

**CITY OF MONROE  
ORDINANCE NO. 023/2015**

AN ORDINANCE OF THE CITY OF MONROE,  
WASHINGTON, APPROVING THE FINAL PLAT AND  
PLANNED RESIDENTIAL DEVELOPMENT FOR THE  
EAGLEMONT SUBDIVISION, DIVISION 2 (15-SDPL-001  
and 15-PRDF-001); SETTING FORTH SUPPORTIVE  
FINDINGS; PROVIDING FOR SEVERABILITY; AND  
FIXING A TIME WHEN THE SAME SHALL BECOME  
EFFECTIVE

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WHEREAS, approval of the preliminary plat and PRD of Eaglemont was granted by the Monroe City Council on March 5, 2013, pursuant to the Council's adoption of Resolution No. 2013/005; and

WHEREAS, the project applicant of the preliminary plat and PRD has applied for final plat and final PRD approval in accordance with Chapter 17.28 and 18.84 MMC, which has been reviewed and approved by all relevant City departments; and

WHEREAS, the applicant has completed and/or submitted appropriate financial guarantees for all required improvements, and all necessary inspections pursuant to Chapter 18.84 MMC have occurred; and

WHEREAS, the applicant has submitted for review and approval by the City Council a final plat/PRD application and the final plat/PRD map contained in Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full; and

WHEREAS, City of Monroe staff has determined that all conditions of the preliminary plat/PRD have either been met or bonded for and will be satisfied prior to building permit issuance and has recommended that final plat and final PRD be granted; and

WHEREAS, the Community Development Director has determined that the final plat and final PRD application and map comply with all applicable standards and requirements, and has recommended approval by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE,  
WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The Monroe City Council hereby incorporates the above recitals as findings in support of this ordinance. The City Council further enters the following additional findings:

- A. The final plat and final PRD for the subdivision known as “Eaglemont Division 2” conforms to all the terms and conditions of the preliminary plat/PRD approval granted by the City of Monroe Resolution No. 2013/005, approved March 5, 2013.
- B. The final plat/PRD meets the requirements of the state laws and the Monroe Municipal Code that was in effect at the time of Preliminary Plat/PRD application, specifically including without limitation the PRD approval criteria codified at MMC 18.84.080 as provided in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.
- C. All required plat/PRD improvements have either been constructed or have been financially secured as approved by the City Council in amounts specified by the City Engineer.
- D. The final plat/PRD has been processed and reviewed in material compliance with all applicable state and local procedural requirements.
- E. The final plat/PRD is in conformance with all applicable zoning and other land use controls.
- F. The final plat/PRD is supported by all applicable owner, staff and agency approvals, attestations, certifications and/or recommendations as required by state and local regulations.

Section 2. Final Plat/PRD Approval. Based upon the above findings, the City Council hereby approves the final plat and PRD for the Eaglemont subdivision, Division 2 (15-SDPL-001 and 15-PRDF-001); the Mayor, Community Development Director, and/or other appropriate City of Monroe staff members are authorized and directed to take all actions necessary in order to effectuate said approval, including without limitation issuance of any required notices.

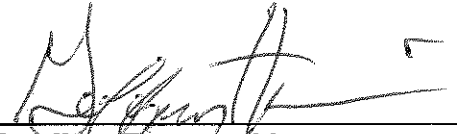
Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 15<sup>th</sup> day of December, 2015.

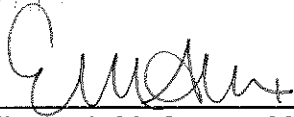
First Reading: Waived  
Final Reading: December 15, 2015  
Published: December 22, 2015  
Effective: December 27, 2015

CITY OF MONROE, WASHINGTON:

  
\_\_\_\_\_  
Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

  
\_\_\_\_\_  
Elizabeth M. Smoot, MMC, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
J. Zachary Lell, City Attorney

## EXHIBIT A

### Findings of the Monroe City Council Final Plat and Planned Residential Development (PRD)

#### Eaglemont - Division 2

December 15, 2015

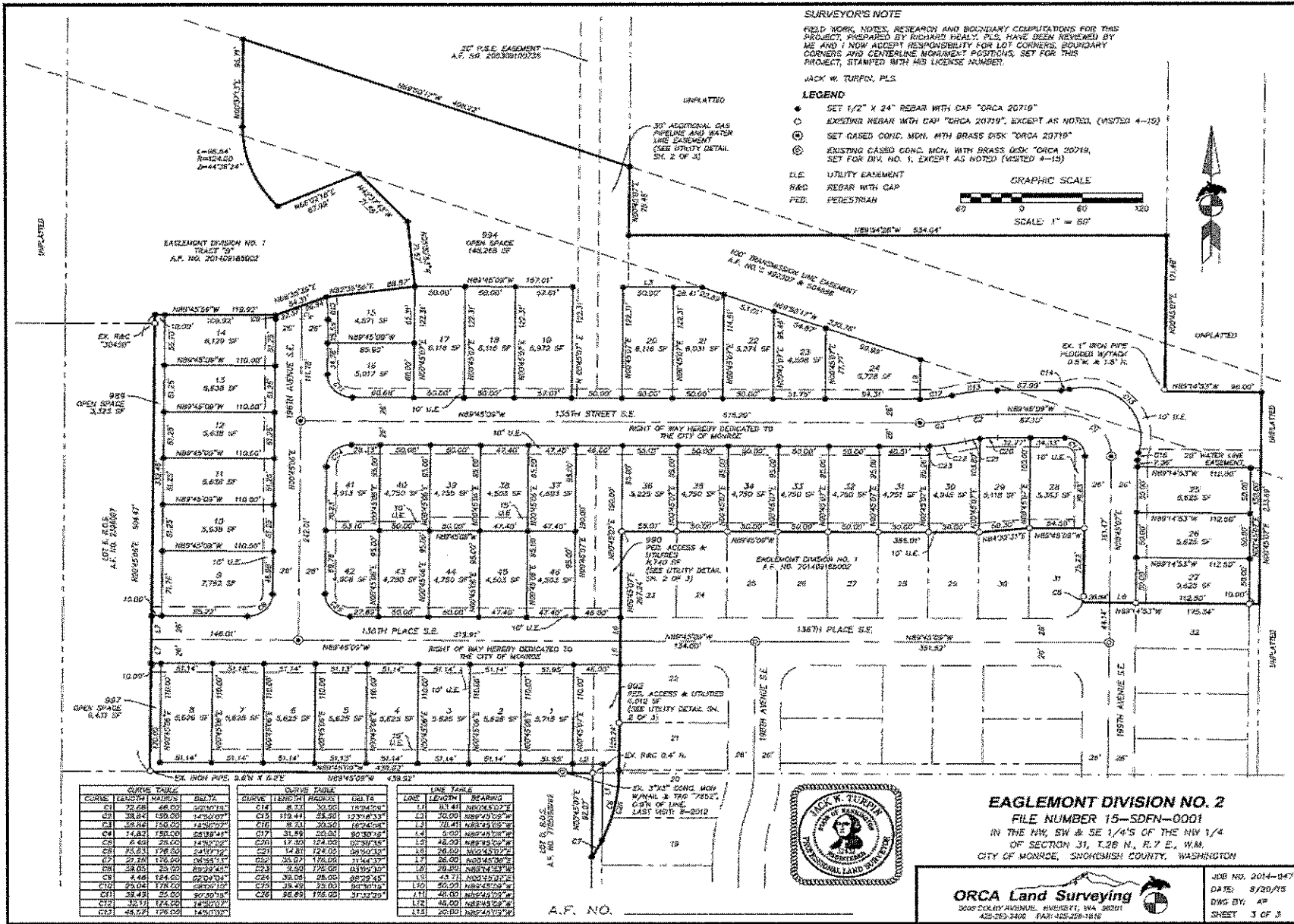
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The Monroe City Council finds as follows:

- A. The Final Planned Residential Development (PRD) complies with the requirements in MMC 18.84.080.
- B. The PRD is required to pay park impact fees in accordance with MMC 20.10 as a condition of approval of the preliminary plat and preliminary PRD, and complies with MMC 18.84.080(D).
- C. The Final PRD HOA bylaws comply with assessment requirements as set forth in MMC 18.84.080(E).
- D. The Final PRD complies with the Housing Standards as set forth in MMC 18.84.080(G).
- E. The Final PRD complies with the Street and Site Design Standards as set forth in MMC 18.84.080(H).
- F. The Final PRD complies with the requirements for Park and Recreational Useable Open Space as set forth in MMC 18.84.080(I).
- G. The Final PRD complies with the Landscaping Design Standards as set forth in MMC 18.84.080(J).
- H. The Final PRD complies with the PRD Density Determination as set forth in MMC 18.84.080(K).
- I. The minimum lot size of the PRD is 4,500 square feet or larger as set forth in MMC 18.84.080(L).
- J. The PRD contains a minimum of three sizes of lots separated by a one thousand square foot threshold and no single lot size makes up more than 50 percent or less than 15 percent of the total lots as set forth in MMC 18.84.080 (N).
- K. The Final PRD conforms to the approved preliminary development plan as set forth in MMC 18.84.130.

- L. The applicant submitted a final development plan pursuant to MMC 18.84.070(B), which was reviewed and approved by all relevant City departments.
- M. The Final PRD for the subdivision commonly known as "Eaglemont Division 2" conforms to all terms of the preliminary plat and PRD approval granted by City of Monroe Resolution No. 2013/005, approved by the City Council on March 5, 2013.
- N. The Final PRD meets the requirements of all applicable state laws and the Monroe Municipal Code that were in effect at the time of preliminary PRD application.
- O. All PRD improvements have either been constructed or have been financially secured as approved by the City Council in the amounts specified by the City Engineer.
- P. The Final PRD has been reviewed concurrently with the final plat map for the underlying project.

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**SURVEYOR'S NOTE**

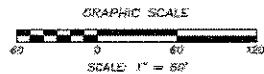
FIELD WORK, NOTES, RESEARCH AND BOUNDARY COMPUTATIONS FOR THIS PROJECT, PREPARED BY RICHARD DEALY, P.L.S. HAVE BEEN REVIEWED BY ME AND I NOW ACCEPT RESPONSIBILITY FOR LOT CORNERS, BOUNDARY CORNERS AND CONTIGUOUS MONUMENT POSITIONS SET FOR THIS PROJECT, STAMPED WITH MY LICENSE NUMBER.

JACK W. TURPIN, P.L.S.

**LEGEND**

- SET 1/2" X 24" REBAR WITH CAP "ORCA 20719"
- EXISTING REBAR WITH CAP "ORCA 20719", EXCEPT AS NOTED (VISITED 4-10)
- ⊙ SET GASED CONC. MON. WITH BRASS DISK "ORCA 20719"
- ⊕ EXISTING GASED CONC. MON. WITH BRASS DISK "ORCA 20719", SET FOR DIV. NO. 1, EXCEPT AS NOTED (VISITED 4-13)

- U.E. UTILITY EASEMENT
- R&O REBAR WITH CAP
- PEB. PEDESTRIAN



**CURVE TABLE**

CURVE	LENGTH	ABSCISSA	DELTA
C1	72.58	48.00	92.9114
C2	38.24	150.00	145.0073
C3	38.24	150.00	145.0073
C4	14.82	150.00	22.9894
C5	6.48	150.00	14.9894
C6	25.33	178.20	24.9712
C7	27.26	178.20	24.9814
C8	28.05	178.20	25.0249
C9	4.46	178.20	6.0029
C10	25.04	178.20	24.9814
C11	39.49	25.00	30.9048
C12	33.13	178.20	18.0010
C13	48.22	178.20	14.9032

**CURVE TABLE**

CURVE	LENGTH	ABSCISSA	DELTA
C14	8.23	93.00	10.9454
C15	112.44	58.20	123.4133
C16	8.23	22.20	10.9454
C17	31.49	22.20	30.9848
C18	12.30	124.00	10.9894
C19	14.81	124.00	14.9894
C20	26.07	178.20	24.9814
C21	2.50	178.20	3.0000
C22	38.08	98.00	38.9824
C23	38.49	22.00	38.9814
C24	58.69	178.20	37.1222

**LINE TABLE**

LINE	LENGTH	BEARING
L1	13.41	N00°24'53"E
L2	72.00	N89°49'05"W
L3	77.41	N89°49'05"W
L4	35.00	N89°49'05"W
L5	48.00	N89°49'05"W
L6	28.60	N02°45'27"E
L7	26.00	N02°45'27"E
L8	28.20	N03°04'00"E
L9	4.73	N03°04'00"E
L10	50.00	N89°49'05"W
L11	46.10	N89°49'05"W
L12	48.00	N89°49'05"W
L13	22.00	N89°49'05"W

**EAGLEMONT DIVISION NO. 2**  
FILE NUMBER 15-SDFN-0001  
IN THE NW, SW & SE 1/4'S OF THE NW 1/4  
OF SECTION 31, T28 N., R7 E., W14,  
CITY OF MONROE, SPOKANE COUNTY, WASHINGTON

**ORCA Land Surveying**  
3000 COLBY AVENUE, BURETTS, WA 98001  
425-622-3400 FAX 425-228-1816

JOB NO. 2014-047  
DATE: 8/20/15  
DWG BY: AP  
SHEET 3 OF 3



A.F. NO.