Controls

Sediment controls and their installation will be addressed and located on the project plans to be prepared for construction permitting. They will include the following BMPs:

BMP C105, Stabilized Construction Entrance

BMP C233, Silt Fence

BMP C241, Temporary Sediment Pond

Element #5: Stabilize Soils

Best Management Practices (BMP's) will be used to control sediment transport during construction and will be addressed and located on the project plans to be prepared for construction permitting. The following BMPs are applicable:

BMP C120, Temporary & Permanent Seeding

BMP C121, Mulching

BMP C123, Plastic Covering

BMP C125, Topsoiling

Element #6: Protect Slopes

New slopes within the project will be limited to a maximum of 3 horizontal to 1 vertical. There are no natural steep sloped areas on the site.

Element #7: Protect Drain Inlets

There are no existing storm drain inlets in the work areas on the site. As new inlets are installed, they will be protected with filter inserts.

BMP C220, Storm Drain Inlet Protection

Element #8: Stabilize Channels and Outlets

Temporary drainage swales may be incorporated into the SWPPP. They will be stabilized using the following BMPs:

BMP C207, Check Dams

BMP C201 Grass Lined Channels

Element #9: Control of Pollutants

The control of typical construction pollutants will be addressed in the final drainage report and plans to be prepared for construction permitting. Items that will be addressed include the following:

- Appropriate handling of all pollutants, including waste materials and demolition debris.
- Cover, containment, and protection for all chemicals, liquid products, petroleum products, etc.
- Maintenance, repair and refueling of heavy equipment and vehicles.
- Application of agricultural chemicals, including fertilizers and pesticides.
- BMPs shall be used to prevent or treat contamination of stormwater runoff by pH modifying sources.

Element #10: Control De-Watering

Dewatering is expected to be necessary during utility installation. The final SWPPP will address use of a settling pond as a discharge point for dewatering.

Element #11: Maintain BMP's

Notes for the maintenance of erosion control facilities will be included on the construction plans to be prepared for permitting.

Element #12: Manage the Project

The project will be subject to seasonal work limitations, site inspection and monitoring as required by the City of Monroe. Erosion control monitoring and supervision will be managed by a certified CESCL.

MR 3: WATER POLLUTION SOURCE CONTROL

As residential plat, the applicable source control BMPs would be temporary storage of garbage in sealed garbage cans to prevent wastes mixing with storm water and appropriate maintenance of the stormwater system. Street sweeping will be performed at the direction of the City of Monroe.

MR 4: PRESERVATION OF NATURAL DRAINAGE

The current drainage from the majority of the site is to the north as sheetflow towards the north, entering the City owned property and drainage ditches. In the developed condition, runoff will be discharged to the ditch beginning near the northwest property corner. Thus the natural drainage will be maintained.

MR 5: ON-SITE STORMWATER MANAGEMENT

The proposed development is to formally plat the 6.67 acre property into 34 single family lots, see Figure 3: Developed Conditions. The site is within the Lords Lake regional detention facility drainage basin. This facility provides flow control, but not runoff treatment.

DEVELOPED BASIN SUMMARY

The developed site drainage basin contains 6.67 acres including the roadway (1.15 ac), driveways (0.33 ac), roofs (2.03 ac), planter strip and yards (3.16 ac). The runoff rates for this basin are as follows:

<u>Storm Event</u>	<u>Runoff Rate</u>
2 Year	1.55 cfs
10 Year	2.65 cfs
100 Year	4.30 cfs

See WWHM3 output in Appendix B for more information.

FLOW CONTROL BMPs

The proposed flow control BMP will be reconditioned soil around the future residences and open space per BMP T5.13.

MR 6: RUNOFF TREATMENT REQUIREMENTS

The site is within the Lords Lake regional detention facility drainage basin. This facility provides flow control, but not runoff treatment. That was to be provided by the individual properties as

APPENDIX A
FIGURES & BASIN MAPS

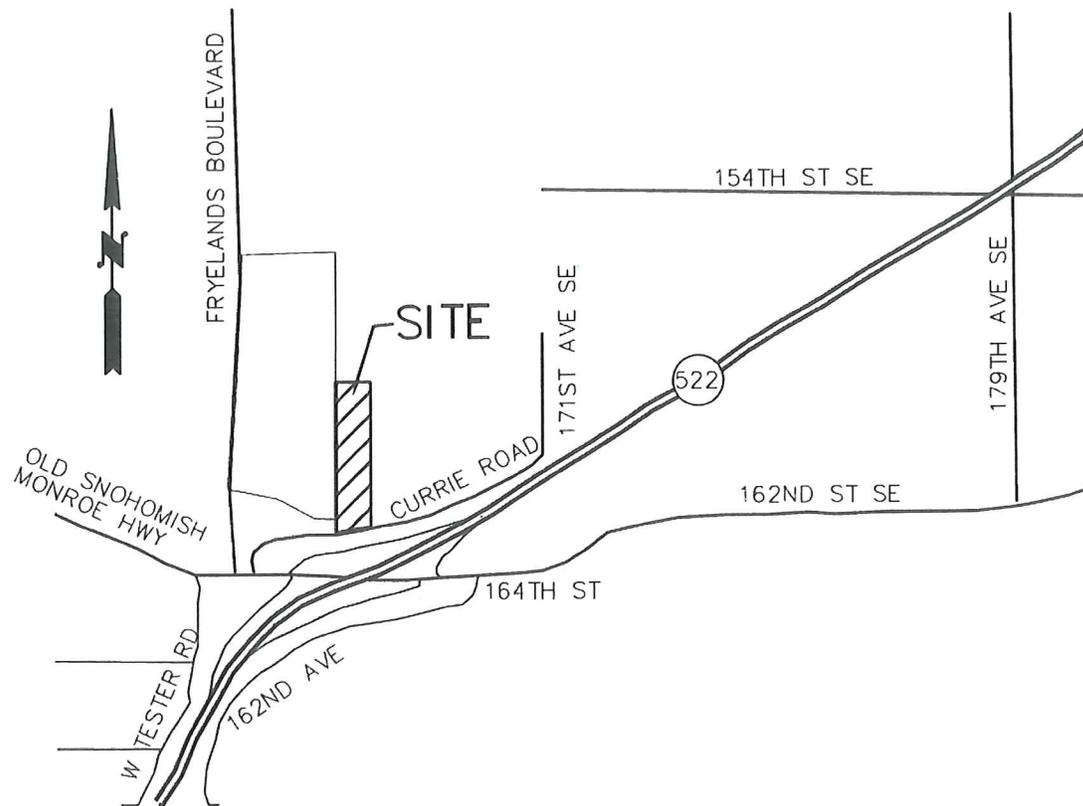
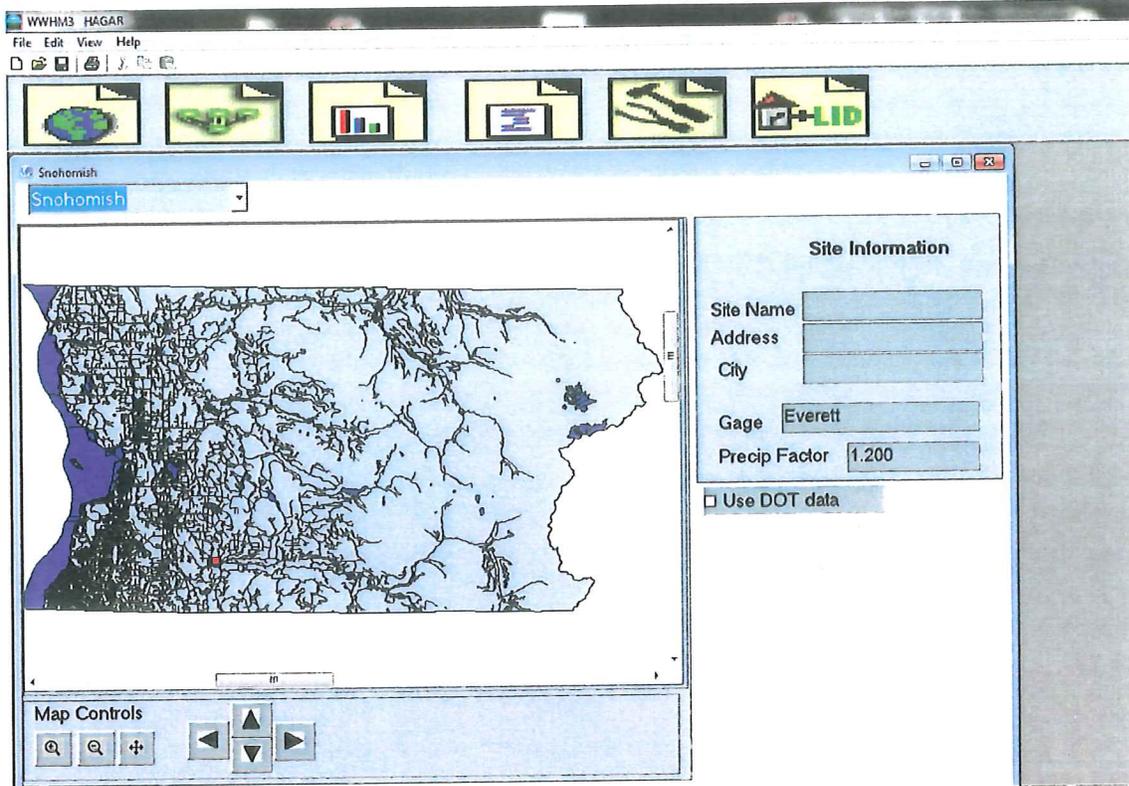


FIGURE 1: VICINITY MAP

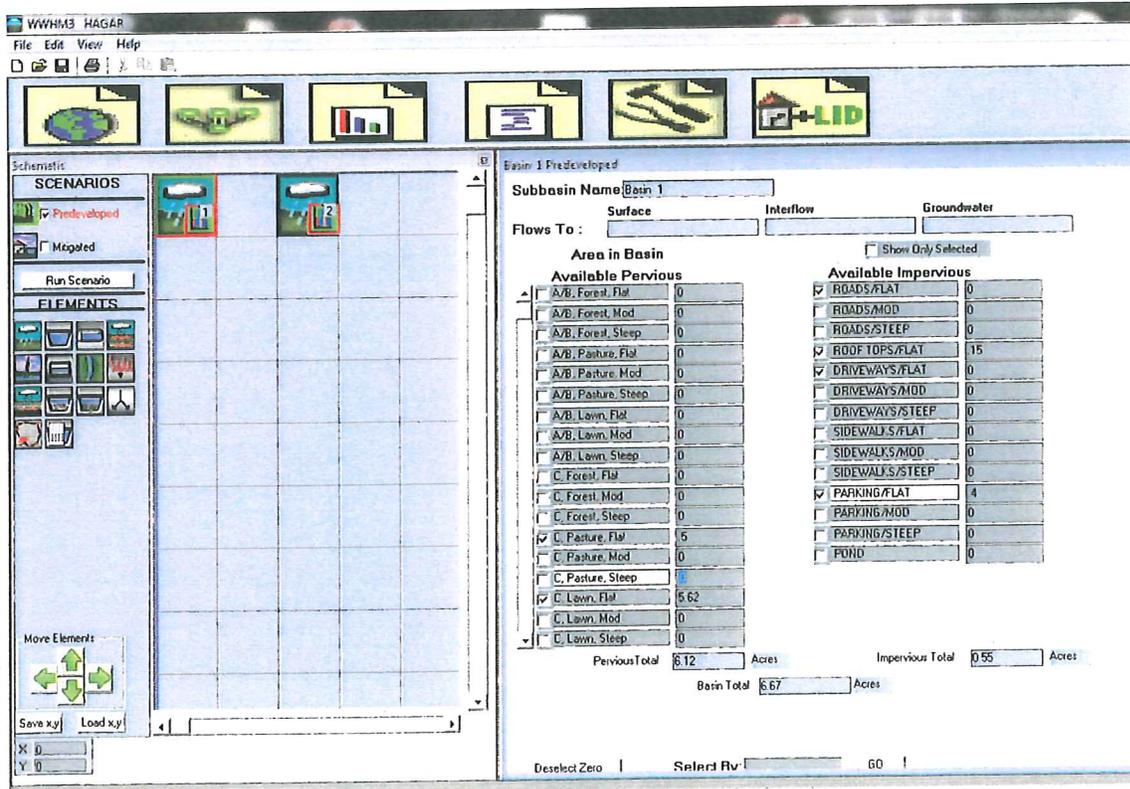


FIGURE 2: EXISTING SITE MAP

APPENDIX B
WWHM3 SCREEN SHOTS



SITE LOCATION



EXISTING BASIN

WWHM3 HAGAR
File Edit View Help

Basin 1 Mitigated

Subbasin Name Basin 1 Designate as Bypass for POC

Flows To: Surface Interflow Groundwater

Area in Basin Show Only Selected

Available Pervious		Available Impervious	
<input type="checkbox"/> A/B, Forest, Flat	0	<input checked="" type="checkbox"/> ROADS/FLAT	1.15
<input type="checkbox"/> A/B, Forest, Mod	0	<input type="checkbox"/> ROADS/MOD	0
<input type="checkbox"/> A/B, Forest, Steep	0	<input type="checkbox"/> ROADS/STEEP	0
<input type="checkbox"/> A/B, Pasture, Flat	0	<input checked="" type="checkbox"/> ROOF TOPS/FLAT	2.03
<input type="checkbox"/> A/B, Pasture, Mod	0	<input checked="" type="checkbox"/> DRIVEWAYS/FLAT	33
<input type="checkbox"/> A/B, Pasture, Steep	0	<input type="checkbox"/> DRIVEWAYS/MOD	0
<input type="checkbox"/> A/B, Lawn, Flat	0	<input type="checkbox"/> DRIVEWAYS/STEEP	0
<input type="checkbox"/> A/B, Lawn, Mod	0	<input type="checkbox"/> SIDEWALKS/FLAT	0
<input type="checkbox"/> A/B, Lawn, Steep	0	<input type="checkbox"/> SIDEWALKS/MOD	0
<input type="checkbox"/> C, Forest, Flat	0	<input type="checkbox"/> SIDEWALKS/STEEP	0
<input type="checkbox"/> C, Forest, Mod	0	<input checked="" type="checkbox"/> PARKING/FLAT	0
<input type="checkbox"/> C, Forest, Steep	0	<input type="checkbox"/> PARKING/MOD	0
<input checked="" type="checkbox"/> C, Pasture, Flat	0	<input type="checkbox"/> PARKING/STEEP	0
<input type="checkbox"/> C, Pasture, Mod	0	<input type="checkbox"/> POND	0
<input type="checkbox"/> C, Pasture, Steep	0		
<input checked="" type="checkbox"/> C, Lawn, Flat	3.16		
<input type="checkbox"/> C, Lawn, Mod	0		
<input type="checkbox"/> C, Lawn, Steep	0		

Pervious Total 3.16 Acres Impervious Total 351 Acres
Basin Total 667 Acres

Deleted Zero | Select By | 60 |

DEVELOPED BASIN

WWHM3 HAGAR
File Edit View Help

Analysis

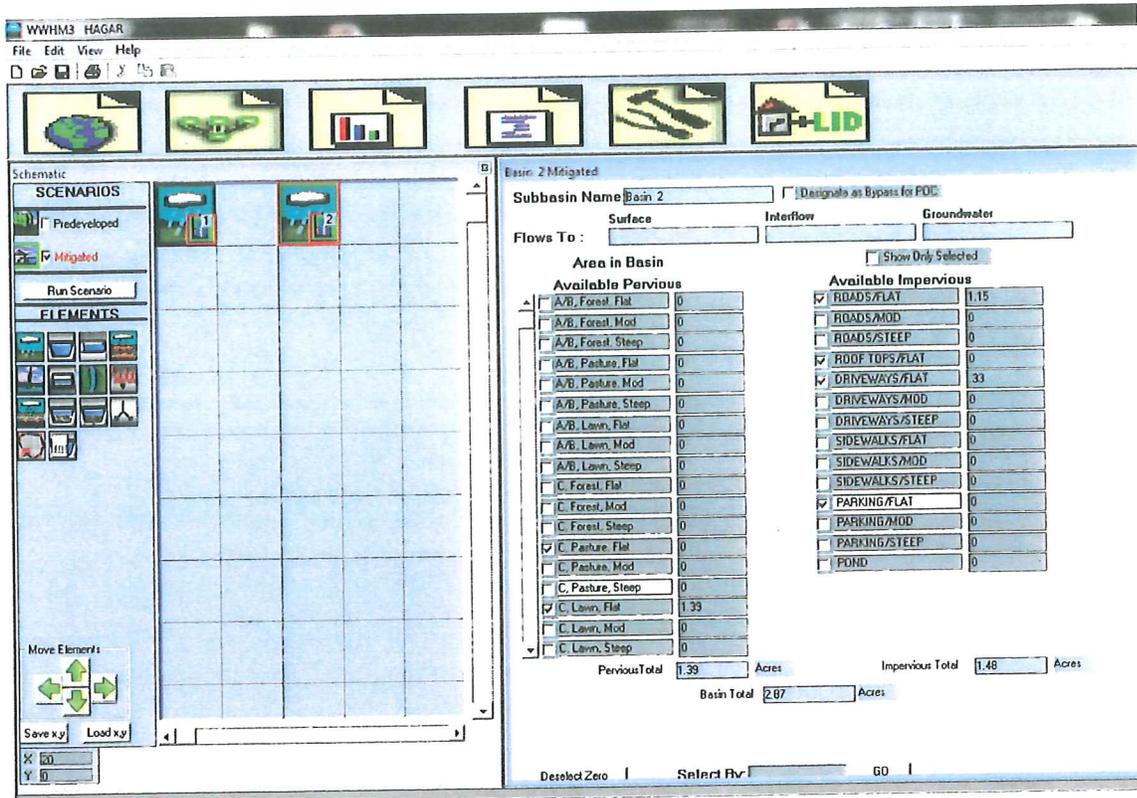
Flow Frequency

Flow (CFS)	Predeveloped	Mitigated
2 Year	0.7556	3.5490
5 Year	1.2460	2.3883
10 Year	1.6363	2.6459
25 Year	2.2068	3.2732
50 Year	2.6899	3.7738
100 Year	3.2242	4.3034

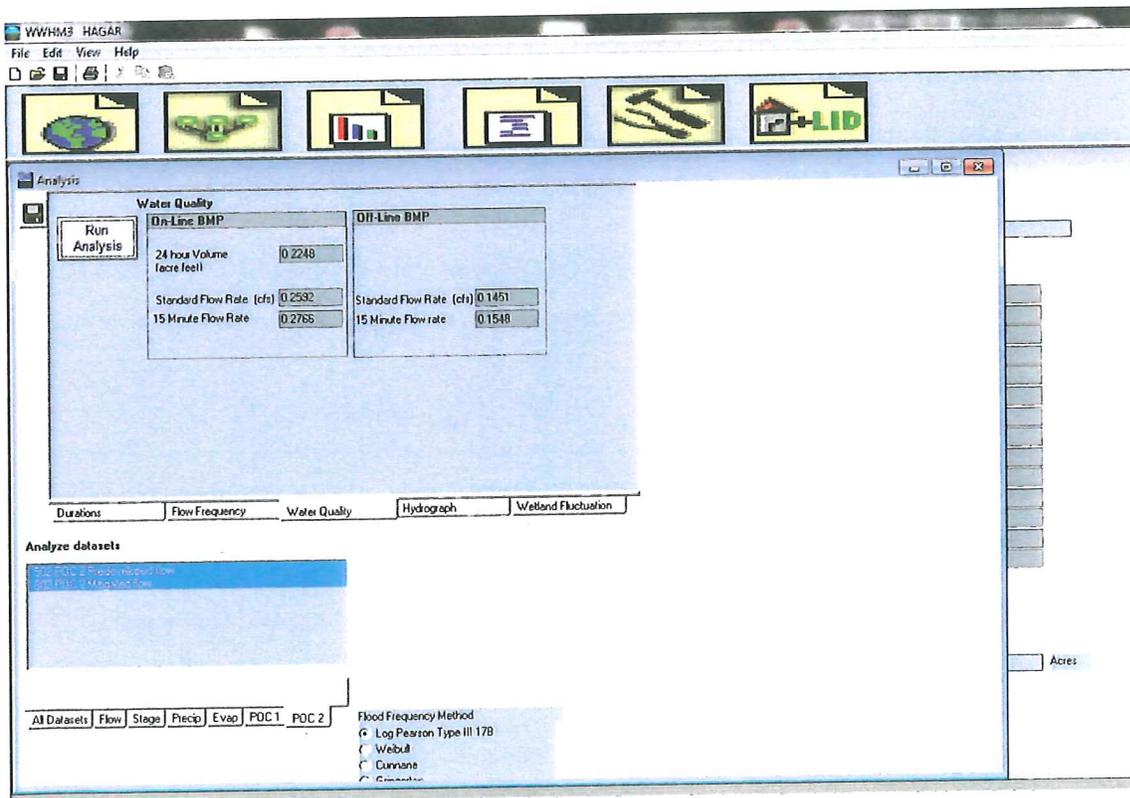
Yearly Peaks	Predeveloped	Mitigated
1949	0.6950	3.3347
1950	1.5297	2.4739
1951	0.3757	3.4276
1952	0.6328	3.2310
1953	0.8729	3.7576
1954	1.3068	2.3944
1955	1.2039	2.8033
1956	0.4438	0.8020
1957	1.0945	3.7045
1958	2.2769	3.2915
1959	0.5957	3.4340
1960	0.7370	3.2735
1961	2.8404	4.3736
1962	3.0760	3.7310
1963	3.8359	2.7759
1964	0.5333	2.0776
1965	0.3323	0.8448
1966	0.3319	3.8516
1967	0.7680	3.3866
1968	0.5872	2.0042
1969	2.3509	3.8754
1970	0.4816	3.3322
1971	3.0009	2.8998
1972	2.0293	3.2933
1973	0.7143	3.7020
1974	0.5981	3.8141

Flow Frequency Method
 Log Pearson Type III 17B
 Weibull
 Gumbel
 Gamma

FLOW FREQUENCY ANALYSIS



TREATMENT BASIN



TREATMENT FLOW RATE

BIOFILTRATION SWALE CALCULATIONS

SIZING FOR BIOFILTRATION SWALES:

This spread sheet will assist in the sizing of bio-filtration swales using a trapezoidal shape. See Appendix AIII-6.1 of the DOE Manual.

- P-1 15 minute flow rate: 0.53 cfs
- Peak rate 100-year storm: 1.00 cfs
- P-2 Swale slope: 0.005 ft/ft
- P-3 Grass type: Italian Rye Rating: 3
- D-1 Winter grass height: 5.00 in
- Design flow depth: 3.50 in
- D-2 Mannings n: 0.24
- D-3 Base design on trapezoidal channel with Z = 3
- D-4 Bottom width = 8.57 ft
- D-4b Top width = 10.32 ft
- D-5 Cross-sectional area = 2.75 ft²
- D-6 Flow velocity = $V = Q/A = 0.19 \text{ ft/s} < 1.0 \text{ ft/s} ?$

If velocity is less than 1.0 ft/s continue, otherwise repeat D-1 to D-6 until condition is met.

- D-7 Calc length for 9min residence time = 103.94
Note minimum length is 100 feet

STABILITY CHECK

For swale designs where larger flows will be conveyed through bio-swale. Check must be performed for highest expected flow with least vegetation.

- SC-1 Estimate flow for largest storm event that bio-swale will receive. 1.6
Adjust WWHM 100 year hourly flow to 100 year 15 minute flow by multiplying by 1.6
- SC-2 Estimate vegetation cover based on 'fair' condition and 3" height of least coverage.
- SC-3 Estimate degree of retardence from Table 9.2 based on Low condition D
Establish Vmax 3 ft/s
- SC-4 Select initial Manning's n (0.04 is a good initial choice): 0.039
- SC-5 Refer to Figure 9.7 for first approximation of VR: 3.4 ft²/s
- SC-6 Compute hydraulic radius: $R=VR/V_{max} = 1.133333 \text{ ft}$

- SC-7 Use Manning's Equation to solve for actual VR: 3.32 ft²/s
- SC-8 $1 - (SC-6/SC-8) = 0.02 < 0.05$? If yes continue, otherwise select new n and re-run steps SC-5 to SC-9
- SC-9 Compute actual velocity: $V = VR/R = 2.93$ ft/s < Vmax ? If so continue, if not repeat until it is less.
- SC-10 Compute area for stability: $A = Q/V = 0.34$ ft²
- SC-11 Compare SC-11 with D-14: -2.41 If negative, design is acceptable, if positive recalc. channel dimensions using stability area. Use y from D-1.
 Recalculated bottom width: 0.30 ft
- SC-12 Calculate depth of flow at stability flow rate: 0.29 ft
- SC-13 Take larger depth of SC-12 or D-1 and add 0.5': 0.79 ft
 Calculate top width 13.32
- SC-14 Recalculate hydraulic radius: 0.64 ft.
- SC-15 Final capacity check on stability check design storm and maximum retardence.
 $Q = 1.646433$ cfs > 100 year storm flow? Yes
 If yes, continue, otherwise increase channel cross-section.

COMPLETION STEPS

- CO-1 Multiply area for bio-swale by the following factor:
 Swale Length 103.94 ft
 Channel Depth 0.79 ft
 Bottom width 8.57 ft
- CO-2 If slope is greater than 2 percent, design log or rock check dams approximately every 50 ft.

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Gibson Traffic Consultants
2802 Wetmore Avenue
Suite 220
Everett, WA 98201
425.339.8266

Hagar Development Traffic Impact Analysis

Jurisdiction: City of Monroe

February 2015

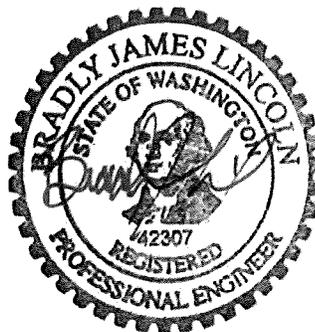


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Turning Movement Volumes.....C

Level of Service Calculations D

Site PlanE

1. DEVELOPMENT IDENTIFICATION

Gibson Traffic Consultants, Inc. (GTC) has been retained to provide a traffic impact analysis for the proposed Hagar development to address the City of Monroe, Snohomish County and Washington State Department of Transportation (WSDOT) traffic impacts. Brad Lincoln, responsible for this report and traffic analysis, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of ITE.

The Hagar development is proposed to consist of a total of 34 single-family residential units. Existing land uses at the site have varied and the site is currently unoccupied. Credit for one single-family residential unit has been included in the analysis as a conservatively low estimate for previously mitigated trips. The analysis in this report has therefore been performed for 33 net new single-family residential units. The development site is located north of Currie Road and east of Fryelands Boulevard. Access to the development will be via Currie Road and a site vicinity map has been included in Figure 1.

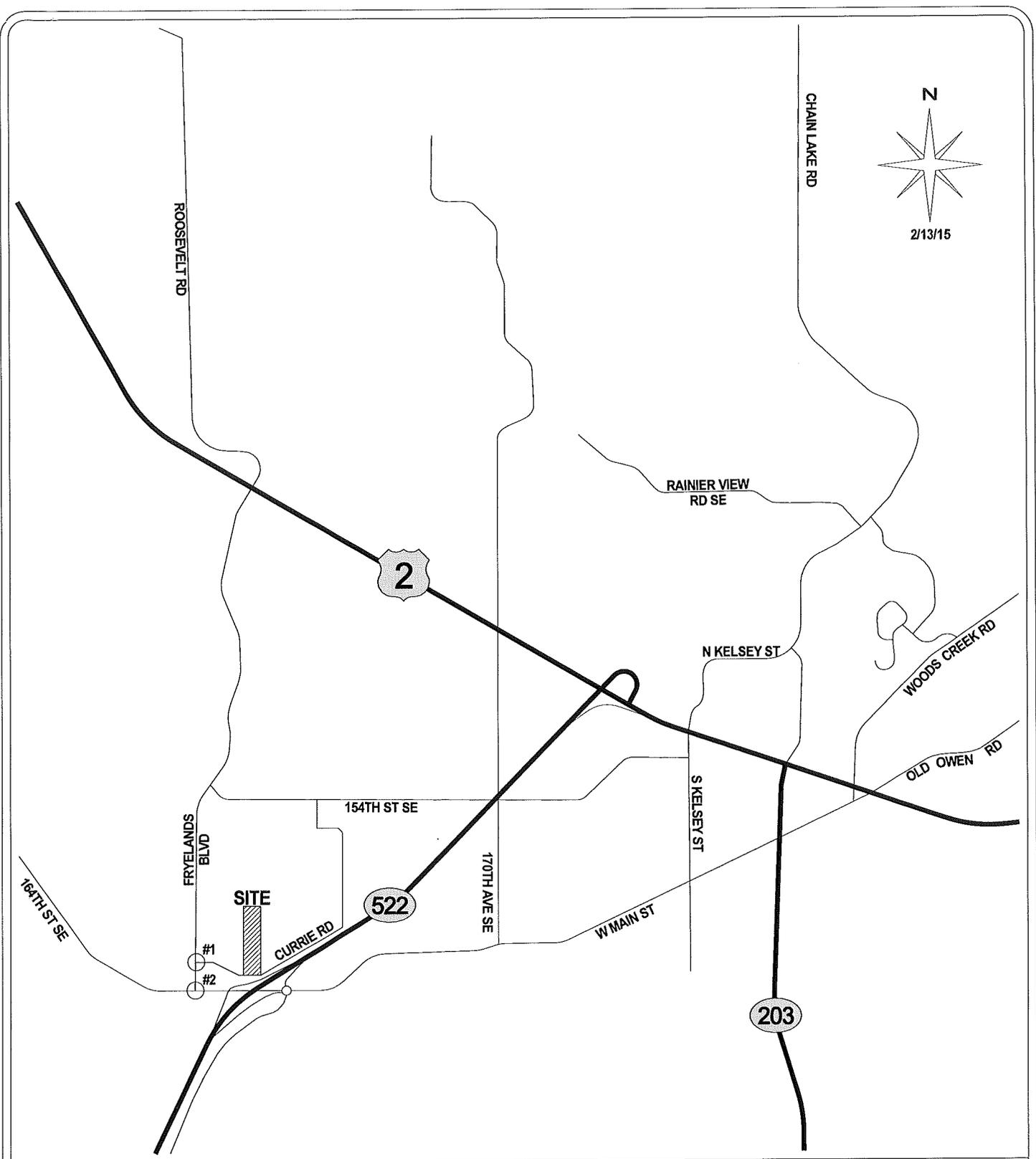
2. METHODOLOGY

Trip generation calculations for the Hagar development have been performed utilizing average trip generation data contained in the Institute of Transportation Engineers' (ITE) *Trip Generation, 9th Edition (2012)*. The distribution of trips generated by the site is based on approved distributions for similar developments in the site vicinity.

Intersection level of service analysis has been performed based on scoping discussions with Brad Fieldberg, City of Monroe Public Works Director. Level of service analysis has been performed for the following intersections:

1. Fryelands Boulevard at Currie Road
2. Fryelands Boulevard at 164th Street SE

Congestion at intersections is generally measured in terms of level of service (LOS). In accordance with *Highway Capacity Manual: 2010 Edition (HCM)* by the Transportation Research Board, road facilities and intersections are rated between LOS A and LOS F, with LOS A being free flow and LOS F being forced flow or over-capacity conditions. The level of service at signalized, roundabout and all-way stop-controlled intersections is based on the average delay of all approaches. The level of service for two-way stop-controlled intersections is based on average delays for the stopped approach with the highest delay. Geometric characteristics and conflicting traffic movements are taken into consideration when determining level of service values. A summary of the intersection level of service criteria is included in Table 1.



GIBSON TRAFFIC CONSULTANTS

**TRAFFIC IMPACT STUDY
GTC #14-211**

**HAGAR DEVELOPMENT
33 NEW SINGLE-FAMILY UNITS**

LEGEND



DEVELOPMENT SITE



STUDY INTERSECTION

CITY OF MONROE

**FIGURE 1
SITE VICINITY
MAP**

Table 1: Level of Service Criteria for Intersections

Level of ¹ Service	Expected Delay	Intersection Control Delay (Seconds per Vehicle)	
		Unsignalized Intersections	Signalized Intersections
A	Little/No Delay	≤10	≤10
B	Short Delays	>10 and ≤15	>10 and ≤20
C	Average Delays	>15 and ≤25	>20 and ≤35
D	Long Delays	>25 and ≤35	>35 and ≤55
E	Very Long Delays	>35 and ≤50	>55 and ≤80
F	Extreme Delays ²	>50	>80

The City of Monroe has a level of service threshold of LOS C for collector road intersections and LOS D for arterial road intersections. The City of Monroe also has an interlocal agreement with WSDOT for intersections along US-2, SR-203 and SR-522. The interlocal agreement states that the level of service needs to remain at LOS D for intersections operating at LOS D before development and LOS E for intersections that operate at LOS E before developments. Intersections operating at LOS F before development will require mitigation. The level of service analysis has been performed utilizing the *Synchro 8.0* software and is reported based on the *Synchro 8.0* output.

The City of Monroe also has an interlocal agreement with Snohomish County to provide turning movements at Snohomish County key intersections impacted with 3 or more directional peak-hour trips on an approach or departure and for traffic mitigation fees.

¹ **Source:** *Highway Capacity Manual* 2010.

LOS A: Free-flow traffic conditions, with minimal delay to stopped vehicles (no vehicle is delayed longer than one cycle at signalized intersection).

LOS B: Generally stable traffic flow conditions.

LOS C: Occasional back-ups may develop, but delay to vehicles is short term and still tolerable.

LOS D: During short periods of the peak hour, delays to approaching vehicles may be substantial but are tolerable during times of less demand (i.e. vehicles delayed one cycle or less at signal).

LOS E: Intersections operate at or near capacity, with long queues developing on all approaches and long delays.

LOS F: Jammed conditions on all approaches with excessively long delays and vehicles unable to move at times.

² When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection.

3. TRIP GENERATION

The trip generation calculations for the Hagar development are based on the average trip generation rates for ITE Land Use Code 210, single-family detached housing. The development will have a total of 34 single-family units with a credit of 1 single-family unit for previous land uses. The trip generation of 33 net new units for the Hagar development is summarized in Table 2.

Table 2: Trip Generation Summary

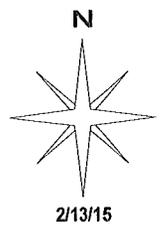
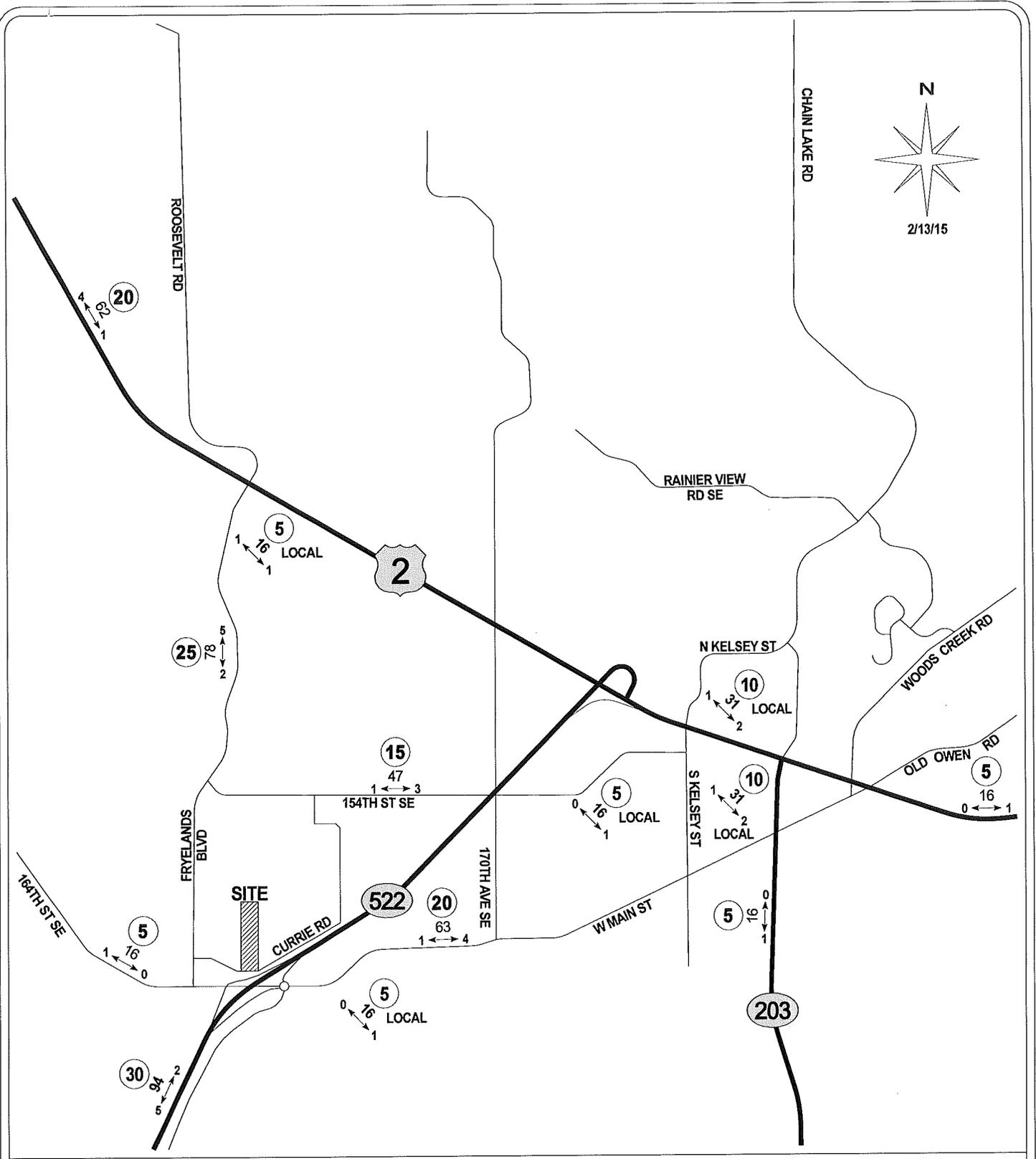
33 New Single-Family Residential Units	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
Generation Rate	9.52 trips per unit			0.75 trips per unit			1.00 trips per unit		
Splits	50%	50%	100%	25%	75%	100%	63%	37%	100%
Trips	157.08	157.08	314.16	6.19	18.56	24.75	20.79	12.21	33.00

The 33 new units are anticipated to generate 314 average daily trips with 25 AM peak-hour trips and 33 PM peak-hour trips. The trip generation calculations are included in the attachments.

4. TRIP DISTRIBUTION

The distribution of trips generated by the Hagar development is based on previously approved traffic studies conducted in the site vicinity for residential developments. It is anticipated that 25% of the development's trips will travel to and from the north along Frylands Boulevard. Approximately 15% of the development's trips will travel to and from the east along Currie Road. It is estimated that 30% of the development's trips will along W. Main Street, twenty-five percent to and from the east and five percent to and from the west. The remaining 30% of the development's trips are anticipated to travel to and from the south along SR-522. Detailed distributions are included in Figure 2 for the AM peak-hour and Figure 3 for the PM peak-hour.

The interlocal agreement with Snohomish County requires key intersections impacted with 3 or more directional peak-hour trips on any approach or departure to be shown. The Hagar development will impact 2 different key intersections. The key intersection impacts are shown in detail in the attachments of this report. Snohomish County's trip distribution policies state that trips along US-2 do not need to be distributed west of 88th Street SE. Development trips on US-2 are expected to be through-trips at 88th Street SE. Development trips traveling to and from the south along SR-522 and SR-203 are anticipated to travel to and from King County.



GIBSON TRAFFIC CONSULTANTS

**TRAFFIC IMPACT STUDY
GTC #14-211**

**HAGAR DEVELOPMENT
33 NEW SINGLE-FAMILY UNITS**

LEGEND

AWDT
AM ↔ PEAK

NEW SITE TRAFFIC
(DAILY/PEAK-HOUR)



TRIP DISTRIBUTION %

**FIGURE 2
DEVELOPMENT
TRIP DISTRIBUTION
AM PEAK-HOUR**

CITY OF MONROE

5. INTERSECTION LEVEL OF SERVICE ANALYSIS

The intersections that have been analyzed as part of this report are based on scoping conversations with Brad Fielberg from the City of Monroe. Level of service analysis has been performed for the following intersections for the weekday PM peak-hour:

1. Fryelands Boulevard at Currie Road
2. Fryelands Boulevard at 164th Street SE

These are the only two major intersections impacted with 10 or more development PM peak-hour trips.

5.1 Turning Movement Volumes

The existing turning movements at the study intersections were counted by the independent count firm of Traffic Data Gathering (TDG). The counts were performed between 4:00 PM and 6:00 PM, the typical PM peak-period. The turning movement counts were collected in February of 2015. The existing turning movements at the study intersections are shown in Figure 4.

The future volumes have been calculated for the year 2025. The 2025 baseline turning movements have been calculated by applying a 2% annually compounding growth rate. The 2025 baseline turning movements at the study intersections are shown in Figure 5.

The 2025 future with development turning movements were calculated by adding the development's turning movements to the 2025 baseline turning movements. The 2025 future with development turning movements are shown in Figure 6.

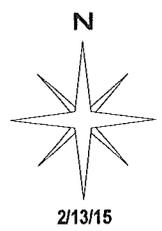
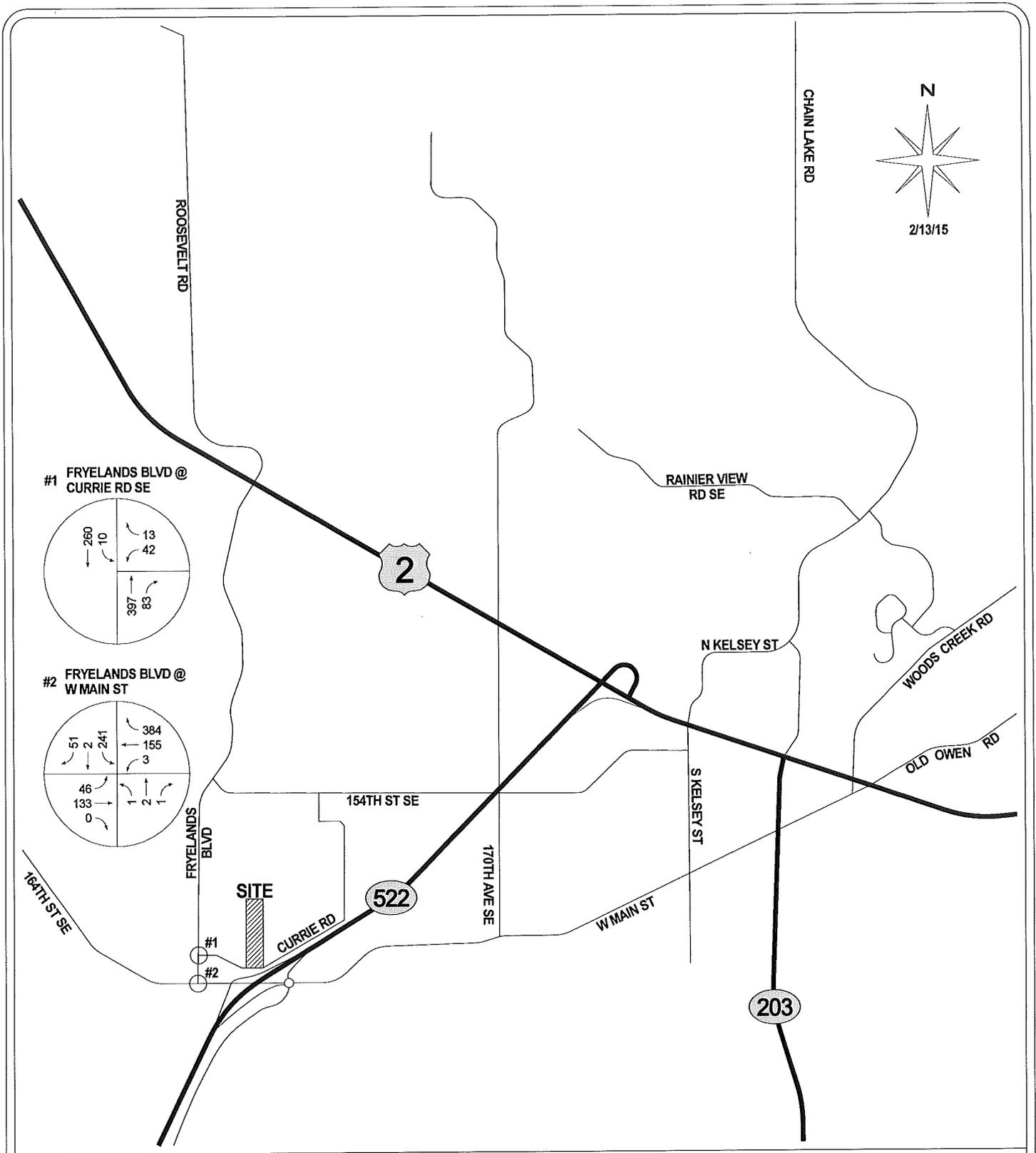
The existing turning movement counts and turning movement calculations are included in the attachments.

5.2 Intersection Level of Service Results

The level of service analysis has been performed utilizing the existing control, channelization, peak-hour factors and heavy-vehicle factors. Both study intersections are along Fryelands Boulevard which is classified as a minor arterial and therefore have a level of service threshold of LOS D.

The level of service analysis shows that the study intersections operate at LOS C or better under the 2015 existing conditions and the 2025 baseline conditions; and will remain at LOS C or better with the addition of the Hagar Development.

The level of service analysis shows that all of the study intersections are anticipated to operate within acceptable levels. The level of service results for the study intersections are summarized in Table 3.



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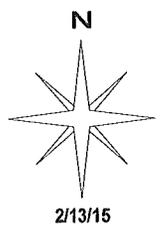
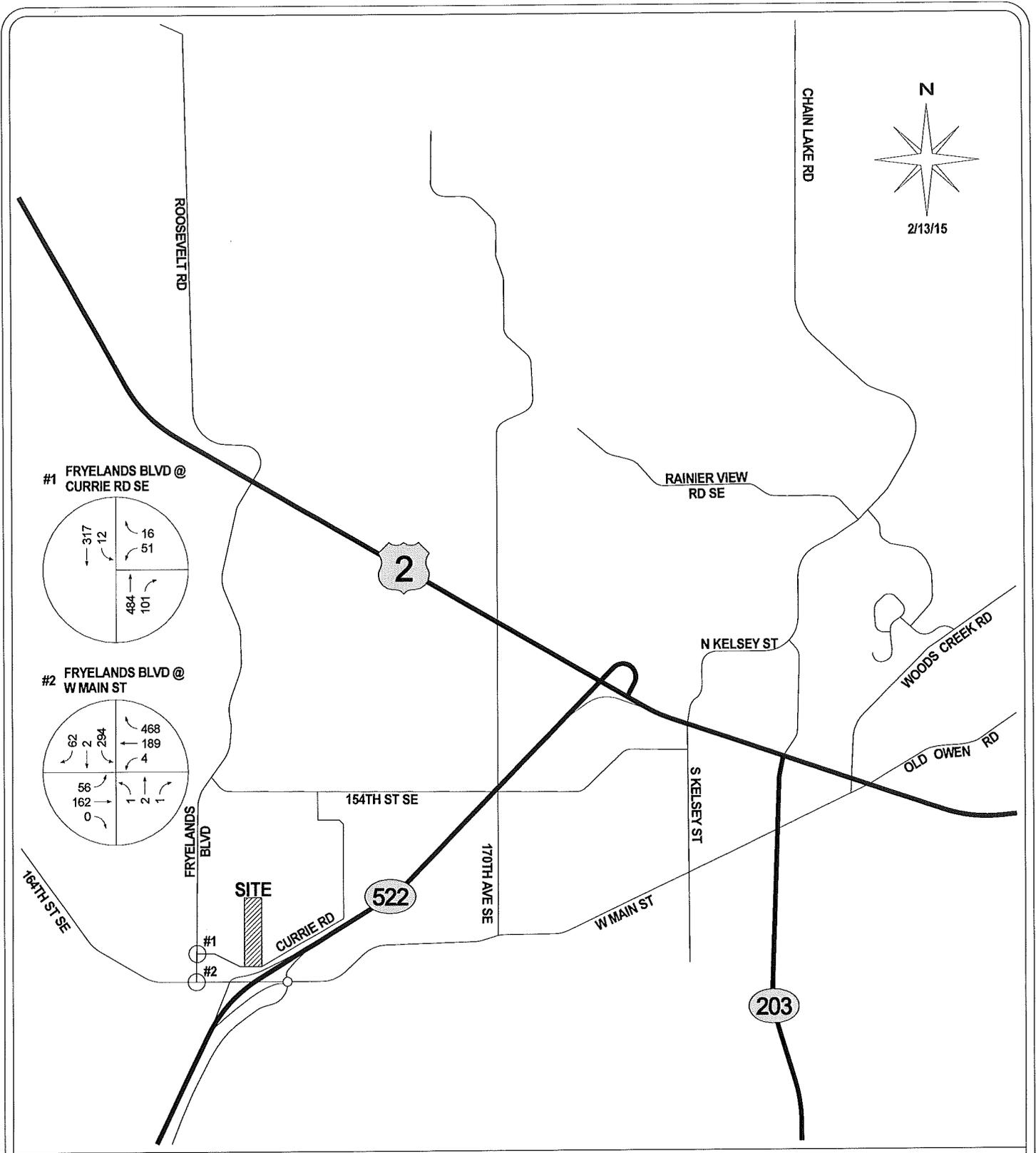
**HAGAR DEVELOPMENT
33 NEW SINGLE-FAMILY UNITS**

LEGEND

XXX → TURNING MOVEMENT VOLUMES

**FIGURE 4
2015 EXISTING
TURNING MOVEMENTS
PM PEAK-HOUR**

CITY OF MONROE



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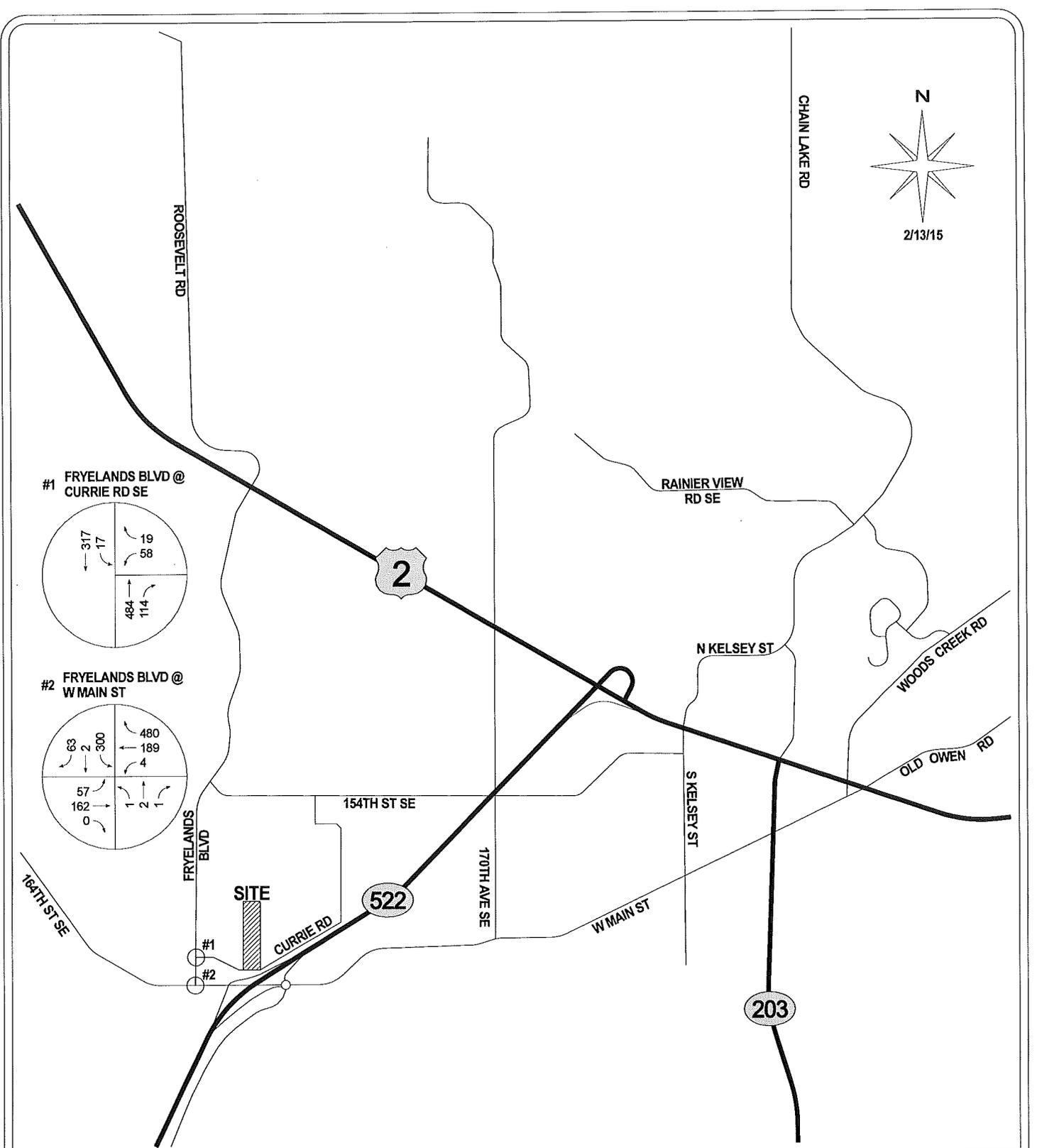
**HAGAR DEVELOPMENT
33 NEW SINGLE-FAMILY UNITS**

LEGEND

XXX → TURNING MOVEMENT VOLUMES

**FIGURE 5
2025 BASELINE
TURNING MOVEMENTS
PM PEAK-HOUR**

CITY OF MONROE



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HAGAR DEVELOPMENT
33 NEW SINGLE-FAMILY UNITS

LEGEND
XXX → TURNING MOVEMENT VOLUMES

FIGURE 6
2025 FUTURE
WITH DEVELOPMENT
TURNING MOVEMENTS
PM PEAK-HOUR

CITY OF MONROE

Table 3: Intersection Level of Service Summary

Intersection	Approach	2015 Existing Conditions		2025 Baseline Conditions		2025 Future Conditions with Development	
		LOS	Delay	LOS	Delay	LOS	Delay
1. Fryelands Blvd. at Currie Rd.	Westbound	C	15.4 sec	C	19.1 sec	C	20.2 sec
2. Fryelands Blvd. at W. Main St.	Intersection	B	13.4 sec	C	19.1 sec	C	20.1 sec

The level of service calculations are included in the attachments.

6. TRAFFIC MITIGATION FEES

The Washington Growth Management Act and Revised Code of Washington 82.02.050(2) authorize local jurisdictions to establish proportionate share traffic mitigation fees in order to fund capital facilities, such as roads and intersections. The Hagar development is located within the City of Monroe, which has established traffic mitigation fees. The City of Monroe also has interlocal agreements with Snohomish County and WSDOT for traffic mitigation fees.

6.1 City of Monroe

The City of Monroe has established a traffic mitigation fee schedule. The fee for single-family residential units is \$2,815.79 per unit. The 33 new units of the Hagar development will have City of Monroe traffic mitigation fees of \$92,921.07. It should be noted that these fees may not vest and may be higher when the building applications are pulled.

6.2 Snohomish County

The City of Monroe and Snohomish County have an interlocal agreement that provides for the payment of traffic mitigation for impacts to Snohomish County roadways by City of Monroe developments. Traffic mitigation fees are based on predetermined area impacts or impacts to actual improvement projects. The trip distribution shows that the Hagar development will not impact any Snohomish County improvement projects in the Transportation Needs Report with three directional PM peak-hour trips. According to Section 3(a)2 of the *Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Monroe*, City of Monroe developments are only required to pay traffic mitigation fees for improvements in the Transportation Needs Report impacted with three directional peak-hour trips. The Hagar development is therefore not required to pay traffic mitigation fees to Snohomish County.

6.3 WSDOT

The City of Monroe and WSDOT have an interlocal agreement that provides for the payment of traffic mitigation fees. The interlocal agreement states that development only has a “significant adverse impact” if the development contributes 25 or more trips to a WSDOT intersection. The Hagar development will not impact any WSDOT intersections with 25 peak-hour trips during the AM or PM peak-hours. The Hagar development is therefore not required to pay traffic mitigation fees to WSDOT.

7. CONCLUSIONS

The Hagar development is proposed to consist of 33 new single-family residential units. The development is anticipated to generate 314 average daily trips with 25 AM peak-hour trips and 33 PM peak-hour trips. The level of service analysis shows that all of the study intersections are anticipated to operate at acceptable levels of service. The Hagar development will have City of Monroe traffic mitigation fees of \$92,921.07. The development will not meet the thresholds for paying traffic mitigation fees to Snohomish County or WSDOT.

Trip Generation Calculations

Hagar Development
 GTC #14-211

Trip Generation for: Development Peak Weekday
 (a.k.a.): Average Weekday Daily Trips (AWDT)

LAND USES	VARIABLE	ITE LU code	Gross Trips						Internal Crossover				NET EXTERNAL TRIPS BY TYPE								
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	% of Trips In+Out (Total)	IN BOTH DIRECTIONS		DIVERGED LINK		NEW	PASS-BY		DIVERGED LINK		NEW			
									TOTAL	% of Ext. Trips	In+Out (Total)	% of Ext. Trips		In	Out	In	Out	In	Out		
Single Family Detached	34 Units	210	9.52	50%	50%	323.68	0%	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	161.84	161.84
Single Family Detached	-1 Units	210	9.52	50%	50%	-9.52	0%	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-4.76	-4.76
Total						314.16		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	157.08	157.08

Hagar Development
 GTC #14-211

**Trip Generation for: Development Peak Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM
 (a.k.a.): Weekday AM Peak Hour**

LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover		IN BOTH DIRECTIONS				NET EXTERNAL TRIPS BY TYPE										
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	TOTAL	PASS-BY		DIVERTED LINK		NEW		PASS-BY		DIVERTED LINK		NEW			
									In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In	Out	In+Out (Total)	% of Ext. Trips	In	Out	In+Out (Total)	% of Ext. Trips	In
Single Family Detached	34 Units	210	0.75	25%	75%	25.50	0%	0.00	0.00	0.00	25.50	0%	0.00	0.00	0.00	25.50	0%	0.00	0.00	0.00	0.00	6.38	19.12
Single Family Detached	-1 Units	210	0.75	25%	75%	-0.75	0%	0.00	0.00	0.00	-0.75	0%	0.00	0.00	0.00	-0.75	0%	0.00	0.00	0.00	0.00	-0.19	-0.56
Total						24.75		0.00	0.00	24.75	0.00		0.00	0.00	24.75			0.00	0.00	0.00	6.19	18.56	

Hagar Development
GTC #14-211

Trip Generation for: Development Peak Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM
(a.k.a.): Weekday PM Peak Hour

LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover		NET EXTERNAL TRIPS BY TYPE									
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	IN BOTH DIRECTIONS			DIRECTIONAL ASSIGNMENTS						
									TOTAL	PASS-BY	DIVERTED LINK	NEW	PASS-BY	DIVERTED LINK	NEW			
Single Family Detached	34 Units	210	1.00	63%	37%	34.00	0%	0.00	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	21.42	12.58
Single Family Detached	-1 Units	210	1.00	63%	37%	-1.00	0%	0.00	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	-0.63	-0.37
Total						33.00		0.00			0.00	0.00	0.00	0.00	0.00	0.00	20.79	12.21

Hagar Development
GTC #14-211

AM Peak-Hour

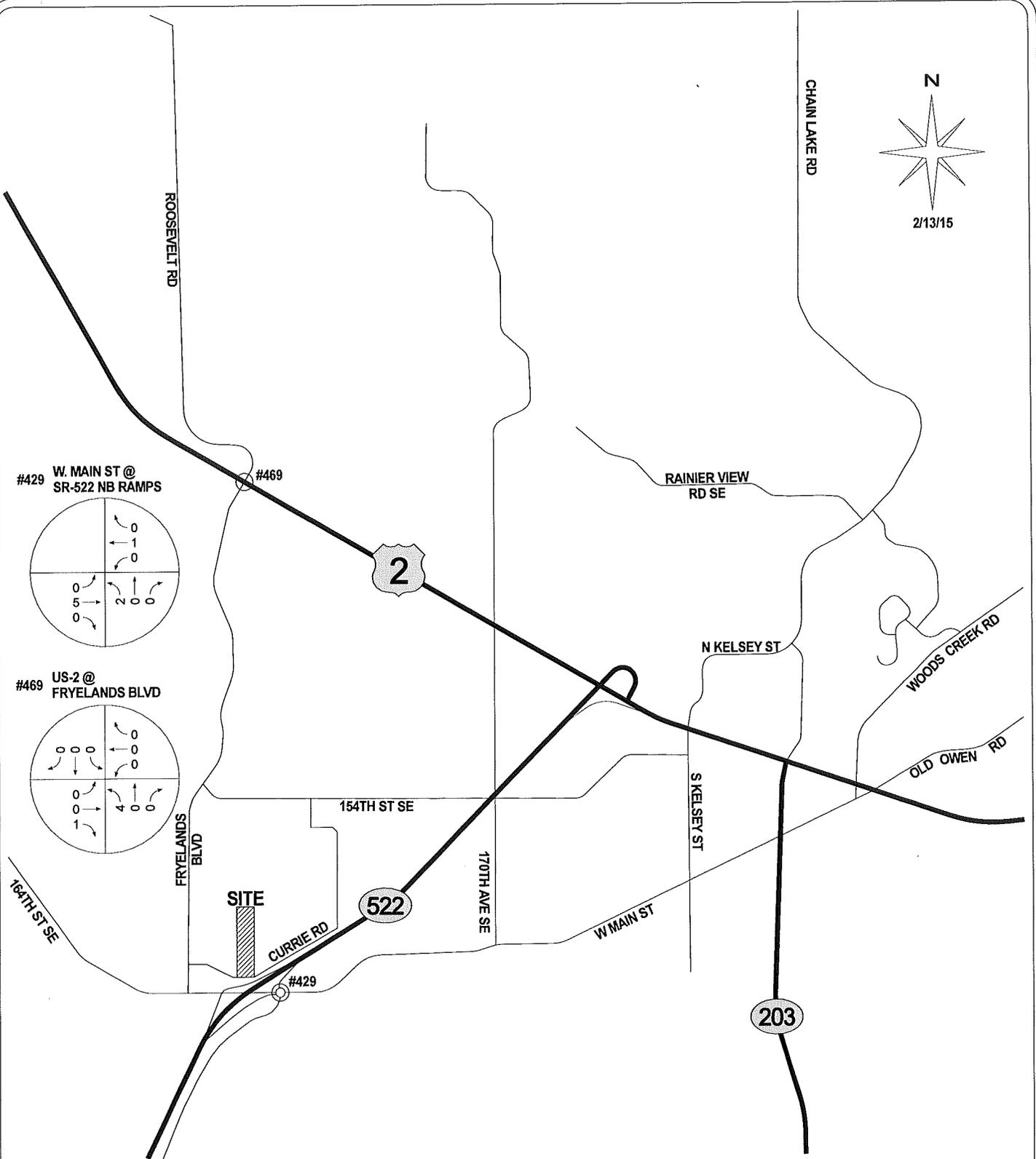
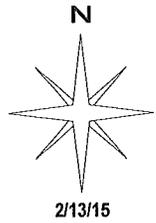
%	New ADT	New AM Peak Hour Trips		
		In	Out	Total
100%	314	6	19	25
1%	3.14	0.06	0.19	0.25
2%	6.28	0.12	0.37	0.50
3%	9.42	0.19	0.56	0.74
4%	12.57	0.25	0.74	0.99
5%	15.71	0.31	0.93	1.24
6%	18.85	0.37	1.11	1.49
7%	21.99	0.43	1.30	1.73
8%	25.13	0.50	1.48	1.98
9%	28.27	0.56	1.67	2.23
10%	31.42	0.62	1.86	2.48
11%	34.56	0.68	2.04	2.72
12%	37.70	0.74	2.23	2.97
13%	40.84	0.80	2.41	3.22
14%	43.98	0.87	2.60	3.47
15%	47.12	0.93	2.78	3.71
16%	50.27	0.99	2.97	3.96
17%	53.41	1.05	3.16	4.21
18%	56.55	1.11	3.34	4.46
19%	59.69	1.18	3.53	4.70
20%	62.83	1.24	3.71	4.95
21%	65.97	1.30	3.90	5.20
22%	69.12	1.36	4.08	5.45
23%	72.26	1.42	4.27	5.69
24%	75.40	1.49	4.45	5.94
25%	78.54	1.55	4.64	6.19
26%	81.68	1.61	4.83	6.44
27%	84.82	1.67	5.01	6.68
28%	87.96	1.73	5.20	6.93
29%	91.11	1.80	5.38	7.18
30%	94.25	1.86	5.57	7.43
31%	97.39	1.92	5.75	7.67
32%	100.53	1.98	5.94	7.92
33%	103.67	2.04	6.12	8.17
34%	106.81	2.10	6.31	8.42
35%	109.96	2.17	6.50	8.66
36%	113.10	2.23	6.68	8.91
37%	116.24	2.29	6.87	9.16
38%	119.38	2.35	7.05	9.41
39%	122.52	2.41	7.24	9.65
40%	125.66	2.48	7.42	9.90
41%	128.81	2.54	7.61	10.15
42%	131.95	2.60	7.80	10.40
43%	135.09	2.66	7.98	10.64
44%	138.23	2.72	8.17	10.89
45%	141.37	2.79	8.35	11.14
46%	144.51	2.85	8.54	11.39
47%	147.66	2.91	8.72	11.63
48%	150.80	2.97	8.91	11.88
49%	153.94	3.03	9.09	12.13
50%	157.08	3.10	9.28	12.38
51%	160.22	3.16	9.47	12.62
52%	163.36	3.22	9.65	12.87
53%	166.50	3.28	9.84	13.12
54%	169.65	3.34	10.02	13.37
55%	172.79	3.40	10.21	13.61
56%	175.93	3.47	10.39	13.86
57%	179.07	3.53	10.58	14.11
58%	182.21	3.59	10.76	14.36
59%	185.35	3.65	10.95	14.60
60%	188.50	3.71	11.14	14.85
61%	191.64	3.78	11.32	15.10
62%	194.78	3.84	11.51	15.35
63%	197.92	3.90	11.69	15.59
64%	201.06	3.96	11.88	15.84
65%	204.20	4.02	12.06	16.09
66%	207.35	4.09	12.25	16.34
67%	210.49	4.15	12.44	16.58
68%	213.63	4.21	12.62	16.83
69%	216.77	4.27	12.81	17.08
70%	219.91	4.33	12.99	17.33
71%	223.05	4.39	13.18	17.57
72%	226.20	4.46	13.36	17.82
73%	229.34	4.52	13.55	18.07
74%	232.48	4.58	13.73	18.32
75%	235.62	4.64	13.92	18.56
76%	238.76	4.70	14.11	18.81
77%	241.90	4.77	14.29	19.06
78%	245.04	4.83	14.48	19.31
79%	248.19	4.89	14.66	19.55
80%	251.33	4.95	14.85	19.80
81%	254.47	5.01	15.03	20.05
82%	257.61	5.08	15.22	20.30
83%	260.75	5.14	15.40	20.54
84%	263.89	5.20	15.59	20.79
85%	267.04	5.26	15.78	21.04
86%	270.18	5.32	15.96	21.29
87%	273.32	5.39	16.15	21.53
88%	276.46	5.45	16.33	21.78
89%	279.60	5.51	16.52	22.03
90%	282.74	5.57	16.70	22.28
91%	285.89	5.63	16.89	22.52
92%	289.03	5.69	17.08	22.77
93%	292.17	5.76	17.26	23.02
94%	295.31	5.82	17.45	23.27
95%	298.45	5.88	17.63	23.51
96%	301.59	5.94	17.82	23.76
97%	304.74	6.00	18.00	24.01
98%	307.88	6.07	18.19	24.26
99%	311.02	6.13	18.37	24.50
100%	314.16	6.19	18.56	24.75

Hagar Development
GTC #14-211

PM Peak-Hour

%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	314	21	12	33
1%	3.14	0.21	0.12	0.33
2%	6.28	0.42	0.24	0.66
3%	9.42	0.62	0.37	0.99
4%	12.57	0.83	0.49	1.32
5%	15.71	1.04	0.61	1.65
6%	18.85	1.25	0.73	1.98
7%	21.99	1.46	0.85	2.31
8%	25.13	1.66	0.98	2.64
9%	28.27	1.87	1.10	2.97
10%	31.42	2.08	1.22	3.30
11%	34.56	2.29	1.34	3.63
12%	37.70	2.49	1.47	3.96
13%	40.84	2.70	1.59	4.29
14%	43.98	2.91	1.71	4.62
15%	47.12	3.12	1.83	4.95
16%	50.27	3.33	1.95	5.28
17%	53.41	3.53	2.08	5.61
18%	56.55	3.74	2.20	5.94
19%	59.69	3.95	2.32	6.27
20%	62.83	4.16	2.44	6.60
21%	65.97	4.37	2.56	6.93
22%	69.12	4.57	2.69	7.26
23%	72.26	4.78	2.81	7.59
24%	75.40	4.99	2.93	7.92
25%	78.54	5.20	3.05	8.25
26%	81.68	5.41	3.17	8.58
27%	84.82	5.61	3.30	8.91
28%	87.96	5.82	3.42	9.24
29%	91.11	6.03	3.54	9.57
30%	94.25	6.24	3.66	9.90
31%	97.39	6.44	3.79	10.23
32%	100.53	6.65	3.91	10.56
33%	103.67	6.86	4.03	10.89
34%	106.81	7.07	4.15	11.22
35%	109.96	7.28	4.27	11.55
36%	113.10	7.48	4.40	11.88
37%	116.24	7.69	4.52	12.21
38%	119.38	7.90	4.64	12.54
39%	122.52	8.11	4.76	12.87
40%	125.66	8.32	4.88	13.20
41%	128.81	8.52	5.01	13.53
42%	131.95	8.73	5.13	13.86
43%	135.09	8.94	5.25	14.19
44%	138.23	9.15	5.37	14.52
45%	141.37	9.36	5.49	14.85
46%	144.51	9.56	5.62	15.18
47%	147.66	9.77	5.74	15.51
48%	150.80	9.98	5.86	15.84
49%	153.94	10.19	5.98	16.17
50%	157.08	10.40	6.11	16.50
51%	160.22	10.60	6.23	16.83
52%	163.36	10.81	6.35	17.16
53%	166.50	11.02	6.47	17.49
54%	169.65	11.23	6.59	17.82
55%	172.79	11.43	6.72	18.15
56%	175.93	11.64	6.84	18.48
57%	179.07	11.85	6.96	18.81
58%	182.21	12.06	7.08	19.14
59%	185.35	12.27	7.20	19.47
60%	188.50	12.47	7.33	19.80
61%	191.64	12.68	7.45	20.13
62%	194.78	12.89	7.57	20.46
63%	197.92	13.10	7.69	20.79
64%	201.06	13.31	7.81	21.12
65%	204.20	13.51	7.94	21.45
66%	207.35	13.72	8.06	21.78
67%	210.49	13.93	8.18	22.11
68%	213.63	14.14	8.30	22.44
69%	216.77	14.35	8.42	22.77
70%	219.91	14.55	8.55	23.10
71%	223.05	14.76	8.67	23.43
72%	226.20	14.97	8.79	23.76
73%	229.34	15.18	8.91	24.09
74%	232.48	15.38	9.04	24.42
75%	235.62	15.59	9.16	24.75
76%	238.76	15.80	9.28	25.08
77%	241.90	16.01	9.40	25.41
78%	245.04	16.22	9.52	25.74
79%	248.19	16.42	9.65	26.07
80%	251.33	16.63	9.77	26.40
81%	254.47	16.84	9.89	26.73
82%	257.61	17.05	10.01	27.06
83%	260.75	17.26	10.13	27.39
84%	263.89	17.46	10.26	27.72
85%	267.04	17.67	10.38	28.05
86%	270.18	17.88	10.50	28.38
87%	273.32	18.09	10.62	28.71
88%	276.46	18.30	10.74	29.04
89%	279.60	18.50	10.87	29.37
90%	282.74	18.71	10.99	29.70
91%	285.89	18.92	11.11	30.03
92%	289.03	19.13	11.23	30.36
93%	292.17	19.33	11.36	30.69
94%	295.31	19.54	11.48	31.02
95%	298.45	19.75	11.60	31.35
96%	301.59	19.96	11.72	31.68
97%	304.74	20.17	11.84	32.01
98%	307.88	20.37	11.97	32.34
99%	311.02	20.58	12.09	32.67
100%	314.16	20.79	12.21	33.00

Snohomish County Key Intersection Impacts



GIBSON TRAFFIC CONSULTANTS

**TRAFFIC IMPACT STUDY
GTC #14-211**

**HAGAR DEVELOPMENT
33 NEW SINGLE-FAMILY UNITS**

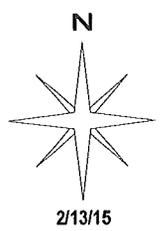
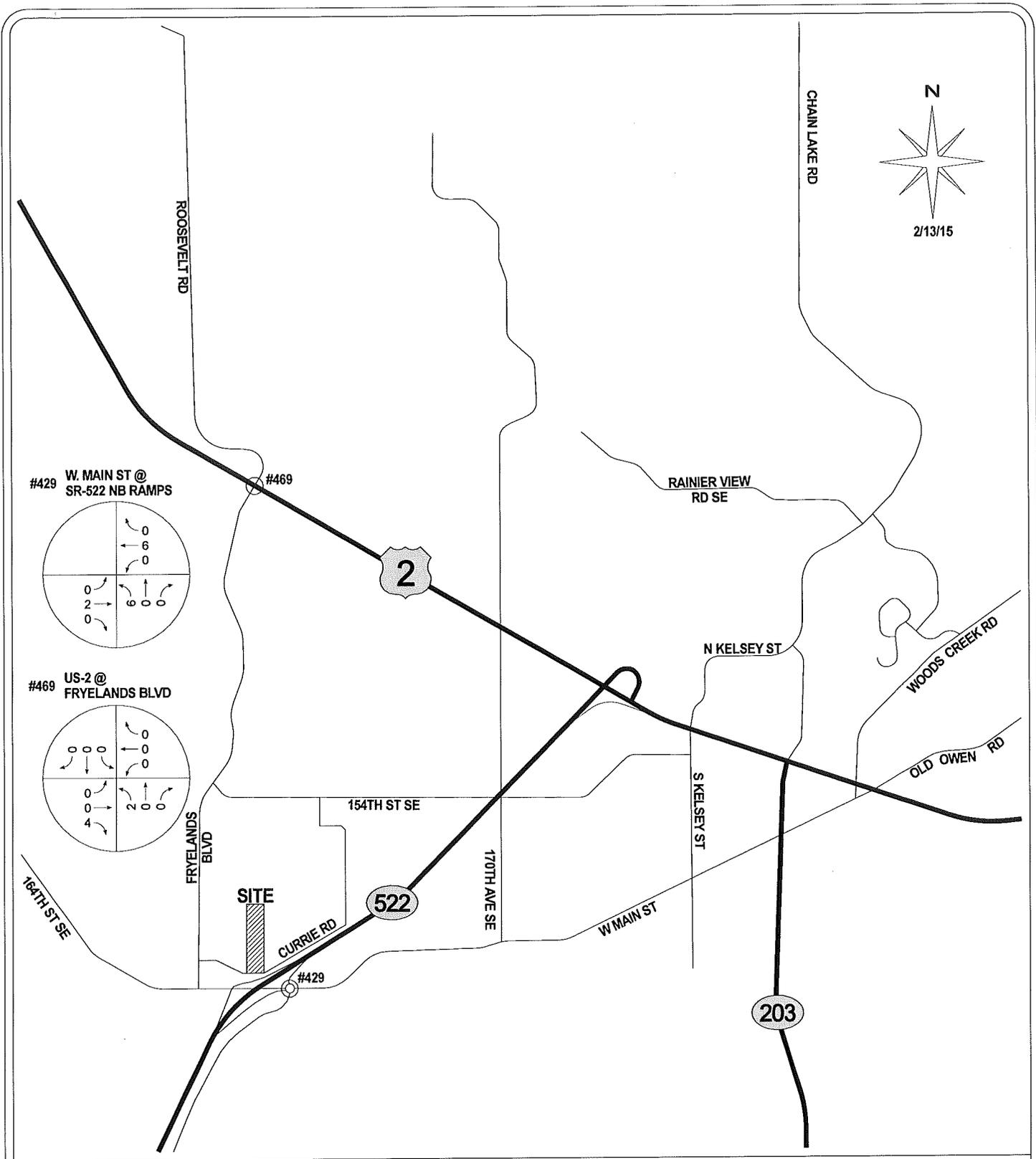
LEGEND

XXX →

DEVELOPMENT TURNING
MOVEMENT VOLUMES

CITY OF MONROE

**FIGURE A
SNOHOMISH COUNTY
KEY INTERSECTION
AM VOLUMES**



GIBSON TRAFFIC CONSULTANTS

**TRAFFIC IMPACT STUDY
GTC #14-211**

**HAGAR DEVELOPMENT
33 NEW SINGLE-FAMILY UNITS**

LEGEND

XXX →

DEVELOPMENT TURNING
MOVEMENT VOLUMES

**FIGURE B
SNOHOMISH COUNTY
KEY INTERSECTION
PM VOLUMES**

CITY OF MONROE

AM Peak-Hour Key Intersection Volumes

Intersection	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
#429: W. Main St @ SR-522 NB Ramps	0	5	0	0	1	0	2	0	0	N/A	N/A	N/A
#469: US-2 @ Fryelands Blvd	0	0	1	0	0	0	4	0	0	0	0	0

PM Peak-Hour Key Intersection Volumes

Intersection	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
#429: W. Main St @ SR-522 NB Ramps	0	2	0	0	6	0	6	0	0	N/A	N/A	N/A
#469: US-2 @ Fryelands Blvd	0	0	4	0	0	0	2	0	0	0	0	0

Turning Movement Volumes

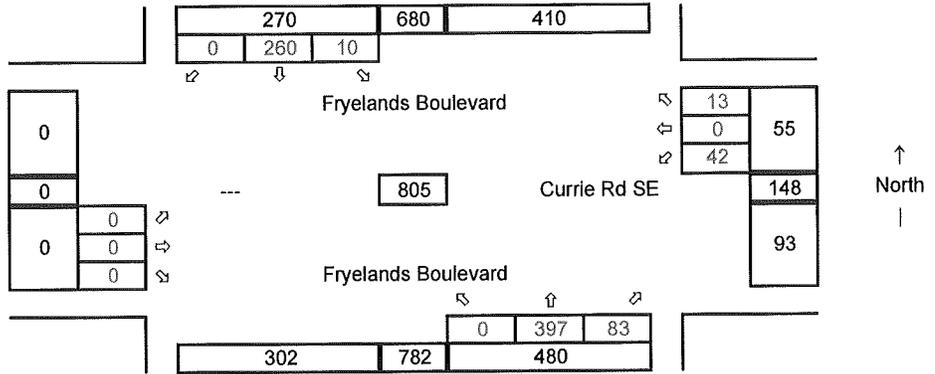
#1 Fryelands Blvd @ Currie Rd

Synchro ID: 1

Existing
Average Weekday
PM Peak Hour

Date 2/10/2015

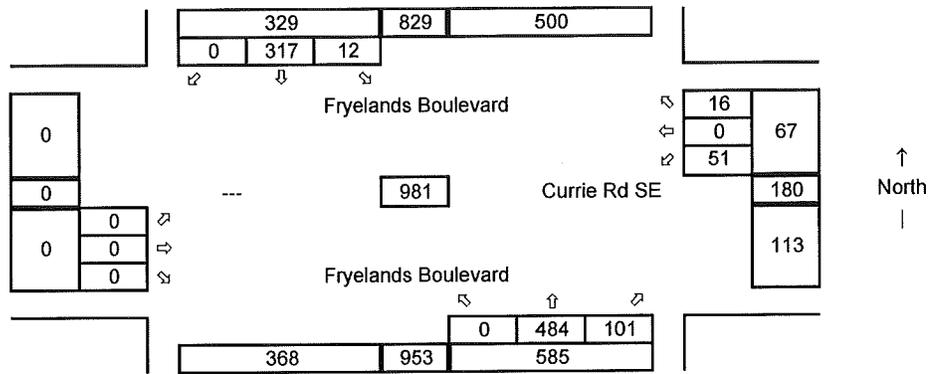
Data Source: TDG



Future w/o Development

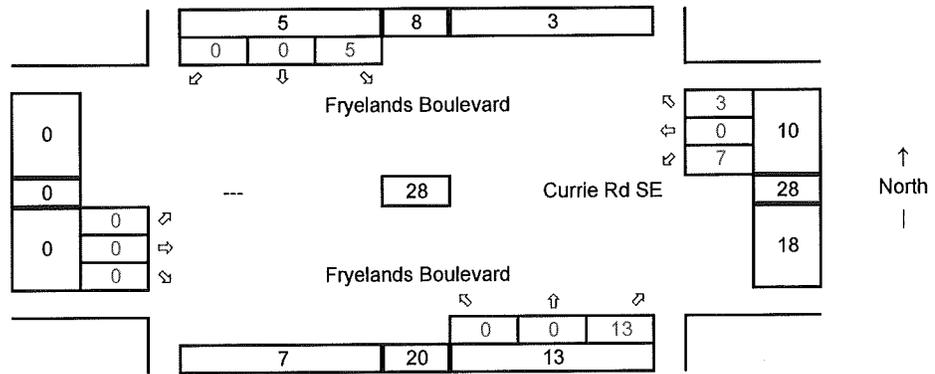
Average Weekday
PM Peak Hour

Year: 2025
Growth Rate = 2.0%
Years of Growth = 10
Total Growth = 1.2190



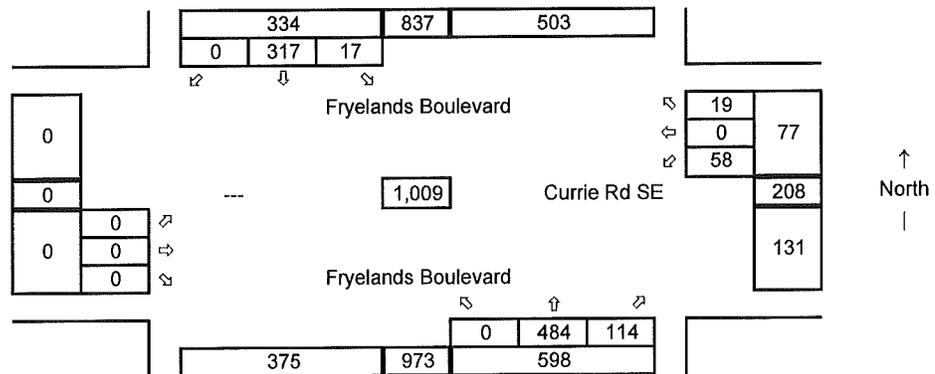
Total Development Trips

Average Weekday
PM Peak Hour



Future with Project

Average Weekday
PM Peak Hour

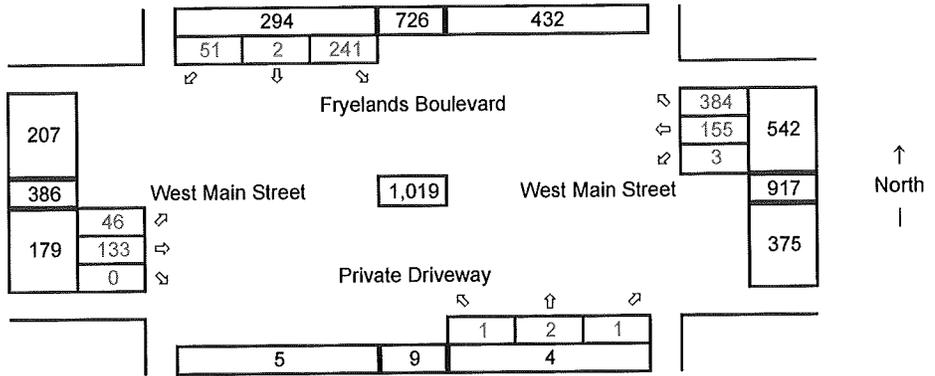


#2 Fryelands Blvd @ W. Main St.

Synchro ID: 2
Existing
 Average Weekday
 PM Peak Hour

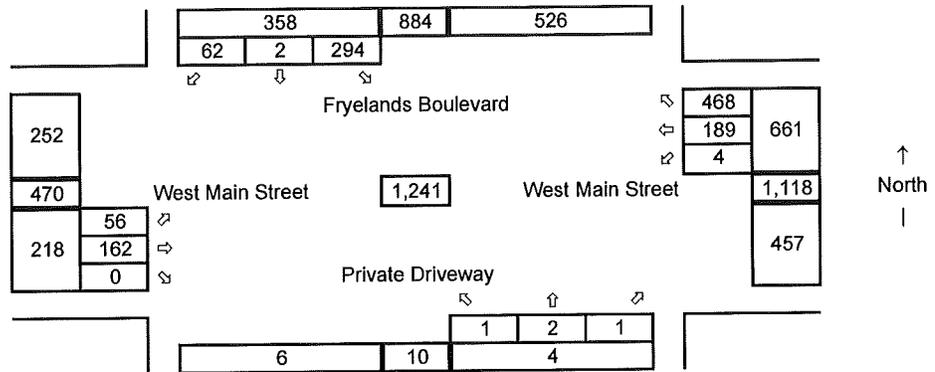
Date 2/10/2015

Data Source: TDG

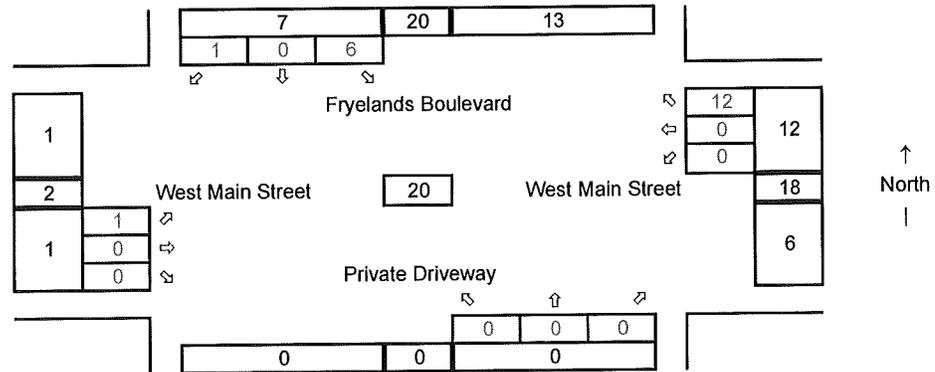


Future w/o Development
 Average Weekday
 PM Peak Hour

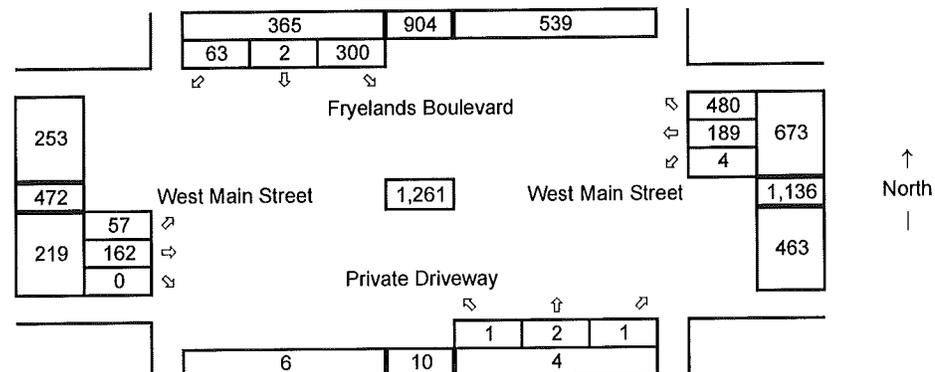
Year: 2025
 Growth Rate = 2.0%
 Years of Growth = 10
 Total Growth = 1.2190



Total Development Trips
 Average Weekday
 PM Peak Hour



Future with Project
 Average Weekday
 PM Peak Hour



Level of Service Calculations

HCM 2010 TWSC
 1: Fryelands Boulevard & Currie Rd SE

Hagar Development

Intersection

Int Delay, s/veh 1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	42	13	397	83	10	260
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	44	14	418	87	11	274

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	757	253	0	0	505	0
Stage 1	462	-	-	-	-	-
Stage 2	295	-	-	-	-	-
Critical Hdwy	6.645	6.945	-	-	4.16	-
Critical Hdwy Stg 1	5.845	-	-	-	-	-
Critical Hdwy Stg 2	5.445	-	-	-	-	-
Follow-up Hdwy	3.5285	3.3285	-	-	2.23	-
Pot Cap-1 Maneuver	357	745	-	-	1049	-
Stage 1	599	-	-	-	-	-
Stage 2	752	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	353	745	-	-	1049	-
Mov Cap-2 Maneuver	353	-	-	-	-	-
Stage 1	599	-	-	-	-	-
Stage 2	744	-	-	-	-	-

Approach	WB		NB		SB
HCM Control Delay, s	15.4		0		0.3
HCM LOS	C				

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 403	1049	-
HCM Lane V/C Ratio	-	- 0.144	0.01	-
HCM Control Delay (s)	-	- 15.4	8.5	-
HCM Lane LOS	-	- C	A	-
HCM 95th %tile Q(veh)	-	- 0.5	0	-

HCM 2010 AWSC

2: Driveway/Fryelands Boulevard & W. Main St.

Hagar Development

Intersection

Intersection Delay, s/veh	13.4											
Intersection LOS	B											
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Vol, veh/h	0	46	133	0	0	3	155	384	0	1	2	1
Peak Hour Factor	0.92	0.94	0.94	0.94	0.92	0.94	0.94	0.94	0.92	0.94	0.94	0.94
Heavy Vehicles, %	2	3	3	3	2	3	3	3	2	3	3	3
Mvmt Flow	0	49	141	0	0	3	165	409	0	1	2	1
Number of Lanes	0	0	1	0	0	0	1	1	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	2	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	2
HCM Control Delay	11.4	13.5	9.4
HCM LOS	B	B	A

Lane	NBLn1	EBLn1	WBLn1	WBLn2	SBLn1
Vol Left, %	25%	26%	2%	0%	82%
Vol Thru, %	50%	74%	98%	0%	1%
Vol Right, %	25%	0%	0%	100%	17%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	4	179	158	384	294
LT Vol	1	46	3	0	241
Through Vol	2	133	155	0	2
RT Vol	1	0	0	384	51
Lane Flow Rate	4	190	168	409	313
Geometry Grp	2	5	7	7	2
Degree of Util (X)	0.007	0.307	0.271	0.578	0.503
Departure Headway (Hd)	6.337	5.8	5.811	5.093	5.788
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	563	619	619	707	622
Service Time	4.396	3.839	3.545	2.826	3.82
HCM Lane V/C Ratio	0.007	0.307	0.271	0.579	0.503
HCM Control Delay	9.4	11.4	10.7	14.6	14.6
HCM Lane LOS	A	B	B	B	B
HCM 95th-tile Q	0	1.3	1.1	3.7	2.8

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SBU	SBL	SBT	SBR
Vol, veh/h	0	241	2	51
Peak Hour Factor	0.92	0.94	0.94	0.94
Heavy Vehicles, %	2	3	3	3
Mvmt Flow	0	256	2	54
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	2
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	14.6
HCM LOS	B

Lane

HCM 2010 TWSC
 1: Fryelands Boulevard & Currie Rd SE

Hagar Development

Intersection

Int Delay, s/veh 1.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	51	16	484	101	12	317
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	54	17	509	106	13	334

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	922	308	0	0	616	0
Stage 1	563	-	-	-	-	-
Stage 2	359	-	-	-	-	-
Critical Hdwy	6.645	6.945	-	-	4.16	-
Critical Hdwy Stg 1	5.845	-	-	-	-	-
Critical Hdwy Stg 2	5.445	-	-	-	-	-
Follow-up Hdwy	3.5285	3.3285	-	-	2.23	-
Pot Cap-1 Maneuver	283	686	-	-	953	-
Stage 1	532	-	-	-	-	-
Stage 2	703	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	279	686	-	-	953	-
Mov Cap-2 Maneuver	279	-	-	-	-	-
Stage 1	532	-	-	-	-	-
Stage 2	693	-	-	-	-	-

Approach	WB		NB		SB
HCM Control Delay, s	19.1		0		0.3
HCM LOS	C				

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 325	953	-
HCM Lane V/C Ratio	-	- 0.217	0.013	-
HCM Control Delay (s)	-	- 19.1	8.8	-
HCM Lane LOS	-	- C	A	-
HCM 95th %tile Q(veh)	-	- 0.8	0	-

HCM 2010 AWSC

2: Driveway/Fryelands Boulevard & W. Main St.

Hagar Development

Intersection

Intersection Delay, s/veh	19.1											
Intersection LOS	C											
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Vol, veh/h	0	56	162	0	0	4	189	468	0	1	2	1
Peak Hour Factor	0.92	0.94	0.94	0.94	0.92	0.94	0.94	0.94	0.92	0.94	0.94	0.94
Heavy Vehicles, %	2	3	3	3	2	3	3	3	2	3	3	3
Mvmt Flow	0	60	172	0	0	4	201	498	0	1	2	1
Number of Lanes	0	0	1	0	0	0	1	1	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	2	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	2
HCM Control Delay	13.6	20.4	10.2
HCM LOS	B	C	B

Lane	NBLn1	EBLn1	WBLn1	WBLn2	SBLn1
Vol Left, %	25%	26%	2%	0%	82%
Vol Thru, %	50%	74%	98%	0%	1%
Vol Right, %	25%	0%	0%	100%	17%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	4	218	193	468	358
LT Vol	1	56	4	0	294
Through Vol	2	162	189	0	2
RT Vol	1	0	0	468	62
Lane Flow Rate	4	232	205	498	381
Geometry Grp	2	5	7	7	2
Degree of Util (X)	0.008	0.405	0.355	0.76	0.653
Departure Headway (Hd)	7.174	6.288	6.218	5.496	6.173
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	502	571	577	657	583
Service Time	5.174	4.358	3.977	3.255	4.226
HCM Lane V/C Ratio	0.008	0.406	0.355	0.758	0.654
HCM Control Delay	10.2	13.6	12.4	23.7	20.2
HCM Lane LOS	B	B	B	C	C
HCM 95th-tile Q	0	2	1.6	7	4.7

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SBU	SBL	SBT	SBR
Vol, veh/h	0	294	2	62
Peak Hour Factor	0.92	0.94	0.94	0.94
Heavy Vehicles, %	2	3	3	3
Mvmt Flow	0	313	2	66
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	2
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	20.2
HCM LOS	C

Lane

HCM 2010 TWSC
 1: Frylands Boulevard & Currie Rd SE

Hagar Development

Intersection

Int Delay, s/veh 1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	58	19	484	114	17	317
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	61	20	509	120	18	334

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	938	315	0	0	629	0
Stage 1	569	-	-	-	-	-
Stage 2	369	-	-	-	-	-
Critical Hdwy	6.645	6.945	-	-	4.16	-
Critical Hdwy Stg 1	5.845	-	-	-	-	-
Critical Hdwy Stg 2	5.445	-	-	-	-	-
Follow-up Hdwy	3.5285	3.3285	-	-	2.23	-
Pot Cap-1 Maneuver	276	679	-	-	942	-
Stage 1	528	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	271	679	-	-	942	-
Mov Cap-2 Maneuver	271	-	-	-	-	-
Stage 1	528	-	-	-	-	-
Stage 2	683	-	-	-	-	-

Approach	WB		NB		SB
HCM Control Delay, s	20.2		0		0.5
HCM LOS	C				

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 318	942	-
HCM Lane V/C Ratio	-	- 0.255	0.019	-
HCM Control Delay (s)	-	- 20.2	8.9	-
HCM Lane LOS	-	- C	A	-
HCM 95th %tile Q(veh)	-	- 1	0.1	-

Intersection

Intersection Delay, s/veh	20.1											
Intersection LOS	C											
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Vol, veh/h	0	57	162	0	0	4	189	480	0	1	2	1
Peak Hour Factor	0.92	0.94	0.94	0.94	0.92	0.94	0.94	0.94	0.92	0.94	0.94	0.94
Heavy Vehicles, %	2	3	3	3	2	3	3	3	2	3	3	3
Mvmt Flow	0	61	172	0	0	4	201	511	0	1	2	1
Number of Lanes	0	0	1	0	0	0	1	1	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	2	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	2
HCM Control Delay	13.8	21.8	10.3
HCM LOS	B	C	B

Lane	NBLn1	EBLn1	WBLn1	WBLn2	SBLn1
Vol Left, %	25%	26%	2%	0%	82%
Vol Thru, %	50%	74%	98%	0%	1%
Vol Right, %	25%	0%	0%	100%	17%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	4	219	193	480	365
LT Vol	1	57	4	0	300
Through Vol	2	162	189	0	2
RT Vol	1	0	0	480	63
Lane Flow Rate	4	233	205	511	388
Geometry Grp	2	5	7	7	2
Degree of Util (X)	0.009	0.41	0.357	0.785	0.669
Departure Headway (Hd)	7.25	6.342	6.256	5.534	6.206
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	497	564	573	649	582
Service Time	5.25	4.417	4.021	3.298	4.263
HCM Lane V/C Ratio	0.008	0.413	0.358	0.787	0.667
HCM Control Delay	10.3	13.8	12.5	25.6	21
HCM Lane LOS	B	B	B	D	C
HCM 95th-tile Q	0	2	1.6	7.6	5

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SBU	SBL	SBT	SBR
Vol, veh/h	0	300	2	63
Peak Hour Factor	0.92	0.94	0.94	0.94
Heavy Vehicles, %	2	3	3	3
Mvmt Flow	0	319	2	67
Number of Lanes	0	0	1	0

Approach

SB

Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	2
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	21
HCM LOS	C

Lane

Site Plan

