

CITY OF MONROE
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May 20, 2010

City of Monroe Planning Commission
806 W. Main St.
Monroe, WA 98272

COMMUNITY DEVELOPMENT

Re: Public Hearing – Comprehensive Plan Map Amendments (CPA2010D) Roosevelt Ridge
on Monday, May 24, 2010 at 7:00 p.m.

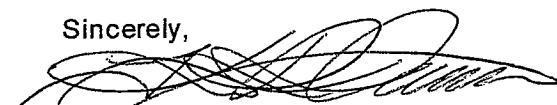
On behalf of the 51 homeowners of the Roosevelt Ridge Estates Home Owners Association, we appreciate the City of Monroe's challenge in dealing with growth and complying with the Growth Management Act, however the proposal to up-zone the Roosevelt Ridge area from the current designation of UR 9600 to R 5-7 is not in keeping with the character of the neighborhood or surrounding areas. Instead of changing the zoning to R 5-7, we respectfully request that the Planning Commission consider a change in zoning to R 2-5 for the following reasons:

- 1) The Roosevelt Ridge Area is comprised of established Larger Suburban Minimum Lots, Agricultural Land, and Large Horse acre properties. There are a few pockets of higher density neighborhoods along the Robinhood Lane area, however these densities are still within the R 2-5 parameters. A higher density designation approaching 5 to 7 homes per acre is not in keeping with the character of the area and is incompatible with the rural / suburban mix currently in the area. An R 2-5 designation would still allow for future annexation, preserve the neighborhood's existing character and allow future development.
- 2) The Foothills neighborhood is geographically close to Roosevelt Ridge. This neighborhood is of the higher density proposed by the City. Some may argue that the existence of a higher density neighborhood so close to Roosevelt Ridge is a justification to impose the same zoning on Roosevelt Ridge. There are some important distinctions that should be made. The Foothills neighborhood has direct access to a controlled intersection at US 2. The Foothills are geographically separated from Roosevelt Ridge by the US 2 Westwick Bypass area that cannot be developed. Roosevelt Ridge is primarily accessed via two country roads (Trombley and Robinhood Lane). Higher densities in the area will be inadequately served by two steep, winding roads with no shoulders.

Residents in our neighborhood have expressed many concerns about the proposed rezone. These concerns include the rezone's effect on property values, the possibility of school district boundaries being changed, and potential changes in public services. These concerns are hard to quantify, yet nonetheless, are important issues for the Planning Commission to consider.

We appreciate that the City must plan for future growth, and realize that over time, that many of the undeveloped areas around Roosevelt Ridge will be developed. We strongly encourage the Commission to consider a R 2-5 zoning designation rather than the current proposed R 5-7, as the higher zoning designation would be incompatible with the roads servicing the area and be incompatible with the rural / suburban nature of the area that currently exists.

Sincerely,



Kirby R. Duncan
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