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11/07/2019  
CITY OF MONROE

November 4, 2019

Ms. Amy Bright, Associate Planner  
City of Monroe  
806 W Main Street  
Monroe WA 98272

**Re: 13290 Chain Lake Road Reasonable Use Request**

Dear Amy:

This letter is to provide documentation that the proposed development at 13290 Chain Lake Road using the Reasonable Use under Monroe Municipal Code 22.80.50.C.2 is a relatively common occurrence in the greater Snohomish area. During our meeting on October 15, 2019, you requested documentation that the reasonable use request for the proposed development was common in the greater Snohomish County region, since reasonable use requests were not common in Monroe.

Within Snohomish County alone, I have permitted 6 reasonable use requests in the last 9 years; of which 5 were permitted through Snohomish County and 1 was permitted through the City of Lake Stevens. Lot sizes ranged from 0.27 acre to 2.14 acres, with house sizes ranging from 2,100 square feet to 4,048 square feet. Each of the reasonable use requests were made because wetlands and wetland buffers encumbered the property to the extent that compliance with the jurisdiction's critical areas code could not occur. In this respect, all of these examples are similar to the situation for the proposed development. Table 1 summarizes the proposed development and past development projects with reasonable use requests that I have prepared and that have been granted.

The proposed development would construct a house and garage that encompasses only 7% of the property, well within the range (4-38%) and below the average (17%) of previously granted reasonable uses requests.

I believe that granting the reasonable use request for the proposed development at 13290 Chain Lake Road would be in keeping with past reasonable use requests granted within Snohomish County.

**Table 1 Summary of Current and Past Reasonable Use Requests**

Location	Parcel Number	Lot Size (acre)	House/Garage Size (sq ft)	# Garage Spaces	% Lot Developed with House	Regulating Agency
<b>Current, Proposed Development</b>						
13290 Chain Lake Road	28060600300900	1.15	3510	3 (incl. RV parking)	7%	City of Monroe
<b>Past Reasonable Use Requests Granted</b>						
6220 97th Drive NE, Lake Stevens, WA	00489200001400	0.43	2444	2	13%	Snohomish County
6226 97th Drive NE, Lake Stevens, WA	00489200001500	0.43	2826	2	15%	Snohomish County
6232 97th Drive NE, Lake Stevens, WA	00489200001600, 00489200001500, 00489200002700, 00489200002800	2.14	3901	3 (incl. RV parking)	4%	Snohomish County
10025 5th Place SE, Lake Stevens, WA	00493401300105	0.4	3549	3 (incl. RV parking)	20%	City of Lake Stevens
12624 219th Pl SE, Snohomish WA	00623700001500	0.27	4426	3 (incl. RV parking)	38%	Snohomish County
6010 103rd Drive SE Snohomish, WA	28060600300900	1.06	4048	3 (incl. RV parking)	9%	Snohomish County

Notes:  
sq ft = square feet

If you have any comments or questions, please feel free to contact me.

Respectfully yours,



**KERRIE MCARTHUR**

Senior Biologist

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cc: Anita Suschik  
Michael Suschik

Suschik reasonable use common practice