

LAND RESOLUTIONS

LAND USE CONSULTANTS
Design · Planning · Management
3605 Colby Ave – Everett, WA 98206
(office) 425-258-4438 (fax) 425-258-1616
jen@oralsi.com

June 29, 2017

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

**RE: Raspberry Hills – City File No. PLPRD 2016-05, RZ2016-03
Rezone Analysis**

Ms. Shaw,

The *Raspberry Hills* project is a proposed Planned Residential Development (PRD) conforming with the provisions of the City of Monroe municipal code (MMC) 18.84.120. This new residential community occupies an assemblage of four parcels totaling approximately 0.55 acres in the Trombley Hill area of the City of Monroe, Washington. The PRD subdivision is proposed concurrent with a rezone application to change the zoning from UR9600 to R4 consistent with the procedures provided by MMC 18.99.

The following is a summary of the project proposal's consistency with the required rezone application criteria for approval:

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 Raspberry Hills PRD provides for 26 new single-family residential homes and 0.55 acres of recreational usable open space in one park tract. It includes new public roadway, storm drainage, and utility infrastructure to support the new housing units, as well as future development in the surrounding area. These infrastructure improvements include a complete "half street" improvement with concrete curb, gutter, and sidewalk with planter strip along the south side of the current and future 134th Street SE right-of-way. The proposed PRD and zoning change is consistent with and directly supports the following stated goals from the 2015-2035 City of Monroe Comprehensive Plan:

Goal 1: Establish and maintain a safe, secure environment in Monroe for residents, businesses and visitors.

Maintaining public safety and protecting property underpin nearly all governmental activities. This goal articulates Monroe's pledge to promote high standards in police and fire protection, maintain safe public facilities and infrastructure, and strive to minimize risk to life and property.

Goal 2: Manage Monroe's environment and natural resources, supporting the health, safety, welfare, recreational needs and economic well-being of current and future generations.

Clean water and air, access to healthy food supplies, and responsible waste disposal are essential components of urban life. This goal focuses on conserving Monroe's natural resources, serving current and future needs. Monroe's natural setting, seen in undeveloped shoreline areas, hillsides, mountain views and surrounding agricultural lands is one of its most valuable assets.

Goal 3: Provide for and appropriately locate the types, quality and quantities of development in Monroe to assure land use compatibility, enhance neighborhood character, and facilitate the city's long-term sustainability.

While the city can't drive growth, it can influence the type and character of development patterns. Residents prize the overall scale and feel of Monroe. This goal works to keep the community safe, active, and compatible with Monroe's character.

Goal 4: Provide for a wide range of housing types for all Monroe residents.

Monroe is a diverse community with a wide range of incomes and housing needs. This goal works to provide an equally diverse range of housing options.

Goal 5: Provide and promote both utility and transportation infrastructures that coincide with need, growth and long-term objectives.

All cities require functional, resilient utility and street networks providing for the flow of services, people and materials. This goal works to realize a more connected Monroe, improve crossing conditions and major arterials, and other measures supporting the type of infrastructure that Monroe needs as part of its future.

Goal 6: Provide parks and civic facilities, recreational opportunities, and arts and cultural activities on pace with need, growth and long-term objectives.

Monroe residents value their parks, recreational services and cultural activities and wishes to retain or improve these qualities as the community grows. This goal directs the City to consider parks and recreational needs, the arts, and cultural activities in related plans and actions, including land use decisions, regulatory requirements and budgeting.

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

The property is currently zoned Urban Residential UR9600 per the City of Monroe Zoning Map. The 2015-2035 Comprehensive Plan identifies the project site and surrounding areas as Low Density SFR. There are currently neighborhoods zoned R4, UR6000, and SR15000 in the vicinity of the site. According to the zoning code, the proposed Urban Residential R4 zoning designation allows a combination of attached and detached homes on smaller lots. 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 Urban Residential R4 would allow a density on the site that is not out of character with the neighborhood, which is already a mix of lot sizes and density.

3. This proposed rezone reflects changes in economic patterns, social customs, policy changes and other factors that affect the character of the area. (Explain how it reflects these changes.)

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.

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 designation and under the proposed rezone.

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) will not likely

increase dramatically. Transportation impacts are being evaluated in detail with the concurrent subdivision and PRD 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 2015-2035 City of Monroe 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 consistent with MMC 20.04 and Chapter 197-11 WAC (SEPA), has met Growth Management Act requirements, and will meet all noticing requirements.

Please contact me directly at (425) 259-3400 or by email at jen@orcalsi.com if you have questions or need any additional information to complete your review and approval of the requested rezone application. Your time, efforts and consideration are appreciated.
Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jen Haugen', with a long, sweeping horizontal line extending to the right.

Jen Haugen
Project Coordinator
2016-054