

This document is an [administrative decision](#) to revise the approved PRD and conditional use. It was approved on October 4, 2004 before the recording of the final plat.

Among other things this document changes the size of Tract D (residential property) reducing it to just the house. This decision removed the parking area and clubhouse from this tract.

This was first addressed in Doc 1 and then in Doc 2 as Condition C (i), although denied in the petition for reconsideration (doc 2), it was then approved in this administrative decision (doc 3)

We asked the planning dept, if there was no evidence to support reducing Tract D when the petition for reconsideration was applied for and denied in Sept 2003, what new evidence was provided for the eventual decision to reduce Tract D in Oct 4, 2004?

The answer was "good question"

**DECISION of
SNOHOMISH COUNTY
PLANNING AND DEVELOPMENT SERVICES**

APPLICANT: L106-1 Remington Heights, LLC
FILE NO: 95 101304 SD
TYPE OF REQUEST: Minor Revision to an approved PRD/preliminary plat
DECISION (SUMMARY): Approve
COMPLETENESS DATE: September 22, 2004
DATE OF DECISION: October 4, 2004

PROJECT INFORMATION

LOCATION: On the south side of Old Owen Road, east of the City of Monroe
ZONING: PRD 20,000
NUMBER OF LOTS: 104 ACREAGE: 56
UTILITIES:
 Water: City of Monroe
 Sewage: Community Septic System
SCHOOL DISTRICT: Monroe
FIRE DISTRICT: SCFPD #3

FINDINGS AND CONCLUSIONS

1. Group Four, Inc., on behalf of the applicant Remington Heights LLC., has filed an application for a minor revision to the approved PRD/preliminary plat of Remington Heights (fka Ramar Estates). The proposed revision consists of:
 - ❖ The relocation of the active recreation tract eastward from its original location;
 - ❖ Reconfiguration of the golf course tract and holes;
 - ❖ Added square footage to the lots adjacent to the golf course;
 - ❖ Tract C has been expanded and the relocation of lots adjacent to the north side of the road;
 - ❖ The cul-de-sac at the end of Road K shifted 30 feet south; and
 - ❖ Tract D has been reduced in size to only contain the existing residence;
 - ❖ The reduction in Open Space area from 28.6 acres to 27.2 acres;
 - ❖ Tract B contains the detention pond and a portion of the golf course; and
 - ❖ The development has been divided into 2 Blocks

2. The subject property is located on the south side of Old Owen Road, west of its intersection with Calhoun Road and east of Florence Acres Road.
3. The Department of Planning and Development Services (PDS) concludes that this minor revision makes appropriate provisions for the public health, safety and general welfare; for open spaces, drainage ways, streets, alleys, other public ways; transit stops; potable water supplies; sanitary wastes; parks and recreation; playgrounds, sites for schools and school grounds; fire protection; and other public facilities.

DECISION

The Department of Planning and Development Services has determined this project to be consistent with applicable county development regulations and applicable comprehensive plan or subarea plan elements adopted under Chapter 36.70A RCW, and hereby APPROVES the minor revision to the PRD/preliminary plat of Remington Heights (fka Ramar Estates).

APPEAL OF DECISION:

This decision may be appealed by an aggrieved party of record pursuant to the requirements of Section 30.71.050 SCC (2.02.125) within fourteen (14) calendar days of the notice of the decision. An appeal must be addressed to the County Hearing Examiner, accompanied by a filing fee of \$100.00, and filed in writing at the Public Assistance Counter of Planning and Development Services, 5th Floor, County Administration Building, Everett, WA.

The form of appeal must be a written statement in accordance with Section 30.71.050(5) SCC (2.02.125) setting forth:

- (a) Facts demonstrating that the person is aggrieved by the decision;
- (b) A concise statement identifying each alleged inadequacy in the threshold determination;
- (c) The specific relief requested; and
- (d) Any other information reasonably necessary to make a decision on appeal.

Failure to file a timely and complete appeal shall constitute waiver of all rights to an administrative appeal under county code.

If you have any questions or concerns regarding any of the conditions or information included in this letter of preliminary approval, please contact me at 388-3311, Extension 2273.

Sincerely,

Susan Scanlan
Senior Planner/Project Manager

cc: Bev Pierce, Land Use Coordinator

Department of Public Works
Snohomish Health District
City of Monroe
Snohomish County PUD #1

Parties of Record: