

April 1, 2021

City of Monroe
Community Development
806 W Main St
Monroe, WA 98272

EMAIL: landuse@monroewa.gov

RE: Hearing Examiner Meeting 4/1/2021
Egglemont Division 7 Preliminary Plat/PRD
File # PLPRD2019-02 / SEPA 2019-04

We are writing to share our concerns regarding the revised plan to provide access to the Egglemont 7 site via 197th Ave SE instead of the previously planned access road at Chain Lake Road & Brown Road. 197th Ave SE is currently a private road, with the west half of the road being owned by Lonnie and Susan Davis (us), and the east half of the road being owned by Select Homes.

In 2013, Egglemont Division 1-3 was approved by the Hearing Examiner (Preliminary Plat PL2012-03 and AP2012-04) (attached). Multiple concerns were shared at that time about the proposed access to the plat. It was asserted that the primary access would be via Rainier View Drive, but people were concerned that if that road were blocked there would not be access in emergency situations. The developer proposed that 197th Ave SE to the north of the plat would serve as a secondary access for emergency vehicle use. The Hearing Examiner placed the following condition on that approval:

"Improvements to 197th Ave SE north to Chain Lake Road will meet the requirements of the International Fire Code for fire apparatus access roads."

We were told at that time that use of 197th would be for "emergency / secondary access" to the Egglemont development rather than a primary access. We were told during encounters with the City and Developer at the time that "bollards" would be installed at the south end of this road (at the city/county boundary line) to limit non-emergency vehicle access on this road. Those bollards were never installed.

In 2016 Select Homes and the Davis' signed a Development Agreement regarding the easement road (197th Ave SE) that would allow improvement of the road based on their construction plans (attached). This development agreement affirmed that we would allow the improvements to be made to 197th Ave SE and Select Homes would be responsible for all construction costs and maintenance of the road. We also agreed to allow them to upgrade the road to City or County standards so it could be dedicated to either the City or the County in the future. The road

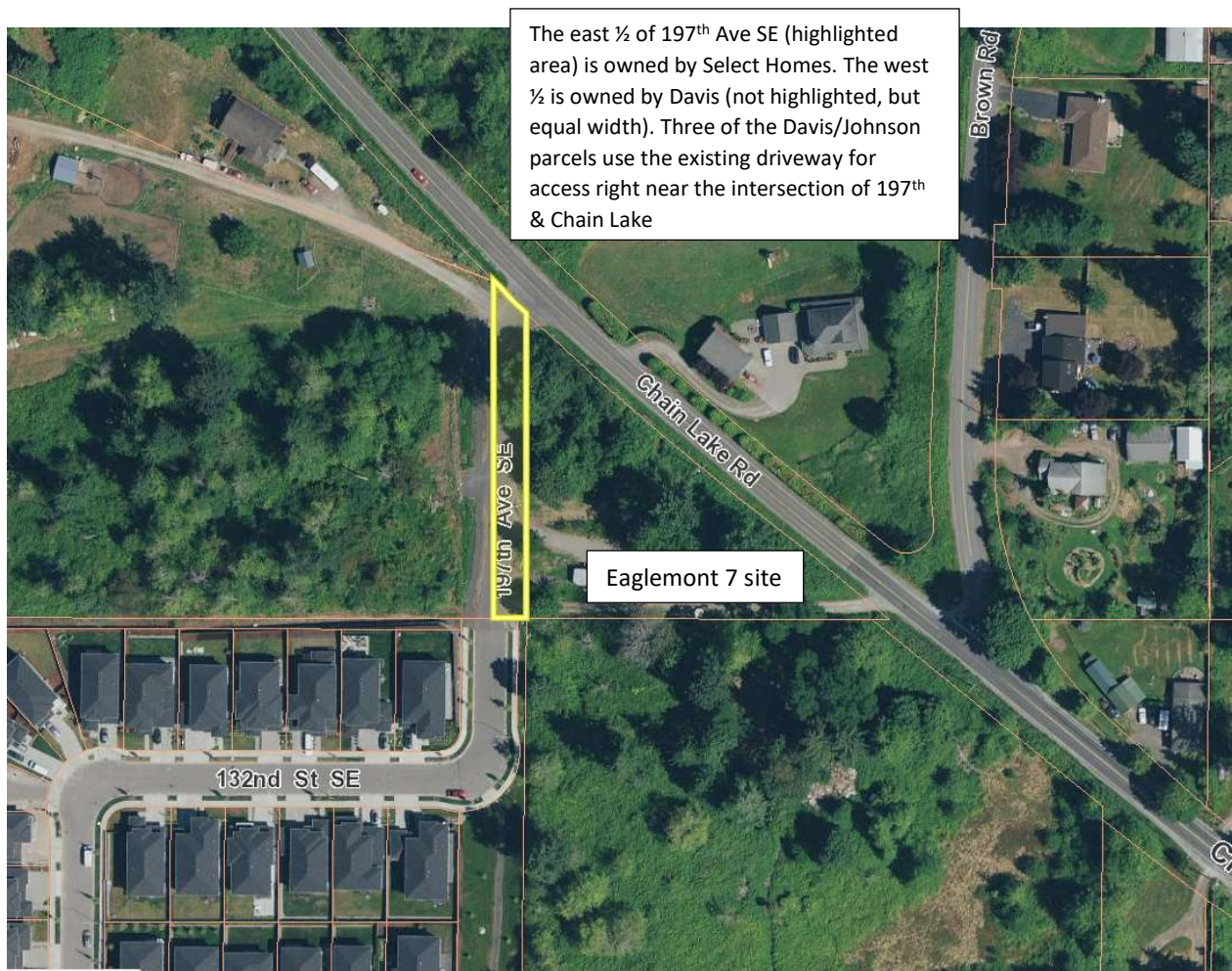
construction was completed, and now the flow of traffic along this road has increased significantly (it is no longer the emergency vehicle access that was previously agreed to in 2013). To our knowledge, the current road still only meets requirements for emergency access to the Eaglemont 1-3 site, even though the additional 4-6 phases have been added. Now phase 7 is in review with plans to use 197th as a primary access.

We believe that the road improvements for 197th Ave SE as submitted for Eaglemont 7 would not meet either the City (or County) road standards required for dedication to the City (or County). We are also aware that the City, Snohomish County, and the Developer have had conversations about how to improve 197th as a whole. The problem lies in the fact that the Select Homes half of 197th Ave SE is in the City of Monroe's jurisdiction, and the Davis half of the road is under the County jurisdiction. It is our understanding that neither the City nor the County jurisdiction can agree on how this road should be improved, or who will take over the responsibility for maintaining this road as a whole. Neither the City nor the County want to maintain just half of the roadway. There needs to be a more comprehensive look at this whole area by both the City of Monroe and Snohomish County.

To help resolve this issue, the Davis' and the Developer's engineer submitted a Docketing application with Snohomish County in October 2020 to request that the UGA area be expanded to include the Davis & Johnson properties in the City of Monroe UGA. This proposal includes 22.2 acres that share a common boundary (60%) with the City of Monroe on 3 sides (City water towers to the west, and Mainvue Homes to the south and east). The Davis/Johnson parcels span the entire distance between 197th Ave SE and 191st Ave SE. These properties are currently outside the UGA area for Monroe, but they are inside the RUTA (which provides land for future expansion of the City's UGA in the future). If Snohomish County and Monroe can agree to bring all 4 of these parcels into the UGA, then 197th Ave SE can be improved to better meet the traffic circulation demands required by the housing developments that are located inside the City limits in the North Hill area. Bringing the Davis/Johnson parcels into the City would also provide additional housing that would be more consistent with the surrounding urban neighborhood of 4,000 to 6,000 square foot lots. It could also provide an additional benefit to the City in future development of these sites by incorporating a trail extension through the utility corridor to connect the "Chain Lake Trail" to 191st Street where the City plans to buy and build a City Park (at the intersection of 191st Ave SE and 134th St SE). The "Chain Lake Trail" is already incorporated into Eaglemont 7's road improvements along Chain Lake Road and terminating at 197th Ave SE.

We also do not believe that proper consideration was given to the fact that our 4 properties also take access off 197th Ave SE (see attached BLA map, and the aerial photo and map below). The traffic consultant suggested that trimming the bushes on our property would improve site lines on Chain Lake Road but did not consider that we have 3 parcels that enter 197th close to Chain Lake Road. Approving the plan as proposed creates a burden and safety issue for traffic flowing to and from our properties as well as to traffic going in and out of Eaglemont 1-7.

Last, we have concerns that the traffic study did not consider that the shortest and easiest route to reach the elementary school that serves this area is via 197th Ave SE and then travelling north on Chain Lake Road. While travel is currently reduced to and from work due to Covid, traffic has also been reduced due to school closures. Traffic will certainly increase exponentially as Covid restrictions are eased and families are traveling to and from the school and sports activities there.

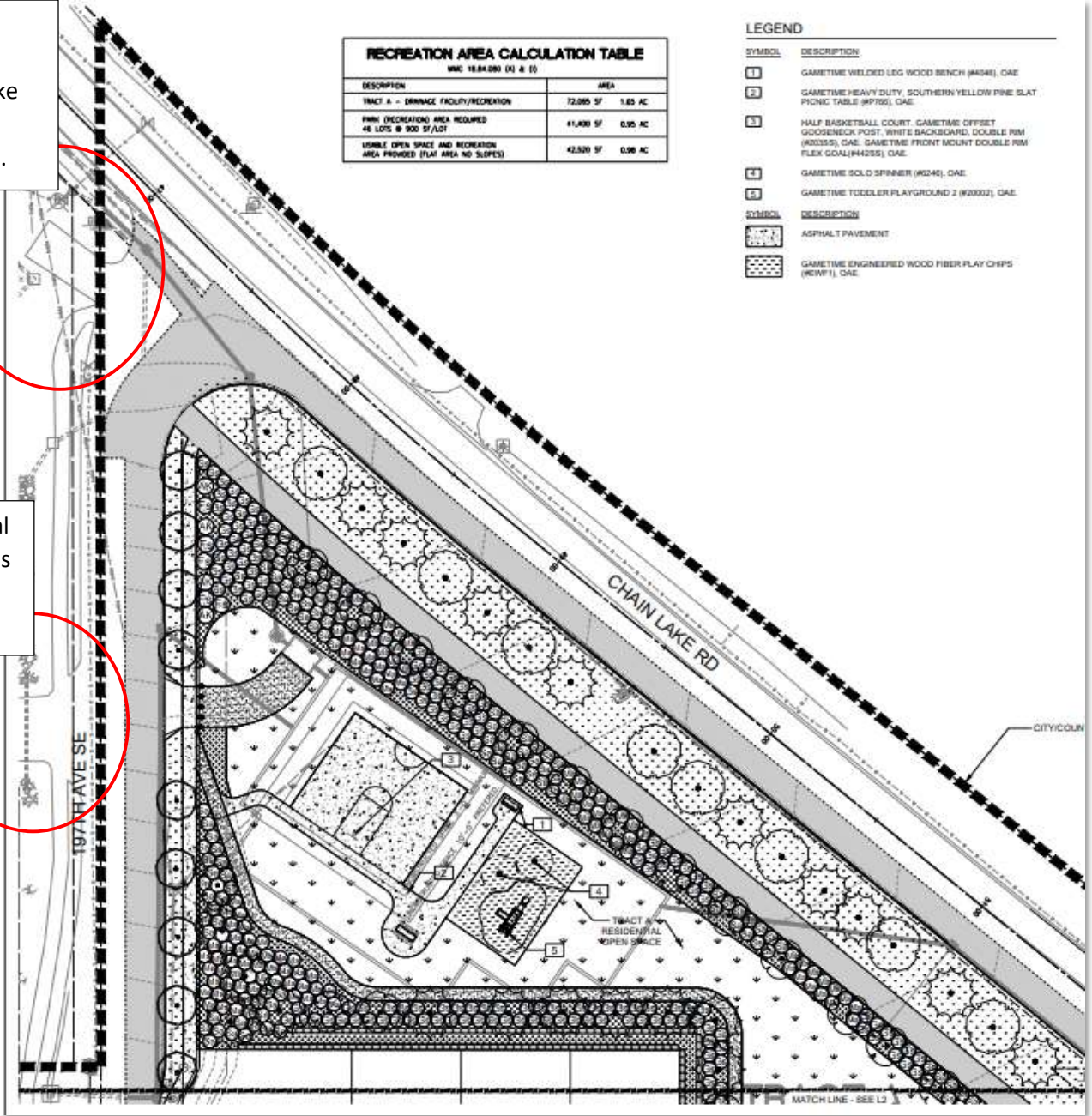


3 Davis / Johnson parcels take access to 197th here.

1 additional parcel takes access to 197th here.

RECREATION AREA CALCULATION TABLE	
NAC 18.84.000 (X) & (Y)	
DESCRIPTION	AREA
TRACT A - DRAINAGE FACILITY/RECREATION	72,065 SF 1.63 AC
FINN (RECREATION) AREA REQUIRED 46 LOTS @ 900 SF/LOT	41,400 SF 0.95 AC
USABLE OPEN SPACE AND RECREATION AREA PROVIDED (FLAT AREA NO SLOPES)	42,620 SF 0.98 AC

LEGEND	
SYMBOL	DESCRIPTION
1	GAMETIME WELDED LEG WOOD BENCH (#4048), OAE
2	GAMETIME HEAVY DUTY SOUTHERN YELLOW PINE SLAT PING PONG TABLE (#P795), OAE
3	HALF BASKETBALL COURT, GAMETIME OFFSET GOODENOW POST WHITE BACKBOARD, DOUBLE RIM (#20355), OAE. GAMETIME FRONT MOUNT DOUBLE RIM FLEX GOAL (#42355), OAE.
4	GAMETIME SOLO SPINNER (#6246), OAE
5	GAMETIME TODDLER PLAYGROUND 2 (#20002), OAE
SYMBOL	DESCRIPTION
[Pattern]	ASPHALT PAVEMENT
[Pattern]	GAMETIME ENGINEERED WOOD FIBER PLAY CHIPS (#EW1), OAE



Thank you for considering our thoughts.

Susan & Lonnie Davis
425-344-1029