

January 14, 2020

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

RE: Genesee Short Plat Minor Modification

Review Team:

The following narrative is in support of a minor modification for the Genesee Short Plat, located at North Lewis St. (west side - between BN-SF RR and Stretch St.), also referred to as Snohomish County Assessor Parcel Number 270601-001-068-00.

In the course of final boundary staking, Harmsen LLC discovered a boundary encroachment and wetland buffer impact from the adjoining Buzz Inn Restaurant commercial site. Historical aerial photography indicates that this condition has existed for over ten years.

The encroachment was not disclosed by the surveyor who performed the topographic survey for the Preliminary Short Plat, nor by the Wetland Biologist who conducted the wetland delineation and report.

The encroachment consists of a gravel parking area along the south side of Stretch Street and a gravel walkway along the south side of the commercial building on the adjacent lot. The total area of the encroachment is 5,587 square feet. The adjoining owner could prevail in an adverse possession claim. Therefore, the applicant has agreed to grant an easement over the encroachment in exchange for a release of any adverse possession claim and a release from liability arising from the use of the area.

Tract 999 extends eastward from the 75' buffer area. The portion of Tract 999 outside the buffer area has the same character as the area within the buffer and will remain untouched in its natural state. This represents an additional 4,994 square feet of wetland buffer which is of a higher quality than the area impacted by the encroachment. The net loss of on-site wetland buffer area from Tract 999 is 3%. However, there is an increase in the amount of quality wetland buffer remaining on site.

a. The amendment maintains the design intent or purpose of the original approval;

The amendment maintains the same design intent as the original approved short plat.

b. The amendment does not cause a significant environmental or land use impact on or beyond the site;

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SNOHOMISH COUNTY

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SKAGIT COUNTY

603 South First Street
Mount Vernon, Washington 98273
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The amendment will keep the same environmental impacts as the approved short plat. The amendment will be adding 4,994 sf of addition wetland buffer. To help with the buffer impacts caused by neighboring properties that were previous approved.

c. The amendment is not precluded by the terms of this title or by state law from being decided administratively; and

The amendment is not precluded by the terms of this title or by state law from being decided administratively.

d. Circumstances render it impractical, unfeasible or detrimental to the public interest to accomplish the subject condition or requirement of preliminary plat approval.

Adding additional wetland buffer will not make the project unfeasible or detrimental to the public interest. It will allow for a better rated buffer than the filled buffer that has was previously impacted.

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

Sincerely,

Justin Pedersen
Planner
Harmsen, LLC