

MEMORANDUM

To: Hearing Examiner Phil Olbrechts, City of Monroe

From: Nancy Bainbridge Rogers

Re: Applicant's Request for Revised Conditions - Eaglemont 7 Plat/PRD (PLPRD2019-02)

Date: April 1, 2021

INTRODUCTION

This firm represents MainVue Homes LLC, the Applicant for the above-referenced preliminary plat and planned residential development ("PRD") in the City of Monroe. We have reviewed and support the Staff Report and Recommendation for approval. Our team has discussed revisions to certain Conditions with City Staff, and based on those discussions we believe City Staff supports the following revisions. We request the Examiner adopt the Staff Report proposed conditions of preliminary approval, with the revisions described below.

1. Revise Condition 1.c - Clearing and Grading.

MainVue requests that Staff Recommended condition 1.c in the Clearing and Grading Conditions be revised to read as shown below, with deletions in ~~striketrough~~ text and additions underlined. MainVue makes this request because there are methods that can be used to assure that some clearing and grading can safely occur during the winter-wet season. The vested code does not prohibit such clearing and grading. Even where regulated, such as on steep slopes, clearing still may be allowed between October 1 and May 1, on a case-by-case basis. MMC 20.05.120.K. (Vested version).

CLEARING AND GRADING

1. A comprehensive erosion and sedimentation control plan to ensure appropriate on-site and off-site water quality control shall be developed and implemented for all construction activities. The Best Management Practices outlined in the 2014 DOE Stormwater Management Manual for Western Washington shall be incorporated into the design. At a minimum, the plan shall include the following elements:
 - a. Exposed soils shall be stabilized and protected with straw, hydro-seeding or other appropriate materials to limit the extent and duration of exposure;

b. Disturbed areas shall be protected from storm water runoff impacts through the use of silt fence. Other means of filtration of storm water runoff and for limiting erosion/sedimentation such as check dams, and sediment traps may be required and are recommended.

c. Clearing and grading activities ~~shall not be performed in~~ during the winter-wet season when soils are unstable are allowed subject to additional control measures as required by the City and/or the Department of Ecology, including without limitation any and all applicable permitting and approval requirements.

2. Revise Condition 1 and add new Conditions 2 and 3 – Road Improvements.

MainVue requests that Staff Recommended condition 1 in the Road Improvements Conditions be revised to read as shown below, with deletions in ~~strike through~~ text and additions underlined. MainVue further requests that new conditions 2 and 3 be added. MainVue makes this request because construction of the plat of Eaglemont 7 includes construction of both the on-site improvements described in Condition No. 1, and off-site road improvements, as shown on the Preliminary Plat Map at Exhibit 3, and on the Conceptual Road, Drainage, and Utility Plan, shown on Exhibit 12.

The revisions to Condition 1 clarify the difference between the scope of planned on-site frontage improvements for Chain Lake Road, versus the improvements for the internal plat roads. Proposed Condition No. 2 provides clarity to the City, the applicant, and the public as to the design of the off-site, private road improvements for 197th Ave SE. Proposed Condition No. 3 provides clarity to the City, the applicant, and the public that the off-site road connection to 132nd Place SE will be fully public, by stating that the City will accept a deed of dedication to connect the road in Eaglemont 7 to the existing road to the west in Eaglemont 3. All of these proposed revisions are consistent with the road layout and designs depicted on Exhibits 3 and 12.

ROAD IMPROVEMENTS

1. Frontage improvements, including along Chain Lake Road shall include curb, gutter, sidewalk, street trees, and traffic control devices signage and striping per the City's most current Public Works Design and Construction Standards. All internal plat public roads shall be provided for all streets within the subdivision; shall be designed and constructed in accordance with the City's most current Public Works Design and Construction Standards; including traffic control devices, and are to be installed by the developer to the satisfaction of the City Engineer prior to final plat application.

2. Offsite road improvements to 197th Ave SE are on private lands, and adjoin lands located in the County and, therefore, the 197th Ave SE improvements are not required to meet the City's standards for public roads. These improvements shall include a minimum of 22 feet of pavement along with 1.5 feet of curb and gutter, 6.5 feet of planter, 5 feet of sidewalk and street trees in substantial conformance with Exhibit 12.

3. The offsite road connection to 132nd Place SE shall require the dedication of tract lands in the Eaglemont 3 plat as a public right-of-way, as shown on Exhibit 3. The applicant shall be required to dedicate, conveying from the owner those tract lands, and the deed of dedication may be provided to the City at any time prior to final plat approval. Prior to final plat approval, the applicant shall at its sole expense ensure that such tract lands are dedicated or otherwise deeded, as applicable, to the City for public right-of-way use.

3. Revise Condition 1 – Final Plat.

MainVue requests that Staff Recommended condition 1 in the Final Plat Conditions be revised to read as shown below, with deletions in ~~striketrough~~ text and additions underlined. MainVue makes this request because, as a practical matter, submittal of a draft Final Plat for review often occurs before all improvements have been completed, and because some improvements are bonded for when allowed by the City. MainVue's revisions reflect this practical approach, and the existing City allowances for bonding of improvements.

FINAL PLAT

1. Prior to Final Plat ~~submittal~~approval, all improvements shall be installed, inspected, and approved or bonded pursuant to MMC 22.68.040(D)(1)(a). ~~by the City Engineer per the approved plans.~~ All improvements shall be constructed in accordance with the approved engineering plans and preliminary plat map. Minor modifications of the plans submitted may be approved by the Zoning Administrator if the modifications do not change the Preliminary Plat Findings of Fact and/or Conditions of Approval.