

June 29, 2018

City Review Staff  
City of Monroe  
806 West Main St.  
Monroe, WA 98272

RECEIVED  
06/29/2018  
CITY OF MONROE

**RE: Houck Short Plat**

Review Team:

The following narrative is in support of the proposed Houck Short Plat located at 15628 179<sup>th</sup> St. SE, Monroe, WA 98272, also referred to as Snohomish County Assessor Parcel Number 27602-004-001-00.

The proposal is to construct a 2-lot short plat on .43 acres. The existing parcel has a single-family dwelling with a detached garage behind it. The property sits on the corner of 179<sup>th</sup> Ave. SE and Grand Ave. The surrounding land use is Dwelling, Single Family. The property is currently zoned UR6000. The site characteristics are flat, with no real slope. This project is not located in the Airport Overlay Zone.

The site will be served with public water and sewer. Street stormwater will be collected and conveyed to drain rock, under the sidewalk.

**17.32.050 Short subdivision standards and requirements.**

Short subdivisions and short plat design shall be subject to the general provisions of this title, the comprehensive plan, zoning code, critical areas code, and other sections of municipal code and standards as applicable with special consideration of the following elements:

A. Lot Design.

1. Each lot or parcel shall contain sufficient area to meet minimum zoning requirements. Individual lot area calculations shall be determined prior to any city-required dedication of right-of-way.

*The lot meet the UR 6,000 minimum zoning requirements.*

2. All lots shall have access to a public street and provide adequate lot frontage as set forth in MMC [18.10.140](#).

*All lots have access to a public street and provide adequate lot frontage.*

3. Access easements or panhandles shall be a minimum of twenty feet wide along its entire length; the remainder of the lot shall provide adequate area to comply with setback standards found in MMC [18.10.140](#).

*The access easements are greater than 20' and there are no panhandles.*

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840 SE 8<sup>th</sup> Avenue, Ste. 102  
Oak Harbor, Washington 98277  
tel: (360) 675-5973 / fax: (360) 675-7255

**SNOHOMISH COUNTY**

125 East Main Street, Ste. 104  
Monroe, Washington 98272  
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**SKAGIT COUNTY**

603 South First Street  
Mount Vernon, Washington 98273  
tel: (360) 336-9199 / fax: (360) 982-2637

4. Lots shall have frontage on two parallel streets (double frontage lots) only where the director of public works approves the lot arrangement as unavoidable.

*Neither lot has double frontage*

5. Irregular-shaped lots shall be prohibited, specifically the creation of peninsulas, appendages or other irregularities to gain required lot area.

*There are no lots that created peninsulas, appendages or other irregularities for the purposed of gaining lot area.*

6. Lot lines shall be straight, except where a lot is bounded by a curved street right-of-way or along the boundary of a critical area and/or critical area buffer.

*The lot line is straight*

7. Critical areas and their buffers shall be set aside in separate tracts in accordance with adopted critical area standards in effect at the time of application.

*There are no critical areas*

8. A city boundary line shall not bisect lots.

*The City boundary line does not bisect lots*

B. Dedication of Right-of-Way. Dedication of right-of-way for public streets to mitigate impacts to the city's street system created by the proposed short subdivision shall be required within or along the boundaries of short subdivisions as determined necessary by the city engineer to:

1. Extend or complete the existing or future neighborhood street pattern;

*The frontage improvements extent to an existing neighborhood pattern*

2. Provide additions of right-of-way to existing city right-of-way;

*We are dedicating 10' to the City of Monroe*

3. Comply with road standards;

*We will comply with standard detail #301*

4. Provide for vehicular and pedestrian circulation within and between neighborhoods; and

*We are connecting to existing pedestrian circulation.*

5. Reduce potential traffic impacts to existing residential access streets.

*With each lot connecting to a different street it will help reduce potential traffic impacts.*

C. Street Design and Utility Requirements.

1. The short subdivision, including but not limited to streets, block design, utilities, and public improvements, must comply with all provisions of the city's current public works design and construction standards.

*The short subdivision will comply with current city public works design and construction standards*

2. Streets shall meet standards for public and private street design including minimum requirements for right-of-way width including alleys, pavement width, sidewalks, and off-street parking as determined necessary by the city engineer. Proposed streets shall have continuity for through streets and arterials and continue to boundaries of the short subdivision, as applicable. Areas used to convey public utility services shall be contained in separate tracts, rights-of-way, or easements.

*179<sup>th</sup> will be widened to meet current standards, based on City of Monroe standard detail #301. It will have a 25' radius onto Grand Ave. and match existing edge of pavement.*

3. Names for public streets shall be determined by the city engineer and shall conform to the Snohomish County numbering system except where the city engineer finds this to be impractical.

*Not Applicable*

4. Following preliminary short subdivision approval and before site work begins, applicants must submit complete civil plans that comply with the city's current public works design and construction standards and receive approval by the city engineer.

*There will be a submittal of complete civil plans that comply with current City of Monroe design and construction standards before and site work begins.*

- D. Required Minimum Improvements. All improvements and their installation shall conform to city's current public works design and construction standards and the city's landscape standards, unless the director of community development and/or city engineer grants a special exemption. Prior to final approval, the following minimum improvements shall be constructed per the approved short subdivision and civil plans and shall be inspected by the city engineer or designee.

1. Drainage facilities and erosion control measures consistent with current city standards. If individual drainage systems are proposed, the applicant may defer the installation to the time of building permit with prior approval from the director of community development and city engineer and a note to this effect must be added to the face of the short plat;

*Individual Drainage systems are proposed*

2. Water mains and fire hydrants installed consistent with current city standards;

*Not Applicable*

3. Roadways are graded to all lots within the short subdivision and are capable of providing access by passenger vehicles;

*Not Applicable*

4. A professional land surveyor shall set control monuments at all street intersections, boundary angle points, points of curves in streets, and at such intermediate points as required by the city engineer;

*A professional land surveyor shall set all required monuments.*

5. Specific site improvements without which the director of community development and/or city engineer determines a safety hazard would exist.

*Not Applicable*

E. Financial Securities.

1. The director of community development and city engineer may allow a financial security or general improvements other than those required for public health, safety, and general welfare as required by the short subdivision decision. The performance financial security shall be in a form acceptable to the city, and represent one hundred fifty percent of the fair cost estimate of the uncompleted portion of the proposed development or improvements.

2. In extraordinary circumstances such as severe inclement weather, or other events beyond the applicant's control, the director of community development and city engineer may allow financial securities for minimum site improvements before final approval as described in subsection (D) of this section.

3. As a condition of final short plat approval, the proponent and/or successor shall assure successful operation of required improvements, as applicable, including the submission of required financial securities for maintenance of said improvements as specified by the city engineer. Such financial security shall be effective for up to two years from approval of their completion of all required improvements or final short plat approval, whichever is later.

F. Modifications. The proponent may request modification of any provision of this code, as it affects the proposed subdivision, where application of such provision would cause undue hardship due to any pre-existing adverse characteristic of the property, such as topography, soil conditions, and other natural features in conformance with MMC [17.26.010\(C\)](#)(1) through (3), the zoning code and the critical areas code to the community development director. Such request shall include details deemed by the proponent as essential to support his case and shall be filed concurrently with the proposed short plat. (Ord. 026/2011 § 2 (Exh. 1); Ord. 033/2008 § 5; Ord. 009/2007 § 2)

If you have any questions, please feel free to call or e-mail me.

Sincerely,

Justin Pedersen  
Planner  
Harmsen Associates, INC.