

LAND RESOLUTIONS

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October 21, 2016

City of Monroe
Attn: Ms. Kristi Kyle
806 West Main Street
Monroe, WA 98272

RE: Raspberry Hill Rezone Analysis

Dear Ms. Kyle:

In the following paragraphs, the applicant will address the decision criteria for rezone approval per MMC chapter 18.99.

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 ~ LUG

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

LUG-C - 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-D - 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 ~ EDG

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

Housing Goals ~ HOG

HOG-A - 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.

HOG-B - 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.

HOG-C - 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 currently zoned Urban Residential UR 9600 on the City of Monroe Zoning Map. Per the updated 2015-2035 Comprehensive Plan the Property is designated "Low Density SFR." The prior 2005-2025 City of Monroe Comprehensive Plan designated the Property as R 5-7 Dwellings Per Acre.

According to the zoning code, the proposed R4 zoning designation allows a combination of detached homes on small lots, townhouses and apartments. The requested single zoning designation of Urban Residential R4 is consistent with the zoning code and Comprehensive Plan.

The proposed rezone to R4 is also consistent with the residential character of the existing neighborhood. The proposed R4 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 R4 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 south and west 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 R4 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 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.

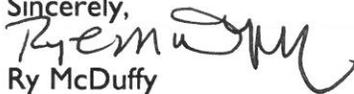
Impacts to services, welfare, and public health will be assessed. The area is currently served by the City of Monroe for various public services. The proposed land use intensities fall within the available capacity for the city's sewer, water and storm water systems. Police (City of Monroe) and fire coverage (Fire District #3) will not likely increase dramatically. Transportation impacts are being evaluated in detail with the concurrent subdivision application.

The City will provide 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 prior to any public hearings.

In conclusion, the proposed R4 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, and policy changes. No adverse impacts to safety, welfare, or public health have been identified. The proposed R4 zoning is consistent with Chapter 20.04 MMC and Chapter 197-11 WAC (SEPA); has met Growth Management Act requirements; and will meet all noticing requirements.

If you have any questions or comments please feel free to contact me at (425) 258-4438 office, (425) 231-5050 cell or email me at ry@orcalsi.com

Sincerely,



Ry McDuffy

2016-056

