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PLANNING COMMISSION AGENDA

Monday, May 24, 2010

7:00 p.m.

Council Chambers

1. CALL TO ORDER

ROLL CALL

- ☐ Chairman Demarest
☐ Commissioner Kamp
☐ Commissioner Knettles

- ☐ Commissioner Kristiansen
☐ Commissioner Loots
☐ Commissioner Philip
☐ Commissioner Rodland

2. COMMENTS FROM CITIZENS

Members of the audience may comment on any city matter that is not listed on the agenda. Comments by individuals are limited to five minutes. The Commission usually does not respond to matters brought up during audience participation and may, if appropriate, address the matter at a subsequent meeting.

3. PUBLIC HEARING

A. CPA2010C (Roosevelt Road Comprehensive Plan Map Amendment) – Associate Planner Russ Wright

The requested comprehensive plan map amendment CPA2010C (Roosevelt Road Map Change) proposes to change the land use designation for approximately 71 acres in the Roosevelt Road Area from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre.

B. CPA2010D (Roosevelt Ridge Comprehensive Plan Map Amendment) – Associate Planner Russ Wright

The requested comprehensive plan map amendment, CPA2010D (Roosevelt Ridge), proposes to change the preliminary land use designation for approximately 137 acres in the Roosevelt Ridge Area, in the unincorporated Urban Growth Area, from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre.

C. RZ2010-01 (Bart Brynestad on behalf of Panattoni Development) – Associate Planner Russ Wright

The applicant is requesting to rezone the properties located at 17675 / 17731 - 147th St from Light Industrial, with restrictive covenants to Light Industrial removing restrictive covenants placed on the property in 1980 as part of a prior rezone.

4. WORKSHOP

A. RZ2010-03 (Introduction Joseph Smeby on behalf of HHD LLC Rezone) - Assistant Planner Ben Swanson

The applicant is requesting to rezone the properties located at 19577/19611/19617/19625 Mtn. Ridge Rd SE from (R-4) Residential 4 Dwelling Units per Acre to (MR 6000) Multi-Family Residential. A developer's agreement is required by Ordinance # 021/2009 limiting the uses to assisted living facilities, single family residence and Type 1 group homes.

5. DISCUSSION BY COMMISSIONERS AND STAFF

6. ADJOURNMENT

THE PLANNING COMMISSION MAY ADD AND/OR TAKE ACTION ON OTHER ITEMS NOT LISTED ON THIS AGENDA.

Accommodations for people with disabilities will be provided upon request. Please contact City Hall at 360.794.7400 and allow one-week advance notice.

STAFF REPORT AND RECOMMENDATION (Exhibit 1)
Comprehensive Plan Amendment
CPA 2010C – Roosevelt Road

TO: City Of Monroe Planning Commission
FROM: Russ Wright, Associate Planner *REW*
SUBJECT: Map Amendment to Change the Land Use Designation for Approximately 71 Acres, from R 2-5 Dwelling Units per Acre to R 5-7 Dwelling Units per Acre
HEARING DATE: May 24, 2010

A. PURPOSE & BACKGROUND:

The 2007 *Snohomish County Buildable Lands Report* (BLR) predicts a residential capacity deficiency for the city of Monroe and the unincorporated Monroe Urban Growth Area (UGA). By 2025, the BLR report projects that the Monroe UGA will have a 2,519-person shortfall in residential capacity. The Growth Management Act (GMA), RCW 36.70A.215 directs jurisdictions facing deficiencies to develop "reasonable measures." Reasonable measures are steps that a jurisdiction can take to reduce the projected deficiency.

Under a Grant from the Department of Trade and Economic Development, now the Department of Commerce, the city of Monroe and Snohomish County evaluated reasonable measures to address the identified residential shortfall. The city of Monroe identified a number of reasonable measures modeled after the "Reasonable Measures List" found in the *Snohomish County Tomorrow Countywide Planning Policies* (2007).

The city requests a comprehensive plan map amendment (Exhibit 2), CPA2010C (Roosevelt Road Map Change) to change the land use designation for approximately 71 acres, near Roosevelt Road, from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre. If approved, the city will implement the change through a rezone to UR6000. The proposed amendment would allow approximately an additional 50 dwelling units to the area (total estimated dwelling units equals 156 or and additional 450 people).

If adopted, the new land use designation and subsequent zoning would provide the possibility for allowing different housing stock. This is important because in the northern end of the city most zones have larger, suburban minimum lot sizes. If adopted, this zone would create medium density lot sizes.

Staff has held pre-docket workshop, a docketing public hearing, and two project workshops with the Planning Commission and provided analysis of potential impacts from the proposed amendment (Exhibits 3a, 3b, and 3c).

B. FINDINGS AND CONCLUSIONS

1. Compliance with Resolution 2005/06 – Procedures and criteria for amending the Comprehensive Plan.

(1) *Each amendment:*

a. *Shall not adversely affect public health, safety, or welfare in any significant way.*

Findings:

- Future development in the Roosevelt Road area would require the extension of city services e.g., water and sewer at the time of development, traffic improvements, and the payment of utility fees and mitigation fees for school, parks, traffic, and stormwater.

b. *Shall be consistent with the overall goals and intent of the Comprehensive Plan.*

Findings:

- Staff has listed several applicable goals and policies from the Land Use, Housing, and Economic Development elements from the current Monroe Comprehensive Plan.

Land Use Goals

- LUG1 - To pursue well managed, orderly expansion of the City and actively influence the character of the City by managing land use change and by developing City regulations, facilities and services in a manner that directs and controls land use patterns and intensities.
- LUG-3 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.
- LUG-5 - Promote the small-town atmosphere of the City by providing that new residential development must be compatible with the present housing stock, yet provide for a broad range of housing types and densities.
- LUG-7 - Encourage development both within and outside the corporate limits of Monroe to be consistent with the goals and policies of the Comprehensive Plan.

Housing Goals

- HO-G1 - Promote a variety of residential densities and housing types to encourage an adequate choice of attractive living accommodations to persons desiring to reside in Monroe.
- HO-G5 - Encourage the maintenance and creation of healthy residential neighborhoods as well as the revitalization of those that are declining.

Economic Development Goals

- Promote a strong, diversified, and sustainable local and regional economy, respecting the natural environment and preserving or enhancing the quality of life in the community.
- Encourage economic development activities, which take into consideration the capacities of the area's natural resources, public services, and facilities.

c. *Shall be in compliance with the Growth Management Act and other State and Federal laws.*

Findings:

- RCW 36.70A.215 directs jurisdictions facing deficiencies to develop "reasonable measures" to reduce projected deficiencies.
- The city identified several reasonable measures modeled after the "Reasonable Measures List" found in the *Snohomish County Tomorrow Countywide Planning Policies* (2007).
- The GMA requires Land Use Elements designate the proposed general distribution, general location and extent of the uses of land. The proposed map amendment includes the location and type of uses that will be encouraged in the subject area.
- Staff sent Notification for a 60-Day Review of Comprehensive Plan Amendment to the Department of Commerce on April 20, 2010 (Exhibit 4a).
- The Department of Commerce emailed a Letter of Acknowledgement on April 20, 2010 with material ID # 15588 (Exhibit 4b).

d. Must be weighed in light of cumulative effects of other amendments being considered.

Findings:

- As noted, the city is addressing the predicted population shortfall through targeted density increases.
- The city is also considering changing the land use designations of other areas in the city and UGA to increase residential density, notably CPA 2008B, CPA 2008C, CPA2010D, and CPA2010-01.
- The city has implemented some reasonable measures, namely the Downtown Plan that will help reduce the deficit.
- The effects of two of the plan amendments (e.g., CPA 2008 B & C) are unknown, as the land uses and boundaries were not set at the time of analysis.
- This year's docket offers several alternate or additional reasonable measures.

Conclusions:

- The proposed amendment is consistent with the mandatory review criteria outlined in Subsection (1) above. In general, the potential population from the proposed land use falls within the anticipated population range for public services at build-out, with the exception of traffic. The requested amendment will not adversely affect public health, safety, or welfare as mitigated at the time of development.
- At the time of development, project proponents will need to extend services and mitigate potential impacts to housing, schools, utilities, parks, and transportation.
- At the time of development, the city will analyze additional impacts for compliance with the Comprehensive Plan, Monroe Municipal Code, and SEPA.
- The proposed rezone is consistent with the Monroe Comprehensive Plan.
- The proposal has met the Growth Management Act requirements.
- The Planning Commission can judge each comprehensive plan amendment cumulatively and individually then decide which proposal best addresses the BLR residential deficit.

(2) In addition to the above mandatory requirements, any proposed amendment must meet the following criteria unless compelling reasons justify its adoption without meeting them:

- a. Addresses needs or changing circumstances of the city as a whole or resolves inconsistencies between the Monroe Comprehensive Plan and other city plans or ordinances.*
- See narrative in Section A and response to Subsection B-1(1)d.
- b. Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.*

Findings:

- The environmental checklist and other application materials note the potential environmental impacts.
- There are inventoried critical areas including wetlands and streams in the area.
- Chapter 20.05 of the MMC addresses protection measures for identified critical areas.

- The defined Level of Service transportation at the primary intersection of US-2 and Roosevelt Road is Level D. The city's Transportation Plan notes that the intersection functions at Level E during PM peak hours.
- No capital improvements for the intersection of US-2 and Roosevelt Road were identified in the transportation plan.
- The proposed amendment could add approximately 500 additional average weekday trips, 40 AM trips, and 50 PM trips.
- c. *Is consistent with the land uses and growth projections that were the basis of the Comprehensive Plan and/or subsequent updates to growth allocations.*

Findings:

- The city has cited the need to resolve a residential capacity shortfall identified in the 2007 Snohomish County BLR. This proposal may help rectify projected growth allocations.
- If approved, the city will implement the change through a rezone to UR6000.
- The proposed amendment would allow approximately an additional 50 dwelling units to the area.
- d. *Is compatible with neighboring land uses and surrounding neighborhoods, if applicable.*

Findings:

- The land use designation for the area is single-family residential.
- The existing parcels in the Roosevelt Road area consist of large, undeveloped single-family lots.
- e. *Is consistent with other plan elements and the overall intent of the Comprehensive Plan.*
- See response to Subsection B-1(1)b.

Conclusions:

- The proposed change is compatible with neighboring land uses and surrounding neighborhoods. As the area is largely undeveloped, any future subdivision of land will have similar impacts on the existing infrastructure, traffic, and general environment on surrounding neighborhoods.
- The amendment is consistent with the criteria listed in Subsection (2). The proposed amendment specifically addresses changing circumstances of the city to accommodate increased residential density.
- The city's Managing Engineer predicts that the volume for AM and PM Peak queues may exceed the intersection capacity and likely negatively affect the adopted level of service.
- Future project actions will need to identify practical alternatives to mitigate potential traffic impacts at the intersection of US-2 and Roosevelt Road to maintain the current level of service.

2. Compliance with Monroe Municipal Code (MMC) Chapter 20.04 (State Environmental Policy Act).

Findings:

- City staff submitted an environmental checklist with the subject application addressing potential environmental impacts associated with the approval of the proposed application (Exhibit 2b).
- The city of Monroe SEPA Official issued a Determination of Non-Significance (DNS) for this proposal on April 20, 2010 (Exhibit 5). The comment/appeal period has expired – the city received no comments or appeals.

- As the applicant proceeds with the actual site development, the city will require site-specific SEPA review.

Conclusions: The proposed amendment has met the requirements of SEPA Chapter 20.04 MMC and Chapter 197-11 WAC.

C. RECOMMENDATION

Forward a recommendation to the City Council to **APPROVE** Comprehensive Plan Amendment CPA 2010C, to change the land use designation for from R 2-5 Dwelling Units per Acre to R 5-7 Dwelling Units per Acre, as it has been found to be consistent with Resolution 2005/06; Chapter 20.04 MMC; and other state, federal and local regulations.

D. EXHIBITS (Exhibits are on file & available upon request or available at http://www.ci.monroe.wa.us/citygov/depts/community_development/planning/codeamend/codeamend.php).

1. Staff Report
2. Application
 - a) Legal Descriptions
 - b) Environmental Checklist
 - c) Map of Proposed Boundaries and Comprehensive Plan Designations
3. Workshops
 - a) Pre-Docket Review
 - b) February 8, 2010 Staff Memo
 - c) May 10, 2010 Staff Memo
4. Dept of Commerce
 - a) Notification for a 60-Day Review
 - b) Letter of Acknowledgement
5. SEPA Determination
6. Public Notice
 - a) Affidavit of Mailing
 - b) Affidavit of Posting
 - c) Proof of Publication



CITY OF MONROE
Community Development Department
806 West Main Street
Monroe, WA 98272
Phone: (360) 794-7400
Fax: (360) 794-4007

City Initiated Comprehensive Plan Amendment Application

OFFICE USE ONLY	
Date Received: _____	Application Number: <u>CPA 20010C</u>
Zoning of Site: <u>UR9600</u>	Zoning of Adjacent Property (North): <u>County</u>
(South): <u>UR9600</u>	(East): <u>County</u> (West): <u>County/UR9600</u>
Comp Plan Designation: <u>R 2-5</u>	Comp Plan Adjacent Property (North): <u>County</u>
(South): <u>R 2-5</u>	(East): <u>County</u> (West): <u>County/R2-5</u>

1. **Type of Application:** *Check all that apply*

- ☐ Change of goals, policies & implementation measures
- ☐ Change to future land use map
- ☐ Change of Urban Growth Boundary
- ☐ Change to an element of the Comprehensive Plan (*Transportation, Parks, Land Use, etc.*)
- ☐ Technical Corrections (*Terminology, References, etc.*)

2. **Application Information:** (*If additional property ownership is involved, attach additional names, addresses, and signatures to this page.*)

A. Name of Applicant/Department: Russ Wright, Associate Planner / Community Development

Signature: _____

Mailing Address, City and Zip Code: 806 West Main Street, Monroe WA, 98208

(Phone #) 360-863-4553

B. Name of Owner (*If applicable*): City of Monroe

Signature: _____

Address: 806 West Main Street, Monroe WA, 98208

(Phone #) 360-794-7400

Mailing Address (*if different*):

The questions 3-6 apply only to property specific applications:

3. Location of Property:

- City Limits – The area is bounded by Roosevelt Road to the west, the plat of the Foothills to the east, the US-2 bypass to the west, and large single-family lots to the south.

A. Section 26 Township 28 Range 6

B. Street Address(s), City, and Zip Code: See Appendix A for tax parcels, legal description, and addresses

C. Legal Description(s): See Appendix A for tax parcels, legal description, and addresses

4. Property Information:

A. Tax Account Number(s): Size of **entire** site (acres/square feet):

- City limits 71 acres, see Appendix A for tax parcels, legal description, and addresses

B. Comprehensive Plan Designation:

- City Limits R2-5 Dwellings per Acre

C. Current Use of Property: Low-density residential and vacant lands

D. Describe physical characteristics:

In general, the area under review is forested, slopes gently, and contains some developed areas. The soil composition contains a mix of outwash deposits and glacial till. There is a large depressional wetland complex in the central portion of the Roosevelt Road area and smaller wetlands to the north.

5. Environmental Information:

An Environmental Checklist is attached as Appendix B.

6. Legal Publication Information:

A. Proof of Ownership. Attach a current Title Certificate as an Appendix, as applicable. A current title certificate is defined as one dated within thirty (30) days of application.

This is a city-initiated application dealing with multiple properties; no title report is required.

7. Describe Proposal:

The 2007 Snohomish County Buildable Lands Report (BLR) showed residential capacity deficiencies for the city of Monroe and the unincorporated Monroe Urban Growth Area (UGA). By 2025, the BLR report projects that the Monroe UGA will have a 2,519-person shortfall in residential capacity. Under the Growth Management Act (GMA), RCW 36.70A.215 directs jurisdictions facing deficiencies to develop “reasonable measures.”

Reasonable measures are simply steps that a jurisdiction can take to reduce the projected deficiency. Under a Grant from the Department of Trade and Economic Development (CTED), starting in April 2008 the city of Monroe and Snohomish County began evaluating reasonable measures to address the residential capacity shortfall identified in the 2007 BLR. The city of Monroe identified a number of reasonable measures modeled after the “Reasonable Measures List” found in the Snohomish County Tomorrow Countywide Planning Policies (2007). As a small deficit remains, one of the findings from this study recommended evaluating additional reasonable measures.

This requested comprehensive plan map amendment, CPA2010C (Roosevelt Road Map Change), to the *City of Monroe 2005 – 2025 Comprehensive Plan* would change the land use designation for approximately 71 acres in the Roosevelt Road Area from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre. If adopted, the new land use designation and subsequent zoning would allow different housing stock. This is significant because in the northern end of the city, most zones have larger suburban minimum lot sizes. If adopted, this zone would create medium density lot sizes.

8. Answer the following questions:

- (a) Explain how the proposed amendment or revision is consistent with the Growth Management Act (GMA), other state or federal laws, or Washington Administrative Code?

By 2025, the BLR report projects that the Monroe UGA will have a 2,519-person shortfall in residential capacity. Under the Growth Management Act (GMA), RCW 36.70A.215 directs jurisdictions facing deficiencies to develop “reasonable measures.” Reasonable measures are simply steps that a jurisdiction can take to reduce the projected deficiency.

The GMA requires Land Use Elements designate the proposed general distribution, general location and extent of the uses of land. The proposed map amendment includes the location and type of uses that will be encouraged in the subject area.

The city of Monroe identified a number of reasonable measures modeled after the “Reasonable Measures List” found in the Snohomish County Tomorrow Countywide Planning Policies (2007).

- (b) If applicable, why should existing Comprehensive Plan language be added, modified, or deleted?

The city has identified a land use deficiency in the Comprehensive Plan. The proposed map amendment would partially address this deficiency as a reasonable measure. The proposal is consistent with the residential designations of the properties.

- (c) Accurately identify probable adverse impacts of the proposed amendment?
(*Environment, Transportation, Schools, etc.*)

As described, there are critical areas on the parcels including wetlands and streams. At the time of development, Chapter 20.05 of the Monroe Municipal Code would be employed to ensure adequate protection measures are in place for identified critical areas including a detailed inventory and delineation.

The Roosevelt Road area would require the extension of city services at the time of development, traffic improvements, and school mitigation fees. The city has adopted comprehensive plan elements that address development impacts that include land use, housing, school mitigation, utilities, and transportation. The city has adopted the *Monroe School District 2008 – 2013 Capital Facilities Plan* by reference and is proposing to adopt the *Snohomish School District 2008 – 2013 Capital Facilities Plan* by reference. The city has adopted comprehensive Water, Sewer, and Transportation plans and is proposing to adopt a comprehensive Stormwater System Plan. At the time of development, all proposed impacts will be thoroughly analyzed in the applicant's environmental checklist and supporting reports and reviewed by the city for compliance with the Comprehensive Plan, Monroe Municipal Code, and SEPA.

- (d) What impacts does the amendment have on the capital facilities plan and identify any revenue sources that might be needed to maintain the City's adopted level of service standards?

The proposed amendment does not directly impact the Capital Facilities Element; however, at the time of development there will be increased density in the area, leading to the construction of new roads and utilities, which will create impact on the transportation, water, sewer, stormwater systems. To maintain the Level of Service, development fees will be borne by the applicant and impacts will be mitigated through the collection of impact fees and by constructing capital facilities and improvements.

- (e) Was an application made with the county for an Urban Growth Boundary expansion amendment? *(Please provide documentation)*

The proposed map amendment will only affect properties within city limits.

- (f) Review the entire Monroe Comprehensive Plan and identify goals, objective, and policies that may be in conflict with the proposed amendment? If such policies are found, please include them here and edit you original application to address these changes.

The proposal is consistent with the Comprehensive Plan; some selected Land Use, Housing, and Economic Development goals are shown below:

Land Use Goals

LUG1 - To pursue well managed, orderly expansion of the City and actively influence the character of the City by managing land use change and by developing City regulations, facilities and services in a manner that directs and controls land use patterns and intensities.

LUG-3 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.

LUG-5 - Promote the small-town atmosphere of the City by providing that new residential development must be compatible with the present housing stock, yet provide for a broad range of housing types and densities.

LUG-7 - Encourage development both within and outside the corporate limits of Monroe to be consistent with the goals and policies of the Comprehensive Plan.

Housing Goals

HO-G1 - Promote a variety of residential densities and housing types to encourage an adequate choice of attractive living accommodations to persons desiring to reside in Monroe.

HO-G5 - Encourage the maintenance and creation of healthy residential neighborhoods as well as the revitalization of those that are declining.

Economic Development Goals

- Promote a strong, diversified, and sustainable local and regional economy, respecting the natural environment and preserving or enhancing the quality of life in the community.
- Encourage economic development activities, which take into consideration the capacities of the area's natural resources, public services and facilities.

- (g) If the City has previously reviewed any portion of the proposed amendment, provide documentation to show that the relating circumstances have changed to support the amendment at this time?

The area inside Roosevelt Road area within city limits was zoned UR9600 at the time of annexation, which was consistent with the current land use designation of R2-5 Dwellings per Acre. As discussed, the city is considering increasing the land use designation in the area to allow increased density to address the project population deficiency identified in the 2007 Snohomish County Buildable Lands Report.

- (h) Is the amendment in conflict with the County-Wide Planning Policies of Snohomish County?

This proposal is consistent with countywide planning policies that call for adoption of reasonable measures, when necessary, to coincide with adoption by individual jurisdictions of comprehensive plan amendments, development regulations, or other actions.

Additional Information may be requested by the City of Monroe to evaluate your application.

APPENDIX A ADDRESSES, PARCEL IDS, AND LEGAL DESCRIPTIONS

Legal Descriptions for Properties in City Limits

12327 ROOSEVELT RD - - - SNOHOMISH, WA 98290-8805 (28062600201500)
SEC 26 TWP 28 RGE 06 TH PTN OF S1/2 S1/2 SW1/4 NW1/4 LY WLY OF S/HY SR 2 LESS
ROOSEVELTRD & LESS ANY ADD'L PTN FOR S/HWY PER VOL 863/PG 135

12411 ROOSEVELT RD - - - SNOHOMISH, WA 98290-8802 (280626003007000)
SEC 26 TWP 28 RGE 06 RT-17C) TH PTN N 217.8FT OF NW1/4 SW1/4 LY WLY OF WLY
R/W LN S/HY SR-2 WESTWICK RD TO NORTH MONROE INTERCHANGE AUD FILE
#2195644 EXC W 30FT FOR CO RD & EXC PTN LY SELY OF LN DRWN SWLY FR & AT
R/A TO THE LR LN SD S/HY SR-2 AT H.E.S. 636+70

12425 ROOSEVELT RD - - - SNOHOMISH, WA 98290-8802 (28062600301100)
SEC 26 TWP 28 RGE 06 RT-17G) BEG SW COR NW1/4 SW1/4 TH E 30 FT M/L TO E LN
CO RD TH N TAP 217.8 FT S OF N LN SD SUB THE TPB TH E 145 FT TH S 56 FT TH
SWLY TAP ON E LN OF CO RD FOR 80FT TO TPB

12507 ROOSEVELT RD - - - SNOHOMISH, WA 98290-8802 (28062600300400)
SEC 26 TWP 28 RGE 06 RT-17) COM NW COR NW1/4 SW1/4 TH E TO E MGN CO RD TH
S 217.8 FT TH E 145 FT TH S 56 FT TPB TH N 56 FT TH E 405 FT M/L TH S TAP 864 FT N
OF S LN SD SUB TH W TO E MGN CO RD TH N TAP 297.8 FT S OF NW COR SD SUB TH
NELY TO TPB LESS S/HY

12521 ROOSEVELT RD - - - SNOHOMISH, WA 98290-8802 (28062600300800)
Section 26 Township 28 Range 06 Quarter SW - COM SW COR NW1/4 SW1/4 TH N01*41
21W ALG SEC LN 564FT TH S89*40 18E PLT S LN NW1/4 SW1/4 289.60FT TO TPB TH
CONT S89*40 18E 290.40FT TH N01*41 21W PLT W LN SD SEC 300FT TH N89*18 18W
550FT TO E MGN 163RD AVE E TH S01*41 21E 30FT TH S89*40 18E PLW S LN NW1/4
259.60FT TH S01*41 21E PLW W LN SD SEC 270FT TO TPB PER SWD REC UND AFN
2319485 AKA PAR A SURV REC UND AFN 7702180273 CORR BY AFN 7804070287

28062600302100
SEC 26 TWP 28 RGE 06 BEG SW COR NW1/4 SW1/4 TH E 30FT M/L TO E LN CO RD TH
NLY ALG E LN CO RD 564FT TH E 550FT TO TPB TH FOLG SAME DIR ELY TO R/W OF
NEW S/HY 2 TH FOLG SD HWY R/W IN NWLY DIR TAP OPPOSITE H.E.S. 636+70 TH
SWLY AT R/A TO SD R/W 60FT TH SELY PLW SD HWY 95FT TAP WH IS 550FT E OF E
LN OF CO RD TH S TO TPB

12621 ROOSEVELT RD - - - SNOHOMISH, WA 98290-8803 (28062600300600)
SEC 26 TWP 28 RGE 06 RT-17B) BEG SW COR NW1/4 SW1/4 TH E 30FT M/L TO E LN CO
RD TH N ALG E LN SD CO RD 264FT TO TPB TH CONT N ALG SD E LN CORD 300FT
TH E 290.4FT TH S 300FT TAP E OF TPB TH W 290.4FT TO TPB

28062600300900
SEC 26 TWP 28 RGE 06 RT-17E) PTN NW1/4 SW1/4 DAF BAAP ON E BDY CO RD WH
RUNS ALG W SIDE SUB WH PT IS 264 FT N OF S LN SD SUB TH E PLT SD S LN 290.4

FT TPB TH N 300 FT TH E PLT S LN SD SUB 145.2 FT TH S PLT E LN SD TR 300 FT TAP
145.2 FT E OF TPB TH W 145.2 FT TO TPB

28062600301000

SEC 26 TWP 28 RGE 06 RT-17F) THE N 300FT OF S 564FT OF NW1/4 SW1/4 EXC E 33FT
& EXC PTN CONVD TO S/HY SR+2 & EXC BAAP ON E BDY CO RD WH RUNS ALG
W LN SD SUB WH PT IS 264FT N OFS LN SD SUB TH E 435.60FT TH N 300FT TH W
TAP N OF TPB TH S TO TPB

12711 ROOSEVELT RD - - - SNOHOMISH, WA 98290-8803 (28062600300500)

SEC 26 TWP 28 RGE 06 RT-17A) S 264FT OF NW1/4 SW1/4 LESS E 33FT THOF EXC
163RD AVE & EXC S 60FT OF W 720FT THOF

28062600302700

SEC 26 TWP 28 RGE 06 - S 60FT OF W 720FT OF FDP S 264FT OF NW1/4 SW1/4 EXC
163RD AVE

12909 ROOSEVELT RD - - - SNOHOMISH, WA 98290-8831 (28062600301200)

SEC 26 TWP 28 RGE 06 FDP SEG'D FOR TAX PURPOSES ONLY; N1/2 W1/2 SW1/4
SW1/4 LESS W 30FT THOF TO SNO CO SWD 1690/751 AF 8011140234 LESS A 5 AC PTN
WH INCL 330FT N., 660FT W, 330FT S., AND HENCE E TO POB 198FT FR SE COR OF
SW COR, INCLUDING BUT NOT LIMITED TO A 5 AC PTN OF SEC 26 TWP 28 RGE 06
RT 18, N1/2 W1/2 SW1/4 OF SW1/4 LESS W 30FT THOF TO SNO CO. STARTING 200FT N
OF SW COR, N FOR 156FTTH E FOR 660FT TH S FOR 156FT TH W FOR 660FT TO POB
AND OTHER CONT PROP AS DESC HEREIN TO CONSTITUTE A 5 AC PARCEL -
REFER TO 280626-003-012-02 FOR MH ONLY

12909 ROOSEVELT RD - - - SNOHOMISH, WA 98290 (28062600301600)

SEC 26 TWP 28 RGE 06 FDP SEG'D FOR TAX PURPOSES ONLY; THIS PTY DESC
CONSTITUTES A 5-AC PTN DAF: A 5 AC PTN WH INCL 330FT N., 660FT W, 330FT S.,
AND HENCE E TO POB 198FT FR SE COR OF SW COR, INCLUDING BUT NOT
LIMITED TO A 5 AC PTN OF SEC 26 TWP 28 RGE 06 RT 18, N1/2 W1/2 SW1/4 OF SW1/4
LESS W 30FT THOF TO SNO CO. STARTING.200FT N OF SW COR, N FOR 156FTTH E
FOR 660FT TH S FOR 156FT TH W FOR 660FT TO POB AND OTHER CONT PROP AS
DESC HEREIN TO CONSTITUTE A 5 AC PARCEL; REFER TO 262806-3-016-0107 FOR
MH ONLY

13003 ROOSEVELT RD - - - SNOHOMISH, WA 98290 (28062600302800)

Section 26 Township 28 Range 06 Quarter SW SW1/4 SW1/4 SW1/4 LESS & EXC S 495.00FT
THOF & EXC RD AKA LOT A SNO CO UNREC SP S199 (8-73) SUPERCEDED BY SNO
CO UNREC SP S158-73

13025 ROOSEVELT RD - - - SNOHOMISH, WA 98290-8831 (28062600302900)

Section 26 Township 28 Range 06 Quarter SW N 165.00FT S 495.00FT SW1/4 SW1/4 SW1/4
LESS RD OFF W DIS THOF AKA LOT B SNO CO UNREC SP S199(8-73) SUPERCEDED
BY SNO CO UNREC SP S158-73

13105 ROOSEVELT RD - - - SNOHOMISH, WA 98290-8808 (28062600301300)
SEC 26 TWP 28 RGE 06 THE N 105FT OF S 330FT & THE E 80FT OF S 225FT OF SW1/4
SW1/4 SW1/4 EXC 163RD AVE OFF W SIDE THOF TGW S 225FT OF SW1/4 SW1/4 SW1/4
EXC S 165FT OF W 200FT THOF & EXC E 80FT THOF & EXC 163RD AVE OFF W SIDE
THOF AKA LOT C SNO CO UNREC SP S199(8-73) SUPERCEDED BY SNO CO UNREC
SP S158-73

13125 ROOSEVELT RD - - - SNOHOMISH, WA 98290-8808 (28062600301800)
SEC 26 TWP 28 RGE 06 RT-18D) S 165FT OF W 200FT OF SW1/4 SW1/4 SW1/4 LESS RD
ON W SIDE AKA LOT D SNO CO UNREC SP S199(8-73) SUPERCEDED BY SNO CO
UNREC SP S158-73

28062600301400
SEC 26 TWP 28 RGE 06 RT-19) E1/2 SW1/4 SW1/4

APPENDIX B ENVIRONMENTAL CHECKLIST

City of Monroe
Community Development
806 W. Main Street, Monroe, WA 98272
Phone: (360) 794-7400 / Fax: (360) 794-4007

A. BACKGROUND

1. Name of proposed project, if applicable: (CPA2010C) Map Amendment
2. Name of applicant: City of Monroe
3. Address and phone number of applicant and contact person:
Russ Wright, Associate Planner
806 West Main Street
Monroe, WA 98272-2198
360-863-4553
4. Date checklist prepared: July 22, 2009
5. Agency requesting checklist: City of Monroe
6. Proposed timing or schedule (including phasing, if applicable):
September/October 2009 proposed amendments are presented to the Planning Commission, followed by a public hearing; November 2009 the City Council sets the 2010 docket; SEPA determinations issued for proposed amendments early 2010; staff review January-May 2010; and City Council action June-July 2010 in conformance with City Resolution 2005/006 related to comprehensive plan amendment procedures.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Local administration of land use designations through adopted municipal code requirements at the time of development. Annexation of areas located outside of city limits and subsequent assignment of zoning district. Potential concurrent rezone of properties located inside city limits.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

<i>City of Monroe Comprehensive Plan 2005-2025</i>	<i>City of Monroe Critical Areas Ordinance</i>
<i>City of Monroe and its Urban Growth Area</i>	<i>City of Monroe Shoreline Master Program</i>
<i>Stream and Wetland Inventory Report</i>	
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
N/A – The adoption of a Map Amendment is a non-project action.
10. List any government approvals or permits that will be needed for your proposal, if known.
Potential concurrent rezone of properties located inside city limits.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The 2007 Snohomish County Buildable Lands Report (BLR) showed residential capacity deficiencies for the city of Monroe and the unincorporated Monroe Urban Growth Area (UGA). By 2025, the BLR report projects that the Monroe UGA will have a 2,519-person shortfall in residential capacity. Under the Growth Management Act (GMA), RCW 36.70A.215 directs jurisdictions facing deficiencies to develop "reasonable measures." Reasonable measures are simply steps that a jurisdiction can take to reduce the projected deficiency. Under a Grant from the Department of Trade and Economic Development (CTED), starting in April 2008, the city of Monroe and Snohomish County began evaluating reasonable measures to address the residential capacity shortfall identified in the 2007 BLR. The city of Monroe identified a number of reasonable measures modeled after the "Reasonable Measures List" found in the Snohomish County Tomorrow Countywide Planning Policies (2007). One of the findings from this study recommended evaluating the land use designation in the northwestern part of the UGA. If all proposed reasonable measures are implemented, city and county staff estimate the population capacity shortfall would be resolved.

This requested comprehensive plan map amendment, CPA2010C (Roosevelt Road/Ridge Map Change), to the City of Monroe 2005 – 2025 Comprehensive Plan would change the land use designation for approximately 137 acres in the Roosevelt Ridge Area, in the UGA, and also consider amending 71 acres in the Roosevelt Road Area, within city limits, from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre.

The city's "pre-zoning" for most of the northern unincorporated UGA would allow between 2 - 5 dwelling units per acre, upon annexation; whereas, the existing county zoning is R-7200 and allows up to six dwelling units per acre. The proposed land use designation would be roughly equivalent to the current Snohomish County residential designation. Upon future annexation, the zoning designation would be established for the Roosevelt Ridge Area. A concurrent rezone would be considered for the Roosevelt Road Area.

If adopted, the new land use designation and subsequent zoning would provide the possibility for allowing different housing stock. This is significant because in the north end of the city most zones have larger, suburban minimum lot sizes. If adopted, this zone would create medium density lot sizes.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Roosevelt Road Area within city limits is generally bounded by Roosevelt Road to the west, the plat of the Foothills to the east, the US-2 bypass to the west, and large single-family lots to the south (Section 26, Township 28, Range 6).

The Roosevelt Ridge Area within the Urban Growth Area is generally bounded by the US-2 bypass to the south and southwest, the UGA boundary to the north, and the plat of Robinhood to the east (Section 26, Township 28, Range 6).

B. ENVIRONMENTAL ELEMENTS**1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

The Roosevelt Road area gently slopes, while the Roosevelt Ridge area has a moderate slope from the US-2 Bypass to the northeast

- b. What is the steepest slope on the site (approximate percent slope)?

N/A - The adoption of a Map Amendment is a non-project action. Exact topography will be determined at the project level.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The city of Monroe contains a wide range of soil types. In general, the areas under review contain outwash deposits and glacial till. Snohomish County GIS soil data includes the following soil types in the immediate vicinity: Qgt, Qgo, Qga, and Qga(t). Exact soil typology will be determined at the project level.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Snohomish County GIS soil data suggests that the majority of the area has a low to very-low liquefaction hazard. The city of Monroe Critical Areas Map does not identify any steep slopes in the vicinity. Exact geotechnical conditions will be determined at the project level.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A - The adoption of a Map Amendment is a non-project action. No fill or grading is proposed.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

N/A - The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?

N/A - The adoption of a Map Amendment is a non-project action.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A - The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A - The adoption of a Map Amendment is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A – The adoption of a Map Amendment is a non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Roosevelt Road Area within city limits contains a large depressional wetland complex in the central and eastern portion of the area. A preliminary delineation of the central complex has been performed. The wetlands in this complex range between Category II and Category III wetlands. The buffer range would be 75 to 100 feet. Smaller unclassified wetlands have been inventoried by Snohomish County to the north.

The Roosevelt Ridge Area within the Urban Growth Area contains two moderately sized unclassified wetlands: one is centrally located; the other is in the northeast quadrant. Other smaller wetlands may be present. The Roosevelt Ridge Area also contains Homestead Creek, identified with Stream ID # 3, in the *City of Monroe and its Urban Growth Area Stream and Wetland Inventory Report*, prepared by the Watershed Company, March 2005. The stream is classified as a Type 3 stream within city limits; however, the reach of the stream in the Urban Growth Area is unclassified. Homestead Creek flows from the northeast to southwest of the area through the centrally located wetland and ultimately it flows into the large wetland complex near First Air Field, where it joins Seepage Creek, which flows into Cripple Creek, which ultimately flows into the Snohomish River, southwest of Monroe. The inventory report indicates that Homestead Creek contains sculpin, cutthroat, and Coho salmon.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's critical areas code and Shoreline Master Program.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A – The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's critical areas code.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A – The adoption of a Map Amendment is a non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

N/A – The adoption of a Map Amendment is a non-project action.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A – The adoption of a Map Amendment is a non-project action.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A – The adoption of a Map Amendment is a non-project action.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

4. **Plants**

- a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen,
other

☒ evergreen tree: fir, cedar,
pine, other

☒ shrubs

☒ grass

☐ pasture crop or grain

☒ wet soil plants: cattail, buttercup, bulrush,
skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil,
other

☒ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

N/A – The adoption of a Map Amendment is a non-project action.

- c. List threatened or endangered species known to be on or near the site.

There are no known threatened or endangered species on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A – The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's landscape code.

5. Animals

- a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: Peregrine Falcon

Mammals: deer, bear, elk, beaver, other: small mammals

Fish: bass, salmon, trout, herring, shellfish, other: Sculpin, Cutthroat Trout

- b. List any threatened or endangered species known to be on or near the site.

Puget Sound Coho salmon (*Oncorhynchus kisutch*) is identified as a Federal Species of Concern and a State Candidate Species.

Peregrine Falcon (*Falco peregrines*) is identified as a Federal Species of Concern and as a State Sensitive Species.

Bald Eagle (*Haliaeetus leucocephalus*) is identified as a Federal Species of Concern and as a State Sensitive Species.

- c. Is the site part of a migration route? If so, explain.

Yes, Homestead Creek is used by Coho salmon (*Oncorhynchus kisutch*) and Cutthroat trout (*Oncorhynchus clarki*) as a travel route between seasonal ranges. Other parts of the area may be part of the Pacific flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

Best management practices will be determined at the project level, including establishing protected tracts and buffers around all inventoried critical areas.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A – The adoption of a Map Amendment is a non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.

- 1) Describe special emergency services that might be required.

N/A – The adoption of a Map Amendment is a non-project action.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A – The adoption of a Map Amendment is a non-project action.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A – The adoption of a Map Amendment is a non-project action.

- 3) Proposed measures to reduce or control noise impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Local performance standards will be required and best management practices will be determined at the project level.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Low-density residential and vacant lands

- b. Has the site been used for agriculture? If so, describe.

Historically, farming has occurred in portions of the city, it is unknown if farming has occurred in the areas under review.

- c. Describe any structures on the site.

The area contains some single-family homes and associated outbuildings.

- d. Will any structures be demolished? If so, what?

N/A – The adoption of a Map Amendment is a non-project action.

e. What is the current zoning classification of the site?

- The Roosevelt Road Area within city limits is zoned UR9600.
- The Roosevelt Ridge Area within the Urban Growth Area is zoned R7200.

f. What is the current comprehensive plan designation of the site?

- The Roosevelt Road Area within city limits is designated R2-5 Dwellings per Acre.
- The Roosevelt Ridge Area within the Urban Growth Area is designated R2-5 Dwellings per Acre on the city's comprehensive plan map; it is designated Urban Low Density Residential (4 - 6 DU/Acre) by Snohomish County.

g. If applicable, what is the current shoreline master program designation of the site?

N/A – The area under review does not contain any shoreline areas.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes. As noted in Section 3a, the areas under review contain wetlands and a stream.

i. Approximately how many people would reside or work in the completed project?

If implemented, the new land use designation could accommodate approximately 800 new households. The actual number of homes and increased population will be determined at the project level.

j. Approximately how many people would the completed project displace?

N/A – The adoption of a Map Amendment is a non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is consistent with the Comprehensive Plan; some selected Land Use, Housing, and Economic Development goals are shown below:

Land Use Goals

LUG1 - To pursue well managed, orderly expansion of the City and actively influence the character of the City by managing land use change and by developing City regulations, facilities and services in a manner that directs and controls land use patterns and intensities.

LUG-3 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.

LUG-5 - Promote the small-town atmosphere of the City by providing that new residential development must be compatible with the present housing stock, yet provide for a broad range of housing types and densities.

LUG-7 - Encourage development both within and outside the corporate limits of Monroe to be consistent with the goals and policies of the Comprehensive Plan.

Housing Goals

HO-G1 - Promote a variety of residential densities and housing types to encourage an adequate choice of attractive living accommodations to persons desiring to reside in Monroe.

HO-G5 - Encourage the maintenance and creation of healthy residential neighborhoods as well as the revitalization of those that are declining.

Economic Development Goals

- Promote a strong, diversified, and sustainable local and regional economy, respecting the natural environment and preserving or enhancing the quality of life in the community.
- Encourage economic development activities which take into consideration the capacities of the area's natural resources, public services and facilities.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Upon development, the new land used designation may provide up to an additional 650 units in the Roosevelt Ridge Area, inside the Urban Growth Area, and an additional 160 units in the Roosevelt Road area, currently within city limits. It is anticipated that new development would consist of a combination of high, middle, and affordable income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Future plat development will determine if any existing structures will be eliminated or replaced.

- c. Proposed measures to reduce or control housing impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level, including the collection of impact fees for schools, parks, traffic, sewer, water, and stormwater.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.

- b. What views in the immediate vicinity would be altered or obstructed?

N/A – The adoption of a Map Amendment is a non-project action.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A – The adoption of a Map Amendment is a non-project action. b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A – The adoption of a Map Amendment is a non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?

N/A – The adoption of a Map Amendment is a non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level to comply with Chapter 15.15 MMC.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The city of Monroe has a variety of recreational sites, including multiple city parks, the Evergreen State Fairgrounds, Lake Tye, and the Skykomish River.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level, including the collection of park impact fees and the establishment of open space areas in Planned Residential Developments.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

N/A – The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the state and local requirements.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A – The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the state and local requirements

- c. Proposed measures to reduce or control impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the state and local requirements

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Interstate Highway US-2 is the main transportation corridor through Monroe. There is access to the Roosevelt Road area from Roosevelt Road and to Roosevelt Ridge from 128th Place SE via Robinhood Lane.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No, the nearest transit stop would be located off US-2 at Roosevelt Road.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
The adoption of a Map Amendment is a non-project action. Future subdivisions will require the construction of new roads. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
N/A – The adoption of a Map Amendment is a non-project action. However, the city of Monroe contains a BNSF railway that parallels US-2 and a local airport, First Airfield.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
N/A – The adoption of a Map Amendment is a non-project action. Traffic impacts will be determined at the project level.
- g. Proposed measures to reduce or control transportation impacts, if any:
N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the concurrency requirements, policies, and regulations of the city's Municipal Code.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: stormwater.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.
N/A – The adoption of a Map Amendment is a non-project action.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date Submitted:

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity, or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
The proposal will not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

Best management practices will be determined at the project level.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Upon development, following the implementation of the proposal, with increased density the proposal may displace animals from current vacant areas. Following state, federal, and local guidelines, all impacts to protected species will be mitigated. All existing species inside of critical areas and critical area buffers will be protected.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Impacts at the project level will follow applicable state, federal, and local law. Best management practices will be implemented at the project level following a detailed environmental analysis of the project under consideration.

3. How would the proposal be likely to deplete energy or natural resources?
The proposal will not deplete energy or natural resources. At the time of development, there would be an increase in energy use for new residential developments.

Proposed measures to protect or conserve energy and natural resources are:

Impacts at the project level will follow applicable code provisions and best management practices as required.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal will have a limited affect on environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Impacts at the project level will follow applicable code provisions and best management practices as consistent with Monroe Municipal Code, including mitigating any potential impacts incurred and placing sensitive areas and associated buffers in protected tracts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is compatible with the current and proposed urban land uses of the affected properties.

The proposal will not affect shoreline use; none of the affected properties are within shoreline jurisdiction.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Impacts at the project level will follow applicable code provisions and best management practices as consistent with the Monroe Municipal Code.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal will create increased density in the northwestern part of the city at the time of development, which will create an increased demand on transportation, public services, and utilities. At the time of development, it is likely that infrastructure improvements will be required including road improvements and the extension of sewer, water, and stormwater facilities.

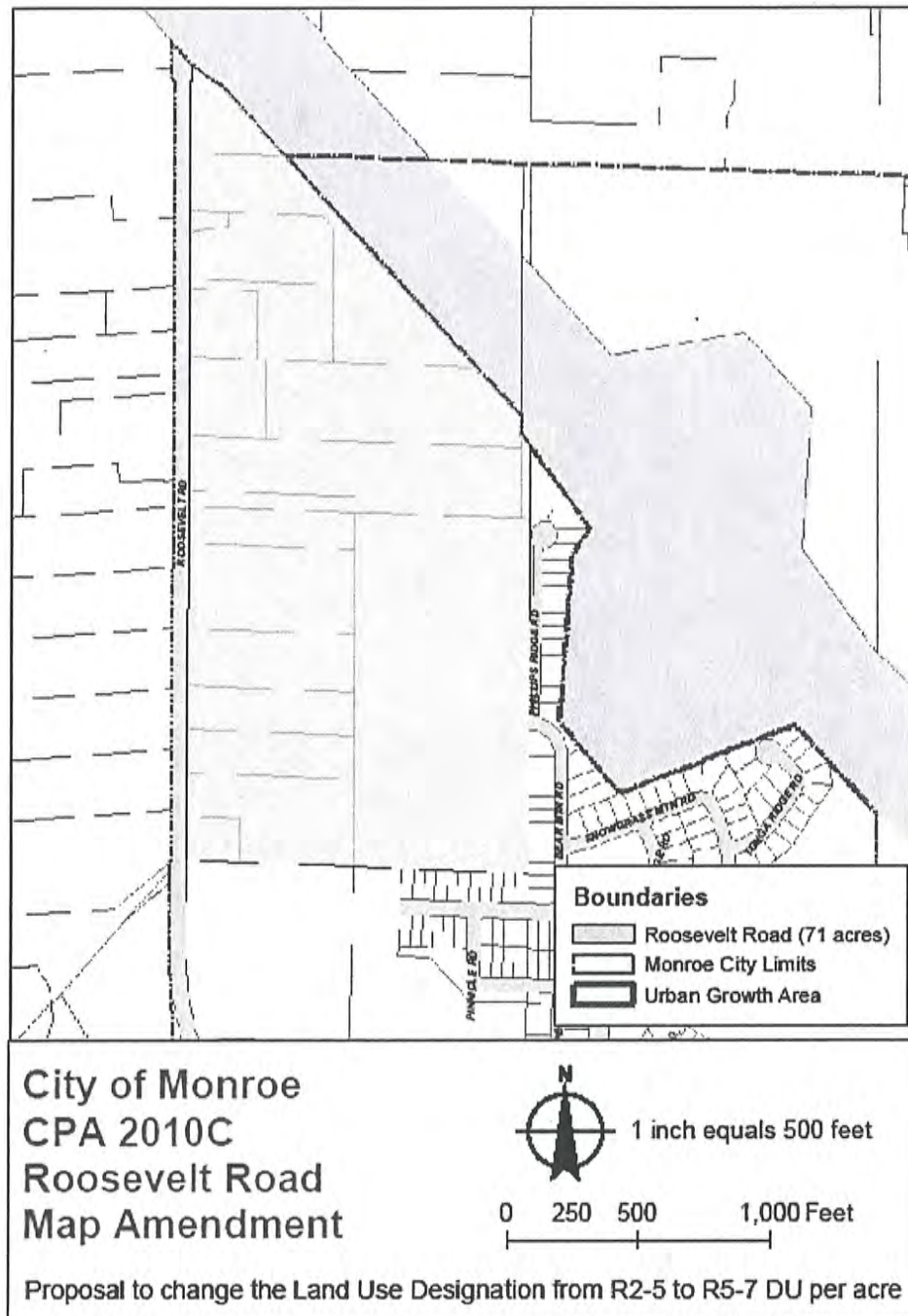
Proposed measures to reduce or respond to such demand(s) are:

Impacts at the project level will follow applicable code provisions and best management practices as required. To maintain the current Level of Service, development fees will be borne by the applicant and impacts will be mitigated through the collection of impact fees. New streets will be built in conformance with applicable standards and in conformance with the adopted transportation plan.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal creates no known conflicts with local, state, or federal law. It is consistent with the *City of Monroe 2005-2025 Comprehensive Plan*, Snohomish County Countywide Planning Policies, and the Growth Management Act.

APPENDIX C PROJECT MAP WITH PROPOSED LAND USE DESIGNATION



City Pre-Docketing Review - CPA2010C (Roosevelt Road/Ridge Map Change)

Resolution 2005/006 establishes the criteria for the Planning Commission to determine which applications they should recommended to City Council as part of the following year's docket, as follows:

- 1. Consideration of the previous record if the amendment was reviewed and denied during a previous comprehensive plan review.**

The city council discussed the zoning designation for the Roosevelt Ridge area as part of the Joint Planning Study with Snohomish County. The proposed up-zoning of the properties within the Roosevelt Ridge area was one of the tenants of the *Addendum to the Master Annexation Interlocal Agreement* to help facilitate increased residential capacity. Staff proposed originally that the city consider adopting Snohomish County's R7200 zoning designation. Council suggested that rather than considering a new designation that we utilize the closest existing city zoning of UR6000. Both the city and county zoning average approximately six dwelling units per acre. For this application, staff proposed that the Planning Commission also consider the Roosevelt Road area to provide additional housing alternatives in the north end of the city.

- 2. Does the proposed amendment advance the goals and policies of the comprehensive plan?**

Yes. The city has identified a land use deficiency in the Comprehensive Plan. The proposed map amendment would partially address this deficiency. The proposal is consistent with the residential designations of the properties and is consistent with the Land Use Element of the *City of Monroe 2005 – 2025 Comprehensive Plan* (see application Question F for further details).

- 3. Is the proposed amendment consistent with the goals and regulations of the Growth Management Act?**

The 2007 Snohomish County Buildable Lands Report (BLR) showed residential capacity deficiencies for the city of Monroe and the unincorporated Monroe Urban Growth Area (UGA). By 2025, the BLR report projects that the Monroe UGA will have a 2,519-person shortfall in residential capacity. Under the Growth Management Act (GMA), RCW 36.70A.215 directs jurisdictions facing deficiencies to develop "reasonable measures." Reasonable measures are simply steps that a jurisdiction can take to reduce the projected deficiency.

Under a Grant from the Department of Trade and Economic Development (CTED), starting in April 2008, the city of Monroe and Snohomish County began evaluating reasonable measures to address the residential capacity shortfall identified in the 2007 BLR. The city of Monroe identified a number of reasonable measures modeled after the "Reasonable Measures List" found in the Snohomish County Tomorrow Countywide Planning Policies (2007). One of the findings from this study recommended evaluating the land use designation in the northwestern part of the UGA.

The GMA requires Land Use Elements designate the proposed general distribution, general location and extent of the uses of land. The proposed map amendment includes the location and type of uses that will be encouraged in the subject area.

- 4. The relationship of the proposed amendment to other city codes and regulations?**

City Pre-Docketing Review - CPA2010C (Roosevelt Road/Ridge Map Change)

The proposed map amendment will only affect properties within city limits or affect properties in the Urban Growth Area Boundary, at the time of annexation. The proposal is consistent with the draft ILA Addendum between the city of Monroe and Snohomish County (approved by the Snohomish County Council September 30, 2009 and set for final action with the Monroe City Council on October 06, 2009) that recommends establishing complementary land use designations for the two jurisdictions.

The city's "pre-zoning" for most of the northern unincorporated UGA would allow between 2 - 5 dwelling units per acre, upon annexation; whereas, the existing county zoning is R-7200 and allows up to six dwelling units per acre. The proposed land use designation would be roughly equivalent to the current Snohomish County residential designation. If docketed, the city will propose a concurrent rezone for the Roosevelt Road Area to UR6000. Upon future annexation, the city will likely establish the zoning designation for the Roosevelt Ridge Area as UR6000.

5. The cumulative effect of all the plan amendments?

The Roosevelt Road and Roosevelt Ridge areas would require the extension of city services at the time of development, traffic improvements, and school mitigation fees. There is a potential for transportation and infrastructure impacts, at the time of development, as proposed by the map amendment. Staff has analyzed proposed impacts in the environmental checklist. These impacts will need to be reviewed against the adopted Transportation Plan, Stormwater Plan, Sewer Plan, and Water Plan.

Impacts from future development will be reviewed for compliance with the Comprehensive Plan, Monroe Municipal Code, and the State Environmental Policy Act. Impacts from future development would be mitigated through the payment of mitigation fees and the construction of public improvements proportionate to the adopted level of service associated with their project.

Memo

To: Monroe Planning Commission
From: Russ Wright, Associate Planner
Date: February 8, 2010
Re: 2010C Workshop #1 (Roosevelt Road Map Change)

CPA2010C (Roosevelt Road Map Change) – This map amendment would change the land use designation for approximately 71 acres near Roosevelt Road, within city limits, from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre.

Staff's pre-docket review found the proposal consistent with the docketing review criteria. The following comments deal specifically with the review criteria established in Resolution 2005/006, Phase II, Section D:

(1) Each amendment:

a. Shall not adversely affect public health, safety, or welfare in any significant way.

The application discusses the potential impacts on page 4 – 5, page 2 of the pre-docket review, and throughout the environmental checklist. Specifically, city staff noted that the future development in the Roosevelt Road area would require the extension of city services at the time of development, traffic improvements, and the payment of utility fees and mitigation fees for school, parks, traffic, and stormwater. The request will not adversely affect public health, safety, or welfare at the time of development. All future development is responsible mitigate land use impacts to, housing, school, utilities, parks, and transportation. At the time of development, all proposed impacts will be thoroughly analyzed in the applicant's environmental checklist and supporting reports and reviewed by the city for compliance with the Comprehensive Plan, Monroe Municipal Code, and SEPA.

b. Shall be consistent with the overall goals and intent of the comprehensive plan.

Staff provided documentation of the proposal's consistency with the overall goals and intent of the comprehensive plan in the application (pages 4-5), pre-docket review (page 1), and in the environmental checklist (pages 8-9).

c. Shall be in compliance with the Growth Management Act and other State and Federal laws.

Staff provided documentation of the proposal's compliance with the Growth Management Act and other State and Federal laws in the application (page 3), pre-docket review (page 1), and throughout the environmental checklist.

d. Must be weighed in light of cumulative effects of other amendments being considered.

Staff provided documentation of the proposal's cumulative effects of other amendments under consideration throughout the application and pre-docket review (page 1).

(2) In addition to the above mandatory requirements, any proposed amendment must meet the following criteria unless compelling reasons justify its adoption without meeting them:

a. Addresses needs or changing circumstances of the City as a whole or resolves inconsistencies between the Monroe Comprehensive Plan and other city plans or ordinances.

As noted throughout the application material, the city has cited the need to resolve a residential capacity shortfall identified in the *2007 Snohomish County Buildable Lands Report*.

b. Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.

The environmental checklist and other application materials note the potential environmental impacts. Of note, there are inventoried critical areas including wetlands and streams. At the time of development, Chapter 20.05 of the Monroe Municipal Code would be employed to ensure adequate protection measures are in place for identified critical areas including a detailed inventory and delineation.

A traffic analysis is pending to detail potential traffic impacts in relation to the adopted level of service. This analysis will highlight if any unique mitigation strategies will be required.

c. Is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.

As noted throughout the application material, the city has cited the need to resolve a residential capacity shortfall identified in the *2007 Snohomish County Buildable Lands Report*. This proposal would help rectify projected growth allocations.

d. Is compatible with neighboring land uses and surrounding neighborhoods, if applicable.

The proposed change is compatible with neighboring land uses and surrounding neighborhoods. The existing parcels in the Roosevelt Road area large consist of large, undeveloped single-family lots. The land use designation for the area is single-family residential. This will not change – the proposal would increase the potential residential density from 2-5 dwelling units per acre to 5-7 dwelling units per acre. As the area is largely undeveloped, any future subdivision of land will have similar impacts on the existing infrastructure, traffic, and general environment on surrounding neighborhoods.

e. Is consistent with other plan elements and the overall intent of the comprehensive plan.

Staff provided documentation of the proposal's consistency with the overall goals and intent of the comprehensive plan in the application (pages 4-6), pre-docket review (page 1), and in the environmental checklist (pages 8-9).

Attached:

Revised Application

Revised Environmental Checklist

Pre-docket Review

Memo

To: Monroe Planning Commission
From: Russ Wright, Associate Planner
Date: May 10, 2010
Re: CPA2010C Workshop #2 (Roosevelt Road Map Change)

CPA2010C (Roosevelt Road Map Change) – This map amendment would change the land use designation for approximately 71 acres near Roosevelt Road, within city limits, from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre.

At the February 8, 2010 meeting, staff held the first workshop relating to the proposed map amendment. Staff focused the discussion on density assumptions for the proposal (housing units and population), traffic impacts (existing street classification, level of service, and current average daily trips), and critical areas. Staff evaluated these topics in relation to the review criteria for comprehensive plans and the defined residential deficit.

The Planning Commission allowed public comment. Most comments related to traffic issues on Roosevelt Road. Secondary comments included critical areas, property taxes, and the timing of changing the land use designation.

The Planning Commission also had questions about traffic impacts and mitigation fees.

The purpose of tonight's meeting is to provide more detailed information on traffic impacts as well as information on potential impacts to capital facilities including schools, parks, and infrastructure.

Capital Facilities

The city has adopted or will be adopting comprehensive capital facilities plans for water, stormwater, wastewater, transportation, schools, and parks. Each plan describes the status of the system, provides a list of proposed capital improvements, and details funding sources including impact fees. The capital facility element of the Comprehensive Plan sets goals and policies to determine the concurrency (consistency) of land use proposals to adopted levels of service. The goals and policies also describe how proposals can become concurrent at the time of development through mitigation or the actual construction of necessary improvements.

Water System

The city's water service system is designed to accommodate a population of 27,455 by 2025. The city has identified several necessary infrastructure improvements to meet this projection. For example, the city will need additional reservoir capacity and will need to construct or replace waterlines in specific areas. The potential population from the proposed land use falls within the anticipated population range and will not create an additional impact. At the time of development, the proponent will need to extend services and pay required mitigation fees.

Stormwater System

The city's stormwater system includes a mix of stormwater lines, detention/retention ponds, and infiltration trenches. The city assesses stormwater fees as utility rates. The stormwater plan articulates staffing needs and capital construction costs and implements other needed or required programs.

Wastewater System

The city's wastewater (sewer) system projects an increasing demand between 2025 and build-out through a combination of new construction and transitions from older septic systems to sanitary sewer. Under a build-out scenario the system will accommodate up to 43, 248 residents. The city will construct capital improvements, such as improvements to the equipment at the wastewater treatment plant, as service demands increase. The potential population from the proposed land use falls within the anticipated population range and will not create an additional impact. At the time of development, the proponent will need to extend services and pay required mitigation fees.

Transportation System

As discussed previously, the city's transportation plan sets defined levels of service for street types and intersections. The Roosevelt and US-2 intersection has a defined Level of Service of D. The transportation plan indicates that this intersection operates at a Level E during PM peak hours. Level D predicts that the average wait time will be between 35 and 55 seconds, while Level E intersections operate between 55 and 80 seconds. Staff estimates that the land use change will generate 497.64 additional average daily trips, 39 AM peak hour trips, and 52 PM peak hour trips. Managing Engineer, Maggie Inahara predicts that the volume for both AM and PM Peak queues will exceed the intersection capacity and will likely negatively affect the adopted level of service.

The transportation plan does not identify improvements for this intersection. At the time of development, the city will collect \$2,518.38 per dwelling unit in traffic mitigation fees. Specific mitigation alternatives to accommodate increased traffic at the primary intersections will likely be required at the time of development. The primary constraints to re-alignment of intersections are the Burlington Northern Santa Fe and Washington State Department of Transportation rights of way. Managing Engineer Inahara concludes, "The only feasible mitigation available is the US 2 Bypass project, which diverts non-local traffic around Monroe."

Parks System

The target level of service for parks to population is 3.7 acres of parks and recreation land per 1000 people. The city currently has 207 gross acres of parks land. This does not include trails, regional parks, or shared facilities such as schools. The city has a stated goal of having 98 acres of functional (developed) parkland and improving existing facilities by 2025. The standard park impact fee is \$4,579.45 for single-family residences and \$3,901.02 per duplex unit. The city will use mitigation fees for acquisition of additional land and capital improvements to existing facilities. The potential population growth will not create significant additional impacts.

School District

Each affected school district sets their level of service for classroom sizes and district population. The city collects or will collect mitigation fees on behalf of the affected school district per the adopted capital facilities element as follows:

- Monroe School District \$4,708.00 per single-family residence and \$2,075 for multi-family dwellings with two (2) or more bedrooms and duplexes and townhouses;
- Snohomish School District \$4,672 for single-family residences and \$37 per unit for multifamily dwellings with two (2) or more bedrooms.

The potential population growth from the proposed land use falls within the anticipated population range and will not create an additional impact as mitigated.

Attached

Memo from Maggie Inahara related traffic impacts
Density Assumption Table

MEMORANDUM

April 6, 2010

From: Maggie Inahara, Managing Engineer

To: Russ Wright, Associate Planner

Subject: Traffic Impacts associated with potential zone changes CPA 2010D (Roosevelt Ridge) and CPA 2010C (Roosevelt Road)

A Traffic Conditions Analysis of an area nearby the proposed zone change areas was performed by Mirai Associates (now known as Fehr and Peers) at the request of WSDOT as part of the NEPA/SEPA process for the SR 522 to US 2 widening project. Since this study encompasses some of the same areas as the proposed zone changes and takes into account the effects of a major construction project which will take place this year, I have used their findings as a basis for my conclusions on the potential traffic impacts. The WSDOT analysis projects peak traffic loads for the year 2030. The option chosen by WSDOT for construction is Option 3C.

The Roosevelt Road project (CPA 2010C) will have the greatest impact at the intersection of Roosevelt Road and US 2. The Mirai study did not go as far west as Roosevelt Road, but the assumption will be made that the level of service will be the same in 2030 as the intersection of 179th and US 2, which is the closest intersection affected by proposed project Roosevelt Ridge (CPA 2010D). These intersections are configured almost identically and both have an existing LOS of D, showing congested segments along US 2 in the vicinity.

The 2030 AM Peak LOS for 179th and US 2 is LOS C. The 2030 PM Peak LOS for this intersection is LOS D and is thus considered more critical to traffic operations. The volume for the 95th percentile cycle for both AM and PM Peak Queues will exceed capacity at both intersections.

The LOS standard for the City of Monroe per the interlocal agreement with WSDOT is as follows:

Where the LOS prior to development is D or better, attempts to maintain LOS D should be undertaken.

The only reasonable access/egress to the two proposed projects is via US 2. Given the fact that significant traffic volume increases are project for US 2, with a significant traffic volume increase at the intersection of 179th and US 2 specifically, the logical conclusion is

that the LOS at both intersections would decrease from D to E or F. The existing constraints of WSDOT having jurisdiction over signal timing and BNSF having preemption authority over all signals will exacerbate this situation, as BNSF travel is expected to increase and an increase of traffic on US 2 will result in cycle timing increasing in favor of US 2.

The only feasible mitigation available is the US 2 Bypass project, which diverts non-local traffic around Monroe. This project has been in the pre-planning stages now for several decades and is a long shot for any funding in the conceivable future. Accordingly, my recommendation would be against any increase in density in the two proposed areas.

Density Assumptions for CPA2010C			
	Existing UR9600	Proposed UR6000	Difference
Housing units*	104	156	52
* The housing unit count is based on an average of Standard Subdivision and Planned Residential Development projection.			

Density Assumptions & Trip Generation for CPA2010C - Roosevelt Road									
	Existing UR9600			Proposed UR6000			Difference		
Housing units ¹	104			156			52		
	Weekday	AM	PM	Weekday	AM	PM	Weekday	AM	PM
Trip generation ²	995.28	78	105.04	1492.92	117	157.56	497.64	39	52.52
1. The housing unit count is based on an average of Standard Subdivision and Planned Residential Development projection at full capacity. 2. Trip Generation rates are from <i>Trip Generation 7th Edition Volume 7</i>, Institute of Traffic Engineers, 2003. Single-family = 9.57 Avg. Weekday Trips, .75 Avg. AM trips, & 1.01 Avg. PM trips.									



Department of Commerce

Innovation is in our nature.

Notification for 60-Day Review of Comprehensive Plan Amendment

Pursuant to RCW 36.70A.106, the following hereby provides 60-day notice of intent to adopt the following comprehensive plan amendments.

Jurisdiction Name:	City of Monroe
Address:	806 West Main Street, Monroe WA 98272
Date:	April 20, 2010

Contact Name for Ordinance:	Russ Wright, Associate Planner
Phone Number:	360-863-4553
Fax Number:	360-794-4007
E-Mail Address:	rwright@ci.monroe.wa.us

Brief Description of the Proposed Comprehensive Plan Amendment: ☐ Check the box if this is <u>Supplemental Material</u> for an existing amendment already submitted to CTED. Please also provide the date submitted and/or CTED Material ID number.	The requested comprehensive plan map amendment, CPA2010C (Roosevelt Road Map Change), to the City of Monroe 2005 – 2025 Comprehensive Plan proposes to change the land use designation for approximately 71 acres in the Roosevelt Road Area from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre.
Planned Public Hearing Date:	May 24, 2010
Planned Date of Adoption:	June – July 2010
Please Attach a Draft of the Proposed Amendment. (Attachment Required)	Application, SEPA materials, & Map Attached

EXHIBIT # 4a



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE

120 - 10th Avenue SW • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000

April 20, 2010

Russ Wright
Associate Planner
City of Monroe
806 W Main Street
Monroe, Washington 98272-2198

Dear Mr. Wright:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Monroe - Proposed amendment to refine the North Kelsey planning area & planned development area boundaries, and pursue a map amendment for the most northern city-owned parcel and fringe properties to the east from industrial to general commercial. These materials were received on April 20, 2010 and processed with the Material ID # 15587.

City of Monroe - Proposed comprehensive plan map amendment, CPA2010C (Roosevelt Road Map Change), to change the land use designation for approximately 71 acres in the Roosevelt Road Area from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre. These materials were received on April 20, 2010 and processed with the Material ID # 15588.

City of Monroe - Proposed comprehensive plan map amendment, CPA2010D (Roosevelt Ridge), to change the preliminary land use designation for approximately 137 acres in the Roosevelt Ridge Area, in the unincorporated UGA, to R 5-7 dwelling units per acre. These materials were received on April 20, 2010 and processed with the Material ID # 15589.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please call me at 360.725.3063.

Sincerely,

Linda Weyl
for

Sam Wentz
GIS Coordinator
Growth Management Services

EXHIBIT # 46

DETERMINATION OF NON-SIGNIFICANCE (DNS)

NAME OF PROPOSAL:

DESCRIPTION OF PROPOSAL:

LOCATION OF PROPOSAL:

APPLICANT:

City of Monroe

806 West Main Street

Monroe, WA 98272

(360) 794-7400

Staff Person: Russ Wright, Associate Planner

THRESHOLD DETERMINATION:

This Determination of Non-significance is issued under WAC 197-11-340 (DNS).

LEAD AGENCY: City of Monroe

1

() There is no comment period for the DNS.

(X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below.

Date of Issuance: April 20, 2010

Comments/appeals must be submitted by: 5:00 p.m. on Wednesday, May 05, 2010

Responsible Official: Russell Wright, MES

Position /Title: Associate Planner Phone: (360) 794-7400

Address: City of Monroe, 806 West Main Street, Monroe, WA 98272

Signature: _____

Russell Wright

Appeals:

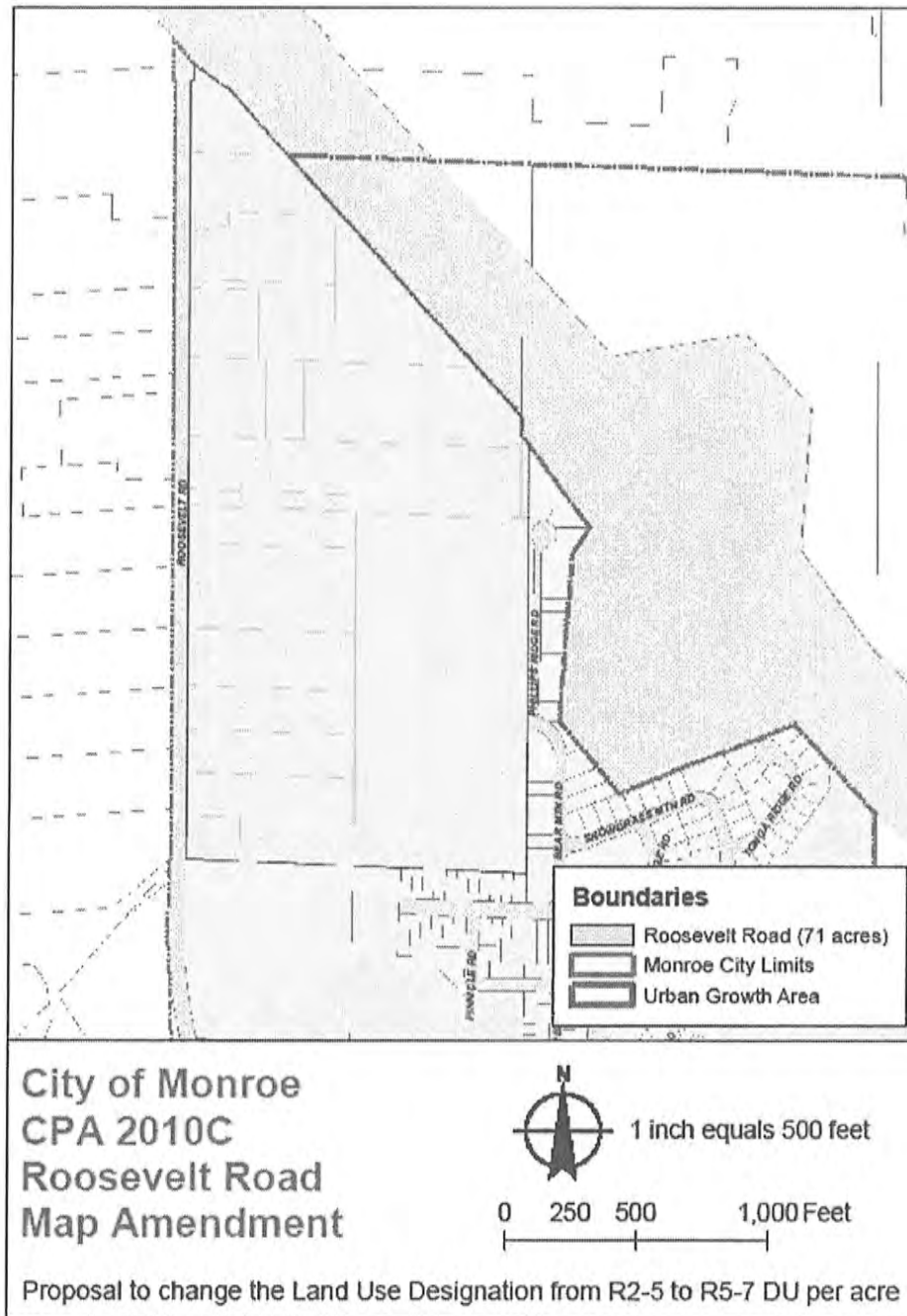
Appeals to the above determination must be filed with the City Clerk for the City of Monroe no later than 5:00 p.m., Wednesday, May 05, 2010. Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in person.

The adopted appeal fee must be filed with the appeal. Fax, e-mail or any other form of mail shall not be accepted and shall not be considered as meeting the filing requirements. Appeals must state the section of the MMC being appealed, the specific determination or mitigation being appealed and the form of relief expected.

Appeals will be held before the City Hearing Examiner. Only parties of interest identified on the appeal shall be considered in the hearing before the examiner.

*****END OF DOCUMENT*****

CPA 2010C – Roosevelt Road Map Change



COPY

**AFFIDAVIT OF MAILING
PLANNING COMMISSION PUBLIC HEARING**

STATE OF WASHINGTON)

CPA2010C & D – Roosevelt Road/Ridge
Comprehensive Map Change, Monroe,
Washington
Project Site

COUNTY OF SNOHOMISH)

City of Monroe
Application Name and Number

I, Judy L. Gribble, being first duly sworn on oath depose and say that on the 30th day of April 2010, made application with the United States Post Office to mail on May 4, 2010, a copy with prepaid postage of the Notice of Planning Commission Public Hearing for CPA2010C & D Monroe, Washington. Attached is a list of names and addresses to whom this information was mailed, the USPS receipt, and confirmation of the order.

Judy L. Gribble
Signed

Subscribed and sworn to me this 3rd day May, 20 10

NOTARY SEAL



Vicki L. Thayer
NOTARY PUBLIC in and for the State of
Washington, residing at:

Lake Stevens

Printed Name: Vicki L. Thayer

My commission expires: 5/9/12

EXHIBIT # 6a

AFFIDAVIT OF POSTING NOTICE OF PLANNING COMMISSION PUBLIC HEARING

STATE OF WASHINGTON)

CPA2010C & D – Roosevelt Road/Ridge Map
Change, Monroe, Washington

COUNTY OF SNOHOMISH)

City of Monroe
Applicant

I, Michael Tuomisto (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 5TH day of May, 2010, and at least fifteen days prior to the hearing of the above named proposed application, I posted four signs for the Notice of Planning Commission Public Hearing for CPA2010C & D, Monroe, Washington on or near the property concerned, in a conspicuous place; and the correct date of posting of said notice, to wit:

See attached map
Posting locations

Michael Tuomisto
Signed

Subscribed and sworn to me this 5TH day of May, 20 10

NOTARY SEAL

Judy L. Gribble
NOTARY PUBLIC in and for the State of
Washington, residing at:

Monroe

Printed Name: Judy L. Gribble

My commission expires: 8/7/13

AFFIDAVIT OF PUBLICATION

No.

STATE OF WASHINGTON,
County of Snohomish,

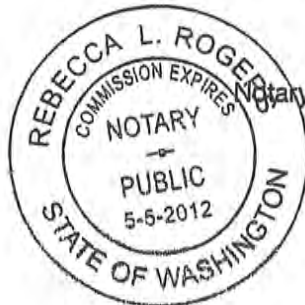
SS.

Ken Robinson being first duly sworn on oath deposes and says that he is the Publisher of the MONROE MONITOR-VALLEY NEWS, a weekly newspaper. That said newspaper is a legal newspaper which has been approved by order of the Superior Court in Snohomish County in compliance with Chapter 213 of Washington Laws of 1941, and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a weekly newspaper in Monroe/Sultan, Snohomish County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of a Notice of Planning Commission Public Hearing City of Monroe (CPA 2010C & D)

as it was published in regular issues (and not in supplement form) of said newspaper once each week for a period of One consecutive weeks, commencing on the 4th day of May, 2010, and ending on the 4th day of May, 2010, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$ 41.69 which amount has been paid in full.

Ken Robinson

Subscribed and sworn to before me this 5th day of May, 2010.



Rebecca L. Royce
Notary Public in and for the State of Washington

My Commission Expires 05/05/2010

NOTICE OF PLANNING COMMISSION PUBLIC HEARING
NOTICE is hereby given that a PUBLIC HEARING has been scheduled for consideration of the COMPREHENSIVE PLAN MAP AMENDMENTS (CPA2010C) Roosevelt Road and (CPA2010D) Roosevelt Ridge on Monday, MAY 24, 2010 at 7:00 p.m. by the Monroe Planning Commission in the Council Chambers at City Hall, 806 West Main Street, Monroe, Washington. PROJECT DESCRIPTION: Roosevelt Road: The requested comprehensive plan map amendment proposes to change the land use designation for approximately 71 acres in the Roosevelt Road Area from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre. Roosevelt Ridge: The requested comprehensive plan map amendment proposes to change the preliminary land use designation for approximately 137 acres in the Roosevelt Ridge Area, in the unincorporated Urban Growth Area, from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre. COMMENT PROCEDURE FOR PUBLIC HEARING: Any interested person(s) may provide public testimony regarding the proposed comprehensive plan map amendment. Written comments must be received in original form prior to the public hearing. For additional information regarding this amendment, please contact Russ Wright, Associate Planner at (360) 863-4553 or email at rwright@ci.monroe.wa.us. The above documents are available for review at City Hall. The Planning Commission may take action at this hearing or may continue action on this application until a future date. Accommodations for people with disabilities will be provided upon request. Please call City Hall at (360) 794-7400 and allow one week advance notice. Mailed/Published/Posted: May 4, 2010

STAFF REPORT AND RECOMMENDATION (Exhibit 1)
Comprehensive Plan Amendment
CPA 2010D– Roosevelt Ridge

TO: City Of Monroe Planning Commission
FROM: Russ Wright, Associate Planner
SUBJECT: Map Amendment to Change the Land Use Designation for Approximately 71 Acres, from R 2-5 Dwelling Units per Acre to R 5-7 Dwelling Units per Acre
HEARING DATE: May 24, 2010

A. PURPOSE & BACKGROUND:

The 2007 *Snohomish County Buildable Lands Report* (BLR) predicts a residential capacity deficiency for the city of Monroe and the unincorporated Monroe Urban Growth Area (UGA). By 2025, the BLR report projects that the Monroe UGA will have a 2,519-person shortfall in residential capacity. The Growth Management Act (GMA), RCW 36.70A.215 directs jurisdictions facing deficiencies to develop “reasonable measures.” Reasonable measures are steps that a jurisdiction can take to reduce the projected deficiency.

Under a Grant from the Department of Trade and Economic Development, now the Department of Commerce, the city of Monroe and Snohomish County evaluated reasonable measures to address the identified residential shortfall. The city of Monroe identified a number of reasonable measures modeled after the “Reasonable Measures List” found in the *Snohomish County Tomorrow Countywide Planning Policies* (2007). In this study, city and county staff recommended that the city of Monroe consider the adoption of a pre-designation similar to the existing county designation, for this area.

Following this recommendation, the City Council docketed CPA2010D (Roosevelt Ridge Map Change) (Exhibit 2), to consider changing the city’s pre-designation for approximately 131 acres, near Roosevelt Ridge, from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre. The city’s pre-designation for most of the northern unincorporated UGA would allow between 2 - 5 dwelling units per acre; whereas, the existing Snohomish County land use designation is R 4-6 dwelling units per acre with a zoning of R-7200. The proposed land use designation of R 5-7 dwelling units per acre is roughly equivalent to the current Snohomish County residential designation.

If approved, the city will implement the change through a rezone to UR6000. This zone allows medium density lot sizes. The proposed amendment would allow approximately an additional 240 dwelling units in the area. Using the UR6000 zoning designation, staff estimates the maximum number of potential houses will be approximately 640 units or and additional 1850 people.

Staff has held pre-docket workshop, a docketing public hearing, and two project workshops with the Planning Commission and provided analysis of potential impacts from the proposed amendment (Exhibits 3a, 3b, and 3c).

B. FINDINGS AND CONCLUSIONS

1. Compliance with Resolution 2005/06 – Procedures and criteria for amending the Comprehensive Plan.

(1) *Each amendment:*

a. *Shall not adversely affect public health, safety, or welfare in any significant way.*

Findings:

- Future development in the Roosevelt Ridge area would require the extension of sewer services at the time of development, traffic improvements, and the payment of utility fees and mitigation fees for school, parks, traffic, and stormwater.
- Water is provided by the Roosevelt Water Association.

b. Shall be consistent with the overall goals and intent of the Comprehensive Plan.

Findings:

- Staff has listed several applicable goals and policies from the Land Use, Housing, and Economic Development elements from the current Monroe Comprehensive Plan.

Land Use Goals

- LUG1 - To pursue well managed, orderly expansion of the City and actively influence the character of the City by managing land use change and by developing City regulations, facilities and services in a manner that directs and controls land use patterns and intensities.
- LUG-3 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.
- LUG-5 - Promote the small-town atmosphere of the City by providing that new residential development must be compatible with the present housing stock, yet provide for a broad range of housing types and densities.
- LUG-7 - Encourage development both within and outside the corporate limits of Monroe to be consistent with the goals and policies of the Comprehensive Plan.

Housing Goals

- HO-G1 - Promote a variety of residential densities and housing types to encourage an adequate choice of attractive living accommodations to persons desiring to reside in Monroe.
- HO-G5 - Encourage the maintenance and creation of healthy residential neighborhoods as well as the revitalization of those that are declining.

Economic Development Goals

- Promote a strong, diversified, and sustainable local and regional economy, respecting the natural environment and preserving or enhancing the quality of life in the community.
- Encourage economic development activities, which take into consideration the capacities of the area's natural resources, public services, and facilities.

c. Shall be in compliance with the Growth Management Act and other State and Federal laws.

Findings:

- RCW 36.70A.215 directs jurisdictions facing deficiencies to develop "reasonable measures" to reduce projected deficiencies.
- The city identified several reasonable measures modeled after the "Reasonable Measures List" found in the *Snohomish County Tomorrow Countywide Planning Policies (2007)*.
- The GMA requires Land Use Elements designate the proposed general distribution, general location and extent of the uses of land. The proposed map amendment includes the location and type of uses that will be encouraged in the subject area.
- Staff sent Notification for a 60-Day Review of Comprehensive Plan Amendment to the Department of Commerce on April 20, 2010 (Exhibit 4a).
- The Department of Commerce emailed a Letter of Acknowledgement on April 20, 2010 with material ID # 15589 (Exhibit 4b).

d. Must be weighed in light of cumulative effects of other amendments being considered.

Findings:

- As noted, the city is addressing the predicted population shortfall through targeted density increases.
- The city is also considering changing the land use designations of other areas in the city and UGA to increase residential density, notably CPA 2008B, CPA 2008C, CPA2010C, and CPA2010-01.
- The city has implemented some reasonable measures, namely the Downtown Plan that will help reduce the deficit.
- The effects of two of the plan amendments (e.g., CPA 2008 B & C) are unknown, as the land uses and boundaries were not set at the time of analysis.
- This year's docket offers several alternate or additional reasonable measures.

Conclusions:

- The proposed amendment is consistent with the mandatory review criteria outlined in Subsection (1) above. In general, the potential population from the proposed land use falls within the anticipated population range for public services at build-out. The requested amendment will not adversely affect public health, safety, or welfare as mitigated at the time of development.
 - At the time of development, project proponents will need to extend necessary services and mitigate potential impacts to housing, schools, utilities, parks, and transportation.
 - At the time of development, the city will analyze additional impacts for compliance with the Comprehensive Plan, Monroe Municipal Code, and SEPA.
 - The proposed rezone is consistent with the Monroe Comprehensive Plan.
 - The proposal has met the Growth Management Act requirements.
 - The Planning Commission can judge each comprehensive plan amendment cumulatively and individually then decide which proposal best addresses the BLR residential deficit.
- (2) In addition to the above mandatory requirements, any proposed amendment must meet the following criteria unless compelling reasons justify its adoption without meeting them:*
- a. *Addresses needs or changing circumstances of the city as a whole or resolves inconsistencies between the Monroe Comprehensive Plan and other city plans or ordinances.*
 - See narrative in Section A and response to Subsection B-1(1)d.
 - b. *Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.*

Findings:

- The environmental checklist and other application materials note the potential environmental impacts.
- There are inventoried critical areas including wetlands and streams in the area.
- Chapter 20.05 of the MMC addresses protection measures for identified critical areas that would be in effect at the time of annexation.
- The defined Level of Service transportation at the primary intersection of US-2 and 179th is Level D. The city's Transportation Plan notes that the intersection functions at Level C during PM peak hours.
- No capital improvements for the intersection of US-2 and 179th were identified in the transportation plan.
- The proposed amendment could add approximately 2300 additional average weekday trips, 180 AM trips, and 245 PM trips.

c. *Is consistent with the land uses and growth projections that were the basis of the Comprehensive Plan and/or subsequent updates to growth allocations.*

Findings:

- The city has cited the need to resolve a residential capacity shortfall identified in the 2007 Snohomish County BLR. This proposal may help rectify projected growth allocations.
- If approved, the city will implement the change through a rezone to UR6000.
- The proposed amendment would allow approximately an additional 240 dwelling units to the area.

d. *Is compatible with neighboring land uses and surrounding neighborhoods, if applicable.*

Findings:

- The land use designation for the area is single-family residential.
 - The existing parcels in the Roosevelt Ridge area consist of large, undeveloped single-family lots.
- e. *Is consistent with other plan elements and the overall intent of the Comprehensive Plan.*
- See response to Subsection B-1(1)b.

Conclusions:

- The proposed change is compatible with neighboring land uses and surrounding neighborhoods. As the area is largely undeveloped, any future subdivision of land will have similar impacts on the existing infrastructure, traffic, and general environment on surrounding neighborhoods.
- The amendment is consistent with the criteria listed in Subsection (2). The proposed amendment specifically addresses changing circumstances of the city to accommodate increased residential density.
- The city's Managing Engineer predicts that the volume for AM and PM Peak queues may exceed the intersection capacity and may negatively affect the adopted level of service.
- Future project actions will need to identify practical alternatives to mitigate potential traffic impacts at the intersection of US-2 and 179th to maintain the current level of service.

2. Compliance with Monroe Municipal Code (MMC) Chapter 20.04 (State Environmental Policy Act).

Findings:

- City staff submitted an environmental checklist with the subject application addressing potential environmental impacts associated with the approval of the proposed application (Exhibit 2b).
- The city of Monroe SEPA Official issued a Determination of Non-Significance (DNS) for this proposal on April 20, 2010 (Exhibit 5). The comment/appeal period has expired – the city received no comments or appeals.
- As the applicant proceeds with the actual site development, the city will require site-specific SEPA review.

Conclusions: The proposed amendment has met the requirements of SEPA Chapter 20.04 MMC and Chapter 197-11 WAC.

C. RECOMMENDATION

Forward a recommendation to the City Council to **APPROVE** Comprehensive Plan Amendment CPA 2010C, to change the land use designation for from R 2-5 Dwelling Units per Acre to R 5-7 Dwelling Units per Acre, as it has been found to be consistent with Resolution 2005/06; Chapter 20.04 MMC; and other state, federal and local regulations.

D. EXHIBITS (Exhibits are on file & available upon request or available at http://www.ci.monroe.wa.us/citygov/depts/community_development/planning/codeamend/codeamend.php).

1. Staff Report
2. Application
 - a) Legal Descriptions
 - b) Environmental Checklist
 - c) Map of Proposed Boundaries and Comprehensive Plan Designations
3. Workshops
 - a) Pre-Docket Review
 - b) February 8, 2010 Staff Memo
 - c) May 10, 2010 Staff Memo
4. Dept of Commerce
 - a) Notification for a 60-Day Review
 - b) Letter of Acknowledgement
5. SEPA Determination
6. Public Comment
 - a) 5/11/2010 email from Jeff Treiber with Monroe Land Investment, LLC
 - b) 5/10/2010 letter from Larry Adamson with Snohomish County PDS
7. Public Notice
 - a) Affidavit of Mailing
 - b) Affidavit of Posting
 - c) Proof of Publication



CITY OF MONROE
Community Development Department
806 West Main Street
Monroe, WA 98272
Phone: (360) 794-7400
Fax: (360) 794-4007

City Initiated Comprehensive Plan Amendment Application

OFFICE USE ONLY	
Date Received: _____	Application Number: <u>CPA 20010D</u>
Zoning of Site: <u>R7200</u>	Zoning of Adjacent Property (North): <u>R7200 & R5</u>
(South): <u>UR9600/PS</u>	(East): <u>PS</u> (West): <u>R5</u>
Comp Plan Designation: <u>City - R 2-5 & County- R 4-6</u>	Comp Plan Adjacent Property (North): <u>SRU & R 4-6</u>
(South): <u>R 2-5</u>	(East): <u>SRU</u> (West): <u>R5</u>

1. **Type of Application:** *Check all that apply*

- ☐ Change of goals, policies & implementation measures
- ☐ Change to future land use map
- ☐ Change of Urban Growth Boundary
- ☐ Change to an element of the Comprehensive Plan (*Transportation, Parks, Land Use, etc.*)
- ☐ Technical Corrections (*Terminology, References, etc.*)

2. **Application Information:** *(If additional property ownership is involved, attach additional names, addresses, and signatures to this page.)*

A. Name of Applicant/Department: Russ Wright, Associate Planner / Community Development

Signature: _____

Mailing Address, City and Zip Code: 806 West Main Street, Monroe WA, 98208

(Phone #) 360-863-4553

B. Name of Owner *(If applicable)*: City of Monroe

Signature: _____

Address: 806 West Main Street, Monroe WA, 98208

(Phone #) 360-794-7400

Mailing Address *(if different)*:

EXHIBIT # 2

The questions 3-6 apply only to property specific applications:

3. Location of Property:

Roosevelt Ridge area is generally bounded by the US-2 bypass to the south and southwest, the UGA boundary to the north, and the plat of Robinhood to the east.

- A. Section 26 Township 28 Range 6
- B. Street Address(s), City, and Zip Code: See Appendix A for tax parcels, legal description, and addresses
- C. Legal Description(s): See Appendix A for tax parcels, legal description, and addresses

4. Property Information:

- A. Tax Account Number(s): Size of **entire** site (acres/square feet):
137 acres, see Appendix A for tax parcels, legal description, and addresses
- B. Comprehensive Plan Designation:
Urban Growth Area
- City “pre-zoning” designation R2-5 Dwellings per Acre
 - County designation Urban Low Density Residential (4 - 6 DU/Acre)
- C. Current Use of Property: Low-density residential and vacant lands
- D. Describe physical characteristics:

In general, the areas under review are heavily forested with some developed areas. Roosevelt Ridge area has a moderate slope from the US-2 bypass to the northeast. In general, the soil composition for the areas under consideration contains a mix of outwash deposits and glacial till. The Roosevelt Ridge area contains two moderately-sized wetlands: one is centrally located; the other is in the northeast quadrant. Homestead Creek, an unclassified stream, flows from the northeast to southwest of the area through the central wetlands and flows ultimately into the large wetland complex near First Air Field.

5. Environmental Information:

An Environmental Checklist is attached as Appendix B.

6. Legal Publication Information:

- A. Proof of Ownership. Attach a current Title Certificate as an Appendix, as applicable. A current title certificate is defined as one dated within thirty (30) days of application.

This is a city-initiated application dealing with multiple properties; no title report is required.

7. Describe Proposal:

The 2007 Snohomish County Buildable Lands Report (BLR) showed residential capacity deficiencies for the city of Monroe and the unincorporated Monroe Urban Growth Area (UGA). By 2025, the BLR report projects that the Monroe UGA will have a 2,519-person shortfall in residential capacity. Under the Growth Management Act (GMA), RCW 36.70A.215 directs jurisdictions facing deficiencies to develop “reasonable measures.” Reasonable measures are simply steps that a jurisdiction can take to reduce the projected deficiency. Under a Grant from the Department of Trade and Economic Development (CTED), starting in April 2008 the city of Monroe and Snohomish County began evaluating reasonable measures to address the residential capacity shortfall identified in the 2007 BLR. The city of Monroe identified a number of reasonable measures modeled after the “Reasonable Measures List” found in the Snohomish County Tomorrow Countywide Planning Policies (2007). One of the findings from this study recommended evaluating the land use designation in the northwestern part of the UGA. If all proposed reasonable measures are implemented, city and county staff estimate the population capacity shortfall would be resolved.

This requested comprehensive plan map amendment, CPA2010D (Roosevelt Ridge), to the City of Monroe 2005 – 2025 Comprehensive Plan would change the land use designation for approximately 137 acres in the Roosevelt Ridge Area to R 5-7 dwelling units per acre.

The city’s “pre-zoning” for most of the northern unincorporated UGA would allow between 2 - 5 dwelling units per acre, upon annexation; whereas, the existing county zoning is R-7200 and allows up to six dwelling units per acre. The proposed land use designation would be roughly equivalent to the current Snohomish County residential designation. Upon future annexation, the zoning designation would be established for the Roosevelt Ridge Area.

If adopted, the new land use designation and subsequent zoning would provide the possibility for allowing different housing stock. This is significant because in the north end of the city most zones have larger, suburban minimum lot sizes. If adopted, this zone would create medium density lot sizes.

8. Answer the following questions:

- (a) Explain how the proposed amendment or revision is consistent with the Growth Management Act (GMA), other state or federal laws, or Washington Administrative Code?

By 2025, the BLR report projects that the Monroe UGA will have a 2,519-person shortfall in residential capacity. Under the Growth Management Act (GMA), RCW 36.70A.215 directs jurisdictions facing deficiencies to develop “reasonable measures.” Reasonable measures are simply steps that a jurisdiction can take to reduce the projected deficiency.

The GMA requires Land Use Elements designate the proposed general distribution, general location and extent of the uses of land. The proposed map amendment includes the location and type of uses that will be encouraged in the subject area.

The city of Monroe identified a number of reasonable measures modeled after the “Reasonable Measures List” found in the Snohomish County Tomorrow Countywide Planning Policies (2007).

- (b) If applicable, why should existing Comprehensive Plan language be added, modified, or deleted?

The city has identified a land use deficiency in the Comprehensive Plan. The proposed map amendment would partially address this deficiency as a reasonable measure. The proposal is consistent with the residential designations of the properties.

- (c) Accurately identify probable adverse impacts of the proposed amendment?
(*Environment, Transportation, Schools, etc.*)

As described, there are critical areas on the parcels including wetlands and streams. At the time of development, Chapter 20.05 of the Monroe Municipal Code would be employed to ensure adequate protection measures are in place for identified critical areas including a detailed inventory and delineation.

The Roosevelt Ridge area would require the extension of city services at the time of development, traffic improvements, and school mitigation fees. The city has adopted comprehensive plan elements that address development impacts that include land use, housing, school mitigation, utilities, and transportation. The city has adopted the *Monroe School District 2008 – 2013 Capital Facilities Plan* by reference and is proposing to adopt the *Snohomish School District 2008 – 2013 Capital Facilities Plan* by reference. The city has adopted comprehensive Water, Sewer, and Transportation plans and is proposing to adopt a comprehensive Stormwater System Plan. At the time of development, all proposed impacts will be thoroughly analyzed in the applicant’s environmental checklist and supporting reports and reviewed by the city for compliance with the Comprehensive Plan, Monroe Municipal Code, and SEPA.

- (d) What impacts does the amendment have on the capital facilities plan and identify any revenue sources that might be needed to maintain the City’s adopted level of service standards?

The proposed amendment does not directly impact the Capital Facilities Element; however, at the time of development there will be increased density in the area, leading to the construction of new roads and utilities, which will create impact on the transportation, water, sewer, stormwater systems. To maintain the Level of Service, development fees will be borne by the applicant and impacts will be mitigated through the collection of impact fees and by constructing capital facilities and improvements.

- (e) Was an application made with the county for an Urban Growth Boundary expansion amendment? (*Please provide documentation*)

The proposed map amendment will only affect properties in the Urban Growth Area, at the time of annexation. The proposal is consistent with the draft ILA Addendum between the city of Monroe and Snohomish County that recommends establishing complimentary land use designations for the two jurisdictions.

- (f) Review the entire Monroe Comprehensive Plan and identify goals, objective, and policies that may be in conflict with the proposed amendment? If such policies are found, please include them here and edit you original application to address these changes.

The proposal is consistent with the Comprehensive Plan; some selected Land Use, Housing, and Economic Development goals are shown below:

Land Use Goals

LUG1 - To pursue well managed, orderly expansion of the City and actively influence the character of the City by managing land use change and by developing City regulations, facilities and services in a manner that directs and controls land use patterns and intensities.

LUG-3 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.

LUG-5 - Promote the small-town atmosphere of the City by providing that new residential development must be compatible with the present housing stock, yet provide for a broad range of housing types and densities.

LUG-7 - Encourage development both within and outside the corporate limits of Monroe to be consistent with the goals and policies of the Comprehensive Plan.

Housing Goals

HO-G1 - Promote a variety of residential densities and housing types to encourage an adequate choice of attractive living accommodations to persons desiring to reside in Monroe.

HO-G5 - Encourage the maintenance and creation of healthy residential neighborhoods as well as the revitalization of those that are declining.

Economic Development Goals

- Promote a strong, diversified, and sustainable local and regional economy, respecting the natural environment and preserving or enhancing the quality of life in the community.
- Encourage economic development activities, which take into consideration the capacities of the area's natural resources, public services and facilities.

- (g) If the City has previously reviewed any portion of the proposed amendment, provide documentation to show that the relating circumstances have changed to support the amendment at this time?

The city has not considered the land use designation of the area currently located in the UGA outside of the recent ILA addendum and joint planning study with Snohomish County. As discussed, the city is considering increasing the land use designation in the area to allow increased density to address the project population deficiency identified in the 2007 Snohomish County Buildable Lands Report.

- (h) Is the amendment in conflict with the County-Wide Planning Policies of Snohomish County?

This proposal is consistent with countywide planning policies that call for adoption of reasonable measures, when necessary, to coincide with adoption by individual jurisdictions of comprehensive plan amendments, development regulations, or other actions.

Additional Information may be requested by the City of Monroe to evaluate your application.

APPENDIX A ADDRESSES, PARCEL IDS, AND LEGAL DESCRIPTIONS

Legal Descriptions for Properties in Urban Growth Area

01038000099400

Section 26 Township 28 Range 06 Quarter SW Subdivision ROOSEVELT RIDGE BLK 000 D-00 ~ SEG FOR TCA PURPOSES ONLY ~ W PTN TR 994 IN SW1/4 SEC 26 TWP 28 RGE 06 (FUTURE DEV ~ TCA 3529) REFER TO 01038000099401 FOR REMAINDER OF TR 994

01038000099401

Section 26 Township 28 Range 06 Quarter SE Subdivision ROOSEVELT RIDGE BLK 000 D-01 ~ SEG FOR TCA PURPOSES ONLY ~ E PTN TR 994 IN SE1/4 SEC 26 TWP 28 RGE 06 (FUTURE DEV ~ TCA 3643) REFER TO 01038000099400 FOR REMAINDER OF TR 994

13206 178TH DR SE - - - SNOHOMISH, WA 98290-6624 (28063500100100)

SEC 35 TWP 28 RGE 06 LOT A OF SP 8 (1-78) REC AF 7908170244 & BEING PTN NE1/4 NE1/4 SD SEC & PTN LOTS 4 & 5 PLAT NOTTINGHAM

13218 178TH DR SE - - - SNOHOMISH, WA 98290-6624 (28063500101600)

SEC 35 TWP 28 RGE 06 LOT B OF SP 8 (1-78) REC AF 7908170244 & BEING PTN OF NE1/4 NE1/4SD SEC & PTN LOTS 4 & 5 PLAT NOTTINGHAM

13224 178TH DR SE - - - SNOHOMISH, WA 98290-6624 (28063500101700)

SEC 35 TWP 28 RGE 06 LOT C OF SP 8 (1-78) REC AF 7908170244 & BEING PTN NE1/4 NE1/4 SD SEC & PTN LOTS 4 & 5 PLAT NOTTINGHAM

13215 178TH DR SE - - - SNOHOMISH, WA 98290-6624 (28063500104600)

Section 35 Township 28 Range 06 Quarter NE -- LOT 2 SNO CO SP 06-102796SP AFN 200801305002 & CORR PER AFN 200805160156 BEING PTN NE1/4 NE1/4 SD SEC

13207 178TH DR SE - - - SNOHOMISH, WA 98290-6624 (28063500104500)

Section 35 Township 28 Range 06 Quarter NE -- LOT 1 SNO CO SP 06-102796SP AFN 200801305002 & CORR PER AFN 200805160156 BEING PTN NE1/4 NE1/4 SD SEC

12425 175TH AVE SE - - - SNOHOMISH, WA 98290-8630 (28062600401200)

SEC 26 TWP 28 RGE 06 BEG AT SW COR NE1/4 SE1/4 TH N02*13 53W ALG W LN THOF 902.06FT TO TPB TH CONT N02*13 53W 451.03FT TO NW COR OF SD SE1/4 TH S89*08 14E ALG N LN 484.92FT TH S02*13 53W 451.50FT TH N89*04 53W 484.95FT TO TPB REFER TO 262806-4-012-0109 FOR MH ONLY

12611 175TH AVE SE - - - SNOHOMISH, WA 98290-8624 (28062600401300)

SEC 26 TWP 28 RGE 06 BEG SW COR NE1/4 SE1/4 TH N02*13 53W ALG W LN 451.03FT TPB TH CONT N02*13 53WALG W LN 451.03FT TH S89*04 53E 484.95FTTH S02*13 53E 451.51FT TH N89*01 28W 484.97FT TPB

12701 175TH AVE SE - - - SNOHOMISH, WA 98290 (28062600401000)

SEC 26 TWP 28 RGE 06 A PTN NE1/4 SE1/4 DAF BEG SE COR SD SUB TH N88*58 03W ALG S LN THOF 813.92FT TO TPB TH CONT N88*58 03W ALG SD S LN 485FT TO SW

COR THOF TH N02*13 53W ALG W LN THOF 451.03FT TH S89*28 00E 484.973FT TH S02*13 53E 451.51FT TO TPB -- NOW PROPOSED PLAT OF ROSE PARK

28062600400500

SEC 26 TWP 28 RGE 06 A PTN OF NE1/4 SE1/4 DAF COM NE COR SD SUB TH N89*08 14W ALG N LN THOF 60.18FT TO TPB TH CONT N89*08 14W ALG SD N LN 724.16FT TH S2*13 53E 338.683FT TH S89*05 48E 731.58FT TH N3*28 18W PLW E LN SD SUB 339.67FT TO TPB LESS FDP - COM NE COR SD NE1/4 SE1/4 TH N89*08 14W ALG N LN FOR 60.18FT TPB TH CONT N89*08 14W ALG N LN 340FT TH S02*13 53E 125FT TH S89*08 14E 340FT M/L TAP 60.18FT FR E LN SD NE1/4 SE1/4 AS MEAS ALG A BEAR OF N89*08 14W TH N03*28 18W PLW E LN SD NE1/4 SE1/4 SE1/4 125FT M/L TPB

12410 178TH DR SE - - - SNOHOMISH, WA 98290-8606 (28062600400700)

SEC 26 TWP 28 RGE 06 A PTN NE1/4 SE1/4 DAF - COM NE COR SD NE1/4 SE1/4 TH N89*08 14W ALG N LN 60.18FT TPB TH CONT N89*08 14W ALG N LN 340FT TH S02*13 53E 125FT TH S89*08 14E 340FT M/L TAP 60.18FT FR E LN SD NE1/4 SE1/4 AS MEAS ALG A BEAR OF N89*08 14W TH N03*28 18W PLW E LN SD NE1/4 SE1/4 125FT M/L TPB

28062600400100

SEC 26 TWP 28 RGE 06 RT-22) BEG AT NE COR OF NE1/4 SE1/4 TH N89*08 14W ALG N LN THOF 60.18FT TH S PLT E LN SD SUB 339.67FT TH S89*05 48E 60.18FT M/L TO INT E LN SD SUB TH N ALG SD E LN TO POB

28062600400900

SEC 26 TWP 28 RGE 06 PTN NE1/4 SE1/4 DAF BEG NE COR SE1/4 TH S03*28 18E ALG E LN THOF 339.71FT TPB TH CONT S03*28 18E ALG SD E LN 339.71FT TH N89*03 13W 799.12FT TH N02*13 53W 338.63FT TH S89*05 48E 791.73FT TPB

28062600401100

SEC 26 TWP 28 RGE 06 BEG AT NE COR SE1/4 TH S03*28 18E ALG E LN 679.42FT TO TPB TH S03*28 18E ALG E LN THOF 339.71FT TH N89*00 38W 806.52FT TH N02*13 53W 338.62FT TH S89*03 13E 799.12FT TO TPB

12730 178TH DR SE - - - SNOHOMISH, WA 98290-8690 (28062600401600)

SEC 26 TWP 28 RGE 06 LOT 4 OF SP 272(8-86) REC AF NO 8708190170 BEING A PTN OF NE1/4 SE1/4

12724 178TH DR SE - - - SNOHOMISH, WA 98290-8690 (28062600401500)

SEC 26 TWP 28 RGE 06 LOT 3 OF SP 272(8-86) REC AF NO 8708190170 BEING A PTN OF NE1/4 SE1/4

12718 178TH DR SE - - - SNOHOMISH, WA 98290-8690 (28062600401400)

SEC 26 TWP 28 RGE 06 LOT 2 OF SP 272(8-86) REC AF NO 8708190170 BEING A PTN OF NE1/4 SE1/4

12712 178TH DR SE - - - SNOHOMISH, WA 98290-8690 (28062600400800)

SEC 26 TWP 28 RGE 06 LOT 1 OF SP 272(8-86) REC AF NO 8708190170 BEING A PTN OF NE1/4 SE1/4

APPENDIX B ENVIRONMENTAL CHECKLIST

City of Monroe
Community Development
806 W. Main Street, Monroe, WA 98272
Phone: (360) 794-7400 / Fax: (360) 794-4007

A. BACKGROUND

1. Name of proposed project, if applicable: (CPA2010D) Roosevelt Ridge Map Amendment
2. Name of applicant: City of Monroe
3. Address and phone number of applicant and contact person:
Russ Wright, Associate Planner
806 West Main Street
Monroe, WA 98272-2198
360-863-4553
4. Date checklist prepared: July 22, 2009 (Revised 2-04-10)
5. Agency requesting checklist: City of Monroe
6. Proposed timing or schedule (including phasing, if applicable):
September/October 2009 proposed amendments are presented to the Planning Commission, followed by a public hearing; November 2009 the City Council sets the 2010 docket; SEPA determinations issued for proposed amendments early 2010; staff review January-May 2010; and City Council action June-July 2010 in conformance with City Resolution 2005/006 related to comprehensive plan amendment procedures.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Local administration of land use designations through adopted municipal code requirements at the time of development. Annexation of areas located outside of city limits and subsequent assignment of zoning district. Potential concurrent rezone of properties located inside city limits.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

<i>City of Monroe Comprehensive Plan 2005-2025</i>	<i>City of Monroe Critical Areas Ordinance</i>
<i>City of Monroe and its Urban Growth Area</i>	<i>City of Monroe Shoreline Master Program</i>
<i>Stream and Wetland Inventory Report</i>	
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
N/A – The adoption of a Map Amendment is a non-project action.
10. List any government approvals or permits that will be needed for your proposal, if known.
Potential concurrent rezone of properties located inside city limits.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The 2007 Snohomish County Buildable Lands Report (BLR) showed residential capacity deficiencies for the city of Monroe and the unincorporated Monroe Urban Growth Area (UGA). By 2025, the BLR report projects that the Monroe UGA will have a 2,519-person shortfall in residential capacity. Under the Growth Management Act (GMA), RCW 36.70A.215 directs jurisdictions facing deficiencies to develop "reasonable measures." Reasonable measures are simply steps that a jurisdiction can take to reduce the projected deficiency. Under a Grant from the Department of Trade and Economic Development (CTED), starting in April 2008, the city of Monroe and Snohomish County began evaluating reasonable measures to address the residential capacity shortfall identified in the 2007 BLR. The city of Monroe identified a number of reasonable measures modeled after the "Reasonable Measures List" found in the Snohomish County Tomorrow Countywide Planning Policies (2007). One of the findings from this study recommended evaluating the land use designation in the northwestern part of the UGA. If all proposed reasonable measures are implemented, city and county staff estimate the population capacity shortfall would be resolved.

This requested comprehensive plan map amendment, CPA2010D (Roosevelt Ridge), to the City of Monroe 2005 – 2025 Comprehensive Plan would change the preliminary land use designation for approximately 137 acres in the Roosevelt Ridge Area, in the unincorporated UGA, to R 5-7 dwelling units per acre.

The city's "pre-zoning" for most of the northern unincorporated UGA would allow between 2 - 5 dwelling units per acre, upon annexation; whereas, the existing county zoning is R-7200 and allows up to six dwelling units per acre. The proposed land use designation would be roughly equivalent to the current Snohomish County residential designation. Upon future annexation, the zoning designation would be established for the Roosevelt Ridge Area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Roosevelt Ridge Area within the Urban Growth Area is generally bounded by the US-2 bypass to the south and southwest, the UGA boundary to the north, and the plat of Robinhood to the east (Section 26, Township 28, Range 6).

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

Roosevelt Ridge area has a moderate slope from the US-2 Bypass to the northeast

- b. What is the steepest slope on the site (approximate percent slope)?

N/A - The adoption of a Map Amendment is a non-project action. Exact topography will be determined at the project level.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
The city of Monroe and surrounding areas contain a wide range of soil types. In general, the areas under review contain outwash deposits and glacial till. Snohomish County GIS soil data includes the following soil types in the immediate vicinity: Qgt, Qgo, Qga, and Qga(t). Exact soil typology will be determined at the project level.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Snohomish County GIS soil data suggests that the majority of the area has a low to very-low liquefaction hazard. The city of Monroe Critical Areas Map does not identify any steep slopes in the vicinity. Exact geotechnical conditions will be determined at the project level.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
N/A - The adoption of a Map Amendment is a non-project action. No fill or grading is proposed.
- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.
N/A - The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?
N/A - The adoption of a Map Amendment is a non-project action.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
N/A - The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
N/A - The adoption of a Map Amendment is a non-project action.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
N/A - The adoption of a Map Amendment is a non-project action.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
N/A - The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

3. Water**a. Surface:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Roosevelt Ridge Area contains two moderately sized unclassified wetlands: one is centrally located; the other is in the northeast quadrant. Other smaller wetlands may be present. The Roosevelt Ridge Area also contains Homestead Creek, identified with Stream ID # 3, in the *City of Monroe and its Urban Growth Area Stream and Wetland Inventory Report*, prepared by the Watershed Company, March 2005. The stream is classified as a Type 3 stream within city limits; however, the reach of the stream in the Urban Growth Area is unclassified. Homestead Creek flows from the northeast to southwest of the area through the centrally located wetland and ultimately it flows into the large wetland complex near First Air Field, where it joins Seepage Creek, which flows into Cripple Creek, which ultimately flows into the Snohomish River, southwest of Monroe. The inventory report indicates that Homestead Creek contains sculpin, cutthroat, and Coho salmon.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's critical areas code and Shoreline Master Program.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A – The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's critical areas code.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A – The adoption of a Map Amendment is a non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

N/A – The adoption of a Map Amendment is a non-project action.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A – The adoption of a Map Amendment is a non-project action.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A – The adoption of a Map Amendment is a non-project action.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

4. **Plants**

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen,
other

☒ evergreen tree: fir, cedar,
pine, other

☒ shrubs

☒ grass

☐ pasture crop or grain

☒ wet soil plants: cattail, buttercup, bulrush,
skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil,
other

☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A – The adoption of a Map Amendment is a non-project action.

c. List threatened or endangered species known to be on or near the site.

There are no known threatened or endangered species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A – The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's landscape code.

5. Animals

- a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: Peregrine Falcon

Mammals: deer, bear, elk, beaver, other: small mammals

Fish: bass, salmon, trout, herring, shellfish, other: Sculpin, Cutthroat Trout

- b. List any threatened or endangered species known to be on or near the site.

Puget Sound Coho salmon (*Oncorhynchus kisutch*) is identified as a Federal Species of Concern and a State Candidate Species.

Peregrine Falcon (*Falco peregrines*) is identified as a Federal Species of Concern and as a State Sensitive Species.

Bald Eagle (*Haliaeetus leucocephalus*) is identified as a Federal Species of Concern and as a State Sensitive Species.

- c. Is the site part of a migration route? If so, explain.

Yes, Homestead Creek is used by Coho salmon (*Oncorhynchus kisutch*) and Cutthroat trout (*Oncorhynchus clarki*) as a travel route between seasonal ranges. Other parts of the area may be part of the Pacific flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

Best management practices will be determined at the project level, including establishing protected tracts and buffers around all inventoried critical areas.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A – The adoption of a Map Amendment is a non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.

1) Describe special emergency services that might be required.
N/A – The adoption of a Map Amendment is a non-project action.

2) Proposed measures to reduce or control environmental health hazards, if any:
N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
N/A – The adoption of a Map Amendment is a non-project action.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
N/A – The adoption of a Map Amendment is a non-project action.

3) Proposed measures to reduce or control noise impacts, if any:
N/A – The adoption of a Map Amendment is a non-project action. Local performance standards will be required and best management practices will be determined at the project level.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?
Low-density residential and vacant lands

b. Has the site been used for agriculture? If so, describe.
Historically, farming has occurred in portions of the city, it is unknown if farming has occurred in the areas under review.

c. Describe any structures on the site.
The area contains some single-family homes and associated outbuildings.

d. Will any structures be demolished? If so, what?
N/A – The adoption of a Map Amendment is a non-project action.

e. What is the current zoning classification of the site?
The Roosevelt Ridge Area within the Urban Growth Area is zoned R7200.

f. What is the current comprehensive plan designation of the site?
The Roosevelt Ridge Area within the Urban Growth Area is designated R2-5 Dwellings per Acre on the city's comprehensive plan map; it is designated Urban Low Density Residential (4 - 6 DU/Acre) by Snohomish County.

g. If applicable, what is the current shoreline master program designation of the site?
N/A – The area under review does not contain any shoreline areas.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Yes. As noted in Section 3a, the areas under review contain wetlands and a stream.
- i. Approximately how many people would reside or work in the completed project?
If implemented, the land use designation could accommodate between 599 to 688 new households or between 1,737 and 1995 new people. This estimate does not include any market reduction factors. The actual number of homes and increased population will be determined at the project level.
- j. Approximately how many people would the completed project displace?
N/A – The adoption of a Map Amendment is a non-project action.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is consistent with the Comprehensive Plan; some selected Land Use, Housing, and Economic Development goals are shown below:

Land Use Goals

LUG1 - To pursue well managed, orderly expansion of the City and actively influence the character of the City by managing land use change and by developing City regulations, facilities and services in a manner that directs and controls land use patterns and intensities.

LUG-3 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.

LUG-5 - Promote the small-town atmosphere of the City by providing that new residential development must be compatible with the present housing stock, yet provide for a broad range of housing types and densities.

LUG-7 - Encourage development both within and outside the corporate limits of Monroe to be consistent with the goals and policies of the Comprehensive Plan.

Housing Goals

HO-G1 - Promote a variety of residential densities and housing types to encourage an adequate choice of attractive living accommodations to persons desiring to reside in Monroe.

HO-G5 - Encourage the maintenance and creation of healthy residential neighborhoods as well as the revitalization of those that are declining.

Economic Development Goals

- Promote a strong, diversified, and sustainable local and regional economy, respecting the natural environment and preserving or enhancing the quality of life in the community.
- Encourage economic development activities which take into consideration the capacities of the area's natural resources, public services and facilities.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

If implemented, the land use designation could accommodate between 599 to 688 dwelling units. It is anticipated that new development would consist of a combination of high, middle, and affordable income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Future plat development will determine if any existing structures will be eliminated or replaced.

- c. Proposed measures to reduce or control housing impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level, including the collection of impact fees for schools, parks, traffic, sewer, water, and stormwater.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.

- b. What views in the immediate vicinity would be altered or obstructed?

N/A – The adoption of a Map Amendment is a non-project action.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A – The adoption of a Map Amendment is a non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A – The adoption of a Map Amendment is a non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?

N/A – The adoption of a Map Amendment is a non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level to comply with Chapter 15.15 MMC.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The city of Monroe has a variety of recreational sites, including multiple city parks, the Evergreen State Fairgrounds, Lake Tye, and the Skykomish River.

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level, including the collection of park impact fees and the establishment of open space areas in Planned Residential Developments.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

N/A – The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the state and local requirements.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A – The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the state and local requirements

c. Proposed measures to reduce or control impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the state and local requirements

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the Interstate Highway US-2 is the main transportation corridor through Monroe. There is access to the Roosevelt Ridge from 128th Place SE via Robinhood Lane / 179th.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, the nearest transit stop would be located off US-2 at Roosevelt Road.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The adoption of a Map Amendment is a non-project action. Future subdivisions will require the construction of new roads. Individual projects submitted for review will be required to comply with the policies and regulations of the city's Municipal Code.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A – The adoption of a Map Amendment is a non-project action. However, the city of Monroe contains a BNSF railway that parallels US-2 and a local airport, First Airfield.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A – The adoption of a Map Amendment is a non-project action. Traffic impacts will be determined at the project level.

- g. Proposed measures to reduce or control transportation impacts, if any:

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The adoption of a Map Amendment is a non-project action. Individual projects submitted for review will be required to comply with the concurrency requirements, policies, and regulations of the city's Municipal Code.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A – The adoption of a Map Amendment is a non-project action. Best management practices will be determined at the project level

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: stormwater.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

N/A – The adoption of a Map Amendment is a non-project action.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date Submitted:

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity, or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal will not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

Best management practices will be determined at the project level.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Upon development, following the implementation of the proposal, with increased density the proposal may displace animals from current vacant areas. Following state, federal, and local guidelines, all impacts to protected species will be mitigated. All existing species inside of critical areas and critical area buffers will be protected.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Impacts at the project level will follow applicable state, federal, and local law. Best management practices will be implemented at the project level following a detailed environmental analysis of the project under consideration.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal will not deplete energy or natural resources. At the time of development, there would be an increase in energy use for new residential developments.

Proposed measures to protect or conserve energy and natural resources are:

Impacts at the project level will follow applicable code provisions and best management practices as required.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal will have a limited affect on environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Impacts at the project level will follow applicable code provisions and best management practices as consistent with Monroe Municipal Code, including mitigating any potential impacts incurred and placing sensitive areas and associated buffers in protected tracts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is compatible with the current and proposed urban land uses of the affected properties.

The proposal will not affect shoreline use; none of the affected properties are within shoreline jurisdiction.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Impacts at the project level will follow applicable code provisions and best management practices as consistent with the Monroe Municipal Code.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

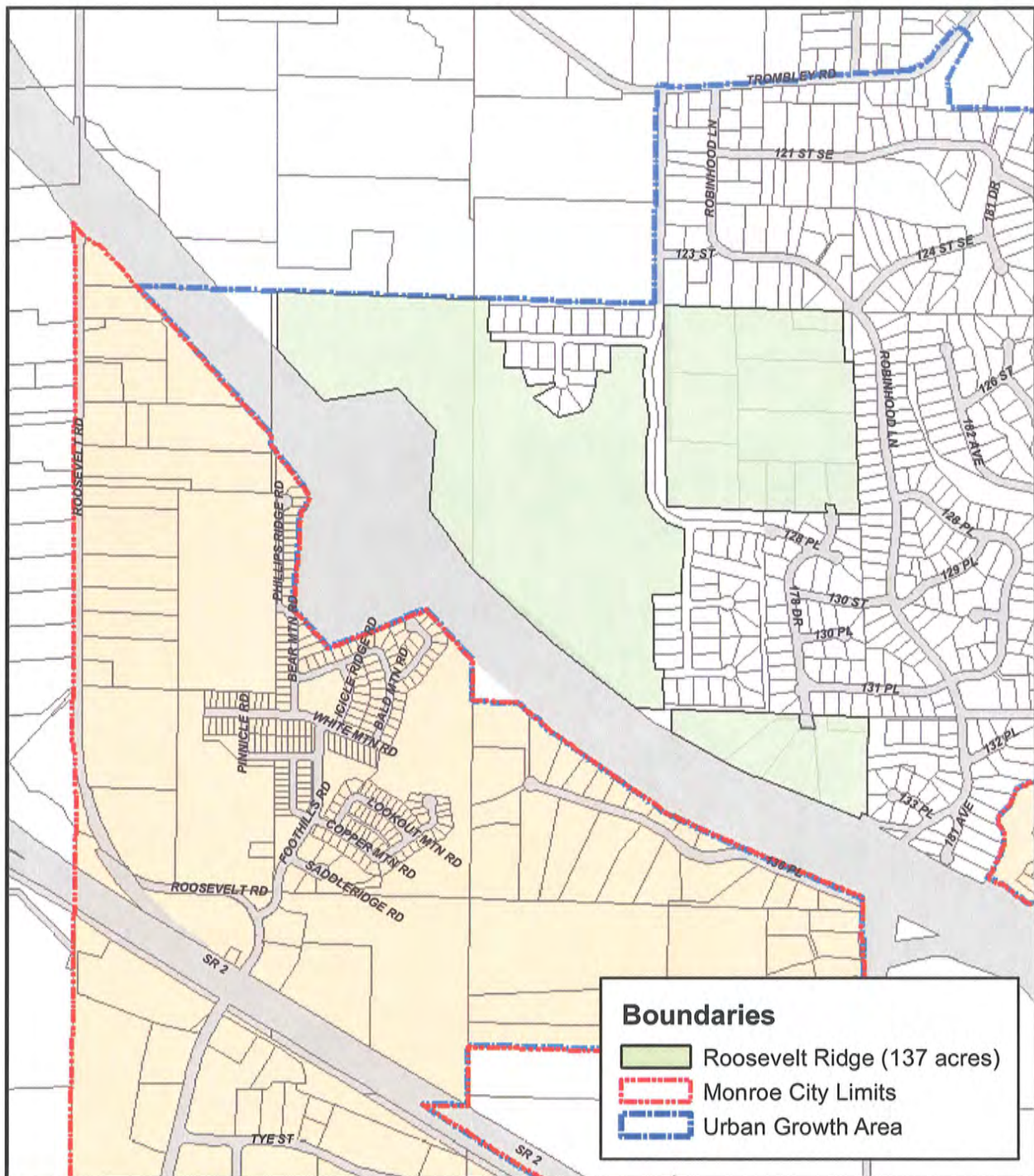
The proposal will create increased density in the northwestern part of the city at the time of development, which will create an increased demand on transportation, public services, and utilities. At the time of development, it is likely that infrastructure improvements will be required including road improvements and the extension of sewer, water, and stormwater facilities.

Proposed measures to reduce or respond to such demand(s) are:

Impacts at the project level will follow applicable code provisions and best management practices as required. To maintain the current Level of Service, development fees will be borne by the applicant and impacts will be mitigated through the collection of impact fees. New streets will be built in conformance with applicable standards and in conformance with the adopted transportation plan.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal creates no known conflicts with local, state, or federal law. It is consistent with the *City of Monroe 2005-2025 Comprehensive Plan*, Snohomish County Countywide Planning Policies, and the Growth Management Act.



City of Monroe CPA 2010D Roosevelt Ridge Map Amendment



1 inch equals 1,000 feet

0 500 1,000 2,000 Feet

Proposal to change the Land Use Designation from R4-6 to R5-7 DU per acre

City Pre-Docketing Review - CPA2010C (Roosevelt Road/Ridge Map Change)

Resolution 2005/006 establishes the criteria for the Planning Commission to determine which applications they should recommended to City Council as part of the following year's docket, as follows:

1. **Consideration of the previous record if the amendment was reviewed and denied during a previous comprehensive plan review.**

The city council discussed the zoning designation for the Roosevelt Ridge area as part of the Joint Planning Study with Snohomish County. The proposed up-zoning of the properties within the Roosevelt Ridge area was one of the tenants of the *Addendum to the Master Annexation Interlocal Agreement* to help facilitate increased residential capacity. Staff proposed originally that the city consider adopting Snohomish County's R7200 zoning designation. Council suggested that rather than considering a new designation that we utilize the closest existing city zoning of UR6000. Both the city and county zoning average approximately six dwelling units per acre. For this application, staff proposed that the Planning Commission also consider the Roosevelt Road area to provide additional housing alternatives in the north end of the city.

2. **Does the proposed amendment advance the goals and policies of the comprehensive plan?**

Yes. The city has identified a land use deficiency in the Comprehensive Plan. The proposed map amendment would partially address this deficiency. The proposal is consistent with the residential designations of the properties and is consistent with the Land Use Element of the *City of Monroe 2005 – 2025 Comprehensive Plan* (see application Question F for further details).

3. **Is the proposed amendment consistent with the goals and regulations of the Growth Management Act?**

The 2007 Snohomish County Buildable Lands Report (BLR) showed residential capacity deficiencies for the city of Monroe and the unincorporated Monroe Urban Growth Area (UGA). By 2025, the BLR report projects that the Monroe UGA will have a 2,519-person shortfall in residential capacity. Under the Growth Management Act (GMA), RCW 36.70A.215 directs jurisdictions facing deficiencies to develop "reasonable measures." Reasonable measures are simply steps that a jurisdiction can take to reduce the projected deficiency.

Under a Grant from the Department of Trade and Economic Development (CTED), starting in April 2008, the city of Monroe and Snohomish County began evaluating reasonable measures to address the residential capacity shortfall identified in the 2007 BLR. The city of Monroe identified a number of reasonable measures modeled after the "Reasonable Measures List" found in the Snohomish County Tomorrow Countywide Planning Policies (2007). One of the findings from this study recommended evaluating the land use designation in the northwestern part of the UGA.

The GMA requires Land Use Elements designate the proposed general distribution, general location and extent of the uses of land. The proposed map amendment includes the location and type of uses that will be encouraged in the subject area.

4. **The relationship of the proposed amendment to other city codes and regulations?**

City Pre-Docketing Review - CPA2010C (Roosevelt Road/Ridge Map Change)

The proposed map amendment will only affect properties within city limits or affect properties in the Urban Growth Area Boundary, at the time of annexation. The proposal is consistent with the draft ILA Addendum between the city of Monroe and Snohomish County (approved by the Snohomish County Council September 30, 2009 and set for final action with the Monroe City Council on October 06, 2009) that recommends establishing complementary land use designations for the two jurisdictions.

The city's "pre-zoning" for most of the northern unincorporated UGA would allow between 2 - 5 dwelling units per acre, upon annexation; whereas, the existing county zoning is R-7200 and allows up to six dwelling units per acre. The proposed land use designation would be roughly equivalent to the current Snohomish County residential designation. If docketed, the city will propose a concurrent rezone for the Roosevelt Road Area to UR6000. Upon future annexation, the city will likely establish the zoning designation for the Roosevelt Ridge Area as UR6000.

5. The cumulative effect of all the plan amendments?

The Roosevelt Road and Roosevelt Ridge areas would require the extension of city services at the time of development, traffic improvements, and school mitigation fees. There is a potential for transportation and infrastructure impacts, at the time of development, as proposed by the map amendment. Staff has analyzed proposed impacts in the environmental checklist. These impacts will need to be reviewed against the adopted Transportation Plan, Stormwater Plan, Sewer Plan, and Water Plan.

Impacts from future development will be reviewed for compliance with the Comprehensive Plan, Monroe Municipal Code, and the State Environmental Policy Act. Impacts from future development would be mitigated through the payment of mitigation fees and the construction of public improvements proportionate to the adopted level of service associated with their project.

Memo

To: Monroe Planning Commission
From: Russ Wright, Associate Planner
Date: February 8, 2010
Re: 2010D Workshop #1 (Roosevelt Ridge Map Change)

CPA2010C (Roosevelt Ridge Map Change) – This map amendment would change the preliminary land use designation for approximately 131 acres near Roosevelt Ridge from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre.

Staff's pre-docket review found the proposal consistent with the docketing review criteria. The following comments deal specifically with the review criteria established in Resolution 2005/006, Phase II, Section D:

(1) Each amendment:

a. Shall not adversely affect public health, safety, or welfare in any significant way.

The application discusses the potential impacts on page 4, page 2 of the pre-docket review, and throughout the environmental checklist. Specifically, city staff noted that the future development in the Roosevelt Ridge area would require the extension of city services following annexation and at the time of development, traffic improvements, and the payment of utility fees and mitigation fees for school, parks, traffic, and stormwater. The request will not adversely affect public health, safety, or welfare at the time of development. All future development is responsible mitigate land use impacts to, housing, school, utilities, parks, and transportation. At the time of development, all proposed impacts will be thoroughly analyzed in the applicant's environmental checklist and supporting reports and reviewed by the city for compliance with the Comprehensive Plan, Monroe Municipal Code, and SEPA.

b. Shall be consistent with the overall goals and intent of the comprehensive plan.

Staff provided documentation of the proposal's consistency with the overall goals and intent of the comprehensive plan in the application (page 5), pre-docket review (page 1), and in the environmental checklist (page 8).

c. Shall be in compliance with the Growth Management Act and other State and Federal laws.

Staff provided documentation of the proposal's compliance with the Growth Management Act and other State and Federal laws in the application (page 3), pre-docket review (page 1), and throughout the environmental checklist.

d. Must be weighed in light of cumulative effects of other amendments being considered.

Staff provided documentation of the proposal's cumulative effects of other amendments under consideration throughout the application and pre-docket review (page 1).

(2) In addition to the above mandatory requirements, any proposed amendment must meet the following criteria unless compelling reasons justify its adoption without meeting them:

a. Addresses needs or changing circumstances of the City as a whole or resolves inconsistencies between the Monroe Comprehensive Plan and other city plans or ordinances.

As noted throughout the application material, the city has cited the need to resolve a residential capacity shortfall identified in the 2007 Snohomish County Buildable Lands Report.

b. Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.

The environmental checklist and other application materials note the potential environmental impacts. Of note, there are inventoried critical areas including wetlands and streams. At the time of development, Chapter 20.05 of the Monroe Municipal Code would be employed to ensure adequate protection measures are in place for identified critical areas including a detailed inventory and delineation.

A traffic analysis is pending to detail potential traffic impacts in relation to the adopted level of service. This analysis will highlight if any unique mitigation strategies will be required.

c. Is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.

As noted throughout the application material, the city has cited the need to resolve a residential capacity shortfall identified in the 2007 Snohomish County Buildable Lands Report. This proposal would help rectify projected growth allocations.

d. Is compatible with neighboring land uses and surrounding neighborhoods, if applicable.

The proposed change is compatible with neighboring land uses and surrounding neighborhoods. The existing parcels in the Roosevelt Ridge area large consist of large, undeveloped single-family lots. The land use designation for the area is single-family residential. This will not change – the proposal would increase the potential residential density from 2-5 dwelling units per acre to 5-7 dwelling units per acre. As the area is largely undeveloped, any future subdivision of land will have similar impacts on the existing infrastructure, traffic, and general environment on surrounding neighborhoods.

e. Is consistent with other plan elements and the overall intent of the comprehensive plan.

Staff provided documentation of the proposal's consistency with the overall goals and intent of the comprehensive plan in the application (page 4), pre-docket review (page 1), and in the environmental checklist (page 8).

Attached:

Revised Application

Revised Environmental Checklist

Pre-docket Review

Memo

To: Monroe Planning Commission
From: Russ Wright, Associate Planner
Date: May 10, 2010
Re: CPA2010D Workshop #2 (Roosevelt Ridge Map Change)

CPA2010D (Roosevelt Ridge Map Change) – This map amendment proposes to change the preliminary land use designation for approximately 131 acres near Roosevelt Ridge from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre. The Snohomish County designation is R 4-6 dwelling units per acre.

At the February 8, 2010 meeting, staff held the first workshop relating to the proposed map amendment. Staff focused the discussion on density assumptions for the proposal (housing units and population), traffic impacts (existing street classification, level of service, and current average daily trips), and critical areas. Staff evaluated these topics in relation to the review criteria for comprehensive plans and the defined residential deficit.

The Planning Commission allowed public comment. Most comments related to traffic issues including total vehicle trips and ingress and egress. Secondary comments included critical areas, property taxes, school districts, crime, and the timing of changing the land use designation.

The Planning Commission had questions about traffic impacts and mitigation fees. They also wanted additional information on existing projects and density assumptions based on different lot development configurations and scenarios.

Staff found there are six projects identified on Snohomish County's online permitting webpage. There is one final plat approval for the plat of Rose Park – a five acre, 10-lot subdivision. There is one pending plat application for a 12.9 acre, 23-unit subdivision. There is one pending short plat application for a 1.77 acre, 4-unit short subdivision. Neither subdivision proposal has received preliminary approval yet. There are also three accessory building permits for residences and/or garages at various stages of review.

Staff estimates that if the proposal area developed with individual septic systems on half-acre lots, rather than 9600 sq ft lots, as pre-zoned, the potential lot yield decreases by 254 units. If future development occurred with individual septic systems on 12, 500 sq ft per lot, the potential lot yield decreases by 145 units.

The purpose of tonight's meeting is to provide more detailed information on traffic impacts as well as information on potential impacts to capital facilities including schools, parks, and infrastructure.

Capital Facilities

The city has adopted or will be adopting comprehensive capital facilities plans for water, stormwater, wastewater, transportation, schools, and parks. Each plan describes the status of the system, provides a list of proposed capital improvements, and details funding sources including impact fees. The capital facility element of the Comprehensive Plan sets goals and policies to determine the concurrency (consistency) of land use proposals to adopted levels of service. The goals and policies also describe how proposals can become concurrent at the time of development through mitigation or the actual construction of necessary improvements.

Water System

The city's water service system is designed to accommodate a population of 27, 455 by 2025. The city has identified several necessary infrastructure improvements to meet this projection. For example, the city will need additional reservoir capacity and will need to construct or replace waterlines in specific areas. The potential population from the proposed land use falls within the anticipated population range and will not create an additional impact. At the time of development, the proponent will need to extend services and pay required mitigation fees.

Stormwater System

The city's stormwater system includes a mix of stormwater lines, detention/retention ponds, and infiltration trenches. The city assesses stormwater fees as utility rates. The stormwater plan articulates staffing needs and capital construction costs and implements other needed or required programs.

Wastewater System

The city's wastewater (sewer) system projects an increasing demand between 2025 and build-out through a combination of new construction and transitions from older septic systems to sanitary sewer. Under a build-out scenario the system will accommodate up to 43, 248 residents. The city will construct capital improvements, such as improvements to the equipment at the wastewater treatment plant, as service demands increase. The potential population from the proposed land use falls within the anticipated population range and will not create an additional impact. At the time of development, the proponent will need to extend services and pay required mitigation fees.

Transportation System

As discussed previously, the city's transportation plan sets defined levels of service for street types and intersections. The 179th and US-2 intersection has a defined Level of Service of D. The transportation plan indicates that this intersection operates at a Level C during PM peak hours. Level C intersections operate between 20 and 35 seconds, under Level D the average wait time will be between 35 and 55 seconds. Staff estimates that the land use change may generate 2,340 additional average daily trips, 183 AM peak hour trips, and 247 PM peak hour trips. Managing Engineer, Maggie Inahara predicts that the volume for both AM and PM Peak queues will exceed the intersection capacity and will likely negatively affect the adopted level of service. This calculation did not consider the recently completed plat of Rose Park.

The transportation plan does not identify specific improvements for this intersection. At the time of development, the city will collect \$2,518.38 per dwelling unit in traffic mitigation fees. Specific mitigation

alternatives to accommodate increased traffic at the primary intersections will likely be required at the time of development. The primary constraints to re-alignment of intersections are the Burlington Northern Santa Fe and Washington State Department of Transportation rights of way. Managing Engineer Inahara concludes, "The only feasible mitigation available is the US 2 Bypass project, which diverts non-local traffic around Monroe."

Parks System

The target level of service for parks to population is 3.7 acres of parks and recreation land per 1000 people. The city currently has 207 gross acres of parks land. This does not include trails, regional parks, or shared facilities such as schools. The city has a stated goal of having 98 acres of functional (developed) parkland and improving existing facilities by 2025. The standard park impact fee is \$4,579.45 for single-family residences and \$3,901.02 per duplex unit. The city will use mitigation fees for acquisition of additional land and capital improvements to existing facilities. The potential population growth will not create significant additional impacts.

School District

Each affected school district sets their level of service for classroom sizes and district population. The city collects or will collect mitigation fees on behalf of the affected school district per the adopted capital facilities element as follows:

- Monroe School District \$4,708.00 per single-family residence and \$2,075 for multi-family dwellings with two (2) or more bedrooms and duplexes and townhouses; and
- Snohomish School District \$4,672 for single-family residences and \$37 per unit for multifamily dwellings with two (2) or more bedrooms.

The potential population growth from the proposed land use falls within the anticipated population range and will not create substantial impacts as mitigated. However, the Planning Commission could consider limiting the scope of the proposed land use change to a smaller area by removing the semi-developed areas along the northeastern boundary of the area.

Attached

Memo from Maggie Inahara related traffic impacts

Density /Traffic Assumptions Tables

County Projects Map & Table

MEMORANDUM

April 6, 2010

From: Maggie Inahara, Managing Engineer

To: Russ Wright, Associate Planner

Subject: Traffic Impacts associated with potential zone changes CPA 2010D (Roosevelt Ridge) and CPA 2010C (Roosevelt Road)

A Traffic Conditions Analysis of an area nearby the proposed zone change areas was performed by Mirai Associates (now known as Fehr and Peers) at the request of WSDOT as part of the NEPA/SEPA process for the SR 522 to US 2 widening project. Since this study encompasses some of the same areas as the proposed zone changes and takes into account the effects of a major construction project which will take place this year, I have used their findings as a basis for my conclusions on the potential traffic impacts. The WSDOT analysis projects peak traffic loads for the year 2030. The option chosen by WSDOT for construction is Option 3C.

The Roosevelt Road project (CPA 2010C) will have the greatest impact at the intersection of Roosevelt Road and US 2. The Mirai study did not go as far west as Roosevelt Road, but the assumption will be made that the level of service will be the same in 2030 as the intersection of 179th and US 2, which is the closest intersection affected by proposed project Roosevelt Ridge (CPA 2010D). These intersections are configured almost identically and both have an existing LOS of D, showing congested segments along US 2 in the vicinity.

The 2030 AM Peak LOS for 179th and US 2 is LOS C. The 2030 PM Peak LOS for this intersection is LOS D and is thus considered more critical to traffic operations. The volume for the 95th percentile cycle for both AM and PM Peak Queues will exceed capacity at both intersections.

The LOS standard for the City of Monroe per the interlocal agreement with WSDOT is as follows:

Where the LOS prior to development is D or better, attempts to maintain LOS D should be undertaken.

The only reasonable access/egress to the two proposed projects is via US 2. Given the fact that significant traffic volume increases are project for US 2, with a significant traffic volume increase at the intersection of 179th and US 2 specifically, the logical conclusion is

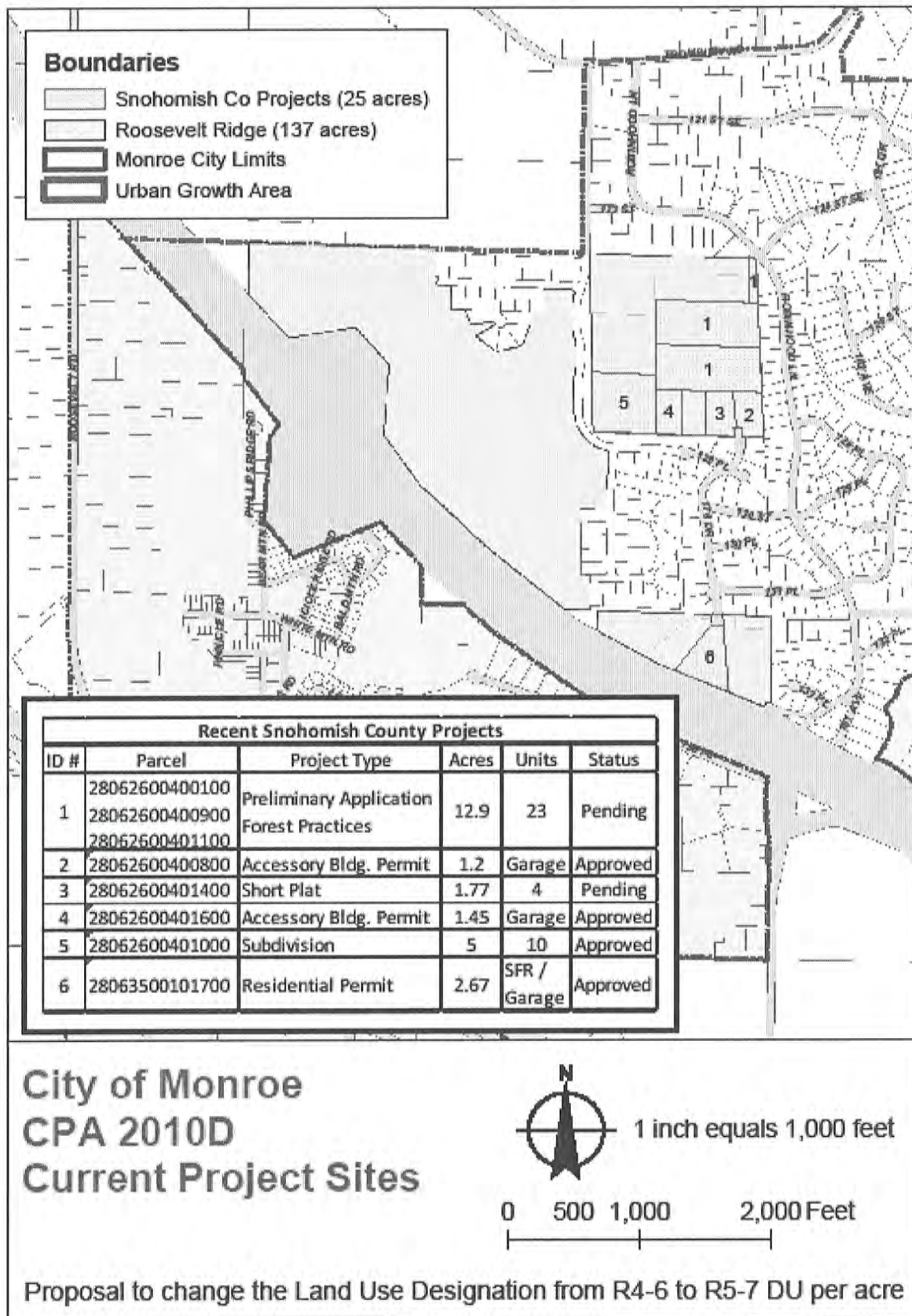
that the LOS at both intersections would decrease from D to E or F. The existing constraints of WSDOT having jurisdiction over signal timing and BNSF having preemption authority over all signals will exacerbate this situation, as BNSF travel is expected to increase and an increase of traffic on US 2 will result in cycle timing increasing in favor of US 2.

The only feasible mitigation available is the US 2 Bypass project, which diverts non-local traffic around Monroe. This project has been in the pre-planning stages now for several decades and is a long shot for any funding in the conceivable future. Accordingly, my recommendation would be against any increase in density in the two proposed areas.

Density Assumptions for CPA2010D			
	Existing UR9600 Pre-designation	Proposed UR6000	Difference
Housing units*	399	643.5	244.5
* The housing unit count is based on an average of Standard Subdivision and Planned Residential Development projection.			

Density Assumptions for CPA2010D					
	Existing UR9600 Pre-designation	Septic 1/2 acre	Septic 12500 Sq Ft	Difference 1/2 acre	Difference 12500 Sq Ft
Housing units*	399	145**	254**	254	145
* The housing unit count is based on an average of Standard Subdivision and Planned Residential Development projection.					
** This calculation removes the final Plat of Rose Parks (5 acres)					

Density Assumptions & Trip Generation for CPA2010D - Roosevelt Ridge									
	Existing UR9600			Proposed UR6000			Difference		
Housing units ¹	399			643.5			244.5		
	Weekday	AM	PM	Weekday	AM	PM	Weekday	AM	PM
Trip generation ²	3818.43	299.25	402.99	6158.295	482.625	649.935	2339.865	183.375	246.945
1. The housing unit count is based on an average of Standard Subdivision and Planned Residential Development projection at full capacity. 2. Trip Generation rates are from <i>Trip Generation 7th Edition Volume 7</i>, Institute of Traffic Engineers, 2003. Single-family = 9.57 Avg. Weekday Trips, .75 Avg. AM trips, & 1.01 Avg. PM trips.									





Department of Commerce

Innovation is in our nature.

Notification for 60-Day Review of Comprehensive Plan Amendment

Pursuant to RCW 36.70A.106, the following hereby provides 60-day notice of intent to adopt the following comprehensive plan amendments.

Jurisdiction Name:	City of Monroe
Address:	806 West Main Street, Monroe WA 98272
Date:	April 20, 2010

Contact Name for Ordinance:	Russ Wright, Associate Planner
Phone Number:	360-863-4553
Fax Number:	360-794-4007
E-Mail Address:	rwright@ci.monroe.wa.us

Brief Description of the Proposed Comprehensive Plan Amendment: ☐ Check the box if this is <u>Supplemental Material</u> for an existing amendment already submitted to CTED. Please also provide the date submitted and/or CTED Material ID number.	The requested comprehensive plan map amendment, CPA2010D (Roosevelt Ridge), to the City of Monroe 2005 – 2025 Comprehensive Plan proposes to change the preliminary land use designation for approximately 137 acres in the Roosevelt Ridge Area, in the unincorporated UGA, to R 5-7 dwelling units per acre.
Planned Public Hearing Date:	May 24, 2010
Planned Date of Adoption:	June – July 2010
Please Attach a Draft of the Proposed Amendment. (Attachment Required)	Application, SEPA materials, & Map Attached



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE

128 - 7TH AVENUE SW * PO Box 42523 * Olympia, Washington 98504-2523 * (360) 725-4000

April 20, 2010

Russ Wright
Associate Planner
City of Monroe
806 W Main Street
Monroe, Washington 98272-2198

Dear Mr. Wright:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Monroe - Proposed amendment to refine the North Kelsey planning area & planned development area boundaries, and pursue a map amendment for the most northern city-owned parcel and fringe properties to the east from industrial to general commercial. These materials were received on April 20, 2010 and processed with the Material ID # 15587.

City of Monroe - Proposed comprehensive plan map amendment, CPA2010C (Roosevelt Road Map Change), to change the land use designation for approximately 71 acres in the Roosevelt Road Area from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre. These materials were received on April 20, 2010 and processed with the Material ID # 15588.

City of Monroe - Proposed comprehensive plan map amendment, CPA2010D (Roosevelt Ridge), to change the preliminary land use designation for approximately 137 acres in the Roosevelt Ridge Area, in the unincorporated UGA, to R 5-7 dwelling units per acre. These materials were received on April 20, 2010 and processed with the Material ID # 15589.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please call me at 360.725.3063.

Sincerely,

Linda Weyl
for

Sam Wentz
GIS Coordinator
Growth Management Services

EXHIBIT # 46

**CITY OF MONROE
DEPARTMENT OF COMMUNITY DEVELOPMENT
SEPA DETERMINATION**

DETERMINATION OF NON-SIGNIFICANCE (DNS)

LOCAL FILE NUMBER: SEPA2010-08 Comprehensive Plan File Number CPA2010D

NAME OF PROPOSAL:

Roosevelt Ridge Map Change (CPA2010D)

DESCRIPTION OF PROPOSAL:

The requested comprehensive plan map amendment, CPA2010D (Roosevelt Ridge), to the City of Monroe 2005 – 2025 Comprehensive Plan proposes to change the preliminary land use designation for approximately 137 acres in the Roosevelt Ridge Area, in the unincorporated UGA, to R 5-7 dwelling units per acre.

LOCATION OF PROPOSAL:

The Roosevelt Ridge Area within the Monroe Urban Growth Area is generally bounded by the US-2 bypass to the south and southwest, the UGA boundary to the north, and the plat of Robinhood to the east (Section 26, Township 28, Range 6).

APPLICANT:

City of Monroe
806 West Main Street
Monroe, WA 98272
(360) 794-7400

Staff Person: Russ Wright, Associate Planner

THRESHOLD DETERMINATION:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposed code amendment. The information is available to the public for review upon request.

This Determination of Non-significance is issued under WAC 197-11-340 (DNS).

LEAD AGENCY: City of Monroe

This decision was made after reviewing the proposed code amendment. This information is available for public review upon request at the Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays.

() There is no comment period for the DNS.

(X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below.

Date of Issuance: April 20, 2010

Comments/appeals must be submitted by: 5:00 p.m. on Wednesday, May 05, 2010

Responsible Official: Russell Wright, MES

Position /Title: Associate Planner Phone: (360) 794-7400

Address: City of Monroe, 806 West Main Street, Monroe, WA 98272

Signature: 

Appeals:

Appeals to the above determination must be filed with the City Clerk for the City of Monroe no later than 5:00 p.m., **Wednesday, May 05, 2010**. Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in person.

The adopted appeal fee must be filed with the appeal. Fax, e-mail or any other form of mail shall not be accepted and shall not be considered as meeting the filing requirements. Appeals must state the section of the MMC being appealed, the specific determination or mitigation being appealed and the form of relief expected.

Appeals will be held before the City Hearing Examiner. Only parties of interest identified on the appeal shall be considered in the hearing before the examiner.

*****END OF DOCUMENT*****

CPA 2010C – Roosevelt Road Map Change



Russ Wright

From: Jeff Treiber [JeffT@lsaengineering.com]
ent: Tuesday, May 11, 2010 10:09 AM
fo: Russ Wright
Subject: CPA2010D Roosevelt Ridge Map Change

Hi Russ,

As one of the owners of the undeveloped portion of the Roosevelt Ridge plat, I have been following the proposal at a distance. I have a couple of questions/comments for you.

Our property contains approximately 82 acres of which about 30 acres is wetlands and buffers. Under current County (R-7200) regulations the property would support in the neighborhood of 400 units with sanitary sewer, provided that the developer would like small lots (4500 sq. ft.) Under the UR-6000 City zoning I think we could achieve a maximum of about 300 lots (6000 sq. ft.). I believe this is about the same as the UR-9600 designation as well. Our preliminary design provides for about 220 units. If the City is going to significantly increase the number of units in this area they would need to allow some sort of mixed use, perhaps some limited attached housing.

The property is currently served by the Roosevelt Water Association for domestic water. In the process of developing the plat of Roosevelt Ridge we extended a 12" water main about 2 miles from the City of Everett supply line to the intersection of Trombley Road and Robinhood Lane. In consideration of this extension we then were only contractually obligated to pay only the Association's GFC charges at the time of future development. The last I heard from Jesse Rowe at the Association, the City has not discussed the annexation with them. In my review of the limited documents available online it appears that the City is going to require the connection to the City's water system. Clearly there is a conflict between the City and Association about the service area. I have not been able to download the comprehensive water plan for review. Is there a copy available to download? If So then I can see what the City has in mind to resolve the situation or if it is even addressed. As the annexation of this property is not in the too distant future, this issue should be resolve sooner rather than later.

I believe that the change in comprehensive plan has no significant effect on the population deficit outlined in the County reports, at least as it applies to our property under the proposed zoning regulations. I think the proposed change is well intended but has little real world effect on our property or other similarly situated parcels.

If you would like to discuss our property in more detail, please feel free to contact me anytime. I would be happy assist in any way that would be helpful to you.

Thanks for listening.

Sincerely,

Jeff Treiber
Monroe Land Investment, LLC
425-775-1591



**Snohomish County
Planning and Development Services**

Aaron Reardon
County Executive

(425) 388-3411
FAX (425) 388-3944
MS #604
3000 Rockefeller Avenue
Everett, WA 98201

May 7, 2010

David Demarest
Planning Commission Chair
City of Monroe
806 W. Main Street
Monroe, WA 98272-2198

RE: Monroe 2010 Comprehensive Plan Amendments

Dear Mr. Demarest:

Thank you for this opportunity to comment on the proposed city of Monroe 2010 comprehensive plan docket. We recognize the time and attention the city directs each year toward its docket review process, and the county appreciates an opportunity to provide input. I would like to express our support for city-initiated city docket proposal CPA 2010D (Roosevelt Ridge). I would also like to comment on the city-initiated proposal CPA 2010A (North Kelsey), which we neither support nor oppose.

1. CPA 2010D (Roosevelt Ridge)

The county supports CPA 2010D. This amendment would change the city's preliminary land use designation for a portion of the unincorporated Monroe UGA, referred to as Roosevelt Ridge. The proposed R 5-7 preliminary designation is consistent with the current county zoning in that area, R-7200. It is also consistent with Subpart 4.1 of the Addendum to the Master Annexation Interlocal Agreement with Snohomish County, recorded November 20, 2009, which calls for the city to consider redesignating the subject area "to a designation that will support between 5-7 dwelling units per acre."

2. CPA 2010A (North Kelsey)

This amendment would revise the North Kelsey Planning Area and North Kelsey Planned Development Area boundaries to add city-owned property to the north of the current boundary, and redesignate that property from Industrial to General Commercial. Snohomish County Planning and Development Services is generally neutral on proposals for amendments to city comprehensive plans, where (as is the case here), the proposals are consistent with applicable

David Demarest

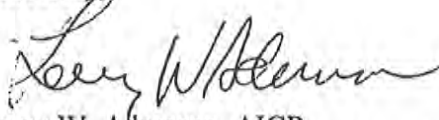
Page 2

May 7, 2010

planning documents including adopted growth targets and other policies in the Countywide Planning Policies, the county's comprehensive plan, and interlocal agreements, and where they aren't necessary to resolve an inconsistency with applicable planning documents. Our comment on this proposal is that a large, undeveloped parcel would be removed from industrial designation and that the city has previously noted to the county its concerns of a lack of large parcels available for industrial uses.

Once again, thank you for the opportunity to comment. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry W. Adamson". The signature is fluid and cursive, with a large initial "L" and "A".

Larry W. Adamson, AICP

Acting Director, Planning and Development Services

cc: Brian Parry, Executive Director, Snohomish County
Dave Gossett, County Council Chair
Mike Cooper, County Council
John Koster, County Council
Dave Somers, County Council
Brian Sullivan, County Council
Will Hall, AICP, County Council Legislative Analyst
Russ Wright, Associate Planner, City of Monroe

COPY

**AFFIDAVIT OF MAILING
PLANNING COMMISSION PUBLIC HEARING**

STATE OF WASHINGTON)

CPA2010C & D – Roosevelt Road/Ridge
Comprehensive Map Change, Monroe,
Washington
Project Site

COUNTY OF SNOHOMISH)

City of Monroe
Application Name and Number

I, Judy L. Gribble, being first duly sworn on oath depose and say that on the 30th day of April 2010, made application with the United States Post Office to mail on May 4, 2010, a copy with prepaid postage of the Notice of Planning Commission Public Hearing for CPA2010C & D Monroe, Washington. Attached is a list of names and addresses to whom this information was mailed, the USPS receipt, and confirmation of the order.

Judy L. Gribble
Signed

Subscribed and sworn to me this 3rd day May, 20 10

NOTARY SEAL



Vicki L. Thayer
NOTARY PUBLIC in and for the State of
Washington, residing at:

Lake Stevens

Printed Name: Vicki L. Thayer

My commission expires: 5/9/12

EXHIBIT # 7a

AFFIDAVIT OF POSTING NOTICE OF PLANNING COMMISSION PUBLIC HEARING

STATE OF WASHINGTON)

CPA2010C & D – Roosevelt Road/Ridge Map
Change, Monroe, Washington

COUNTY OF SNOHOMISH)

City of Monroe
Applicant

I, Michael Tuomisto (print name) being first duly sworn on oath,
depose and say: That I am a citizen of the United States of America; That I am competent
to be witness herein; That on the 5TH day of May, 2010, and at
least fifteen days prior to the hearing of the above named proposed application, I posted
four signs for the Notice of Planning Commission Public Hearing for CPA2010C &
D, Monroe, Washington on or near the property concerned, in a conspicuous place; and
the correct date of posting of said notice, to wit:

See attached map
Posting locations

Michael Tuomisto
Signed

Subscribed and sworn to me this 5TH day of May, 20 10

NOTARY SEAL

Judy L. Gribble
NOTARY PUBLIC in and for the State of
Washington, residing at:

Monroe

Printed Name: Judy L. Gribble

My commission expires: 8/7/13

AFFIDAVIT OF PUBLICATION

No.

STATE OF WASHINGTON,
County of Snohomish,

SS.

Ken Robinson being first duly sworn on oath deposes and says that he is the Publisher of the MONROE MONITOR-VALLEY NEWS, a weekly newspaper. That said newspaper is a legal newspaper which has been approved by order of the Superior Court in Snohomish County in compliance with Chapter 213 of Washington Laws of 1941, and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a weekly newspaper in Monroe/Sultan, Snohomish County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of a Notice of Planning Commission Public Hearing, City of Monroe (CPA 2010C & D)

as it was published in regular issues (and not in supplement form) of said newspaper once each week for a period of One consecutive weeks, commencing on the 4th day of May, 2010, and ending on the 4th day of May, 2010, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$ 41.69 which amount has been paid in full.

Ken Robinson

Subscribed and sworn to before me this 5th day of May, 2010.



Rebecca L. Rogers
Notary Public in and for the State of Washington

My Commission Expires 05/05/2010

NOTICE OF PLANNING COMMISSION PUBLIC HEARING
NOTICE is hereby given that a PUBLIC HEARING has been scheduled for consideration of the COMPREHENSIVE PLAN MAP AMENDMENTS, (CPA2010C) Roosevelt Road and (CPA2010D) Roosevelt Ridge on Monday, MAY 24, 2010 at 7:00 p.m. by the Monroe Planning Commission in the Council Chambers at: City Hall, 806 West Main Street, Monroe, Washington. PROJECT DESCRIPTION: Roosevelt Road: The requested comprehensive plan map amendment proposes to change the land use designation for approximately 71 acres in the Roosevelt Road Area from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre. Roosevelt Ridge: The requested comprehensive plan map amendment proposes to change the preliminary land use designation for approximately 137 acres in the Roosevelt Ridge Area, in the unincorporated Urban Growth Area, from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre. COMMENT PROCEDURE FOR PUBLIC HEARING: Any interested person(s) may provide public testimony regarding the proposed comprehensive plan map amendment. Written comments must be received in original form prior to the public hearing. For additional information regarding this amendment, please contact Russ Wright, Associate Planner at (360) 863-4553 or email at rwright@ci.monroe.wa.us. The above documents are available for review at City Hall. The Planning Commission may take action at this hearing or may continue action on this application until a future date. Accommodations for people with disabilities will be provided upon request. Please call City Hall at (360) 794-7400 and allow one week advance notice. Mailed/Published/Posted: May 4, 2010

STAFF REPORT AND RECOMMENDATION (Exhibit 1)
Zoning Reclassification Application

RZ2010-01
May 24, 2010

TO: CITY OF MONROE PLANNING COMMISSION
FROM: RUSS WRIGHT, ASSOCIATE PLANNER *REW*
SUBJECT: PANATTONI REZONE (#RZ2010-01) FROM LIGHT INDUSTRIAL WITH LAND USE RESTRICTIONS TO LIGHT INDUSTRIAL
HEARING: MAY 24, 2010

A. PURPOSE:

The proponent requests a rezone from Light Industrial with land use restrictions to Light Industrial to allow the full range of light industrial uses permitted in the zoning district. Existing land use restrictions, adopted through Ord 673, limit the use of the property.

B. INFORMATION:

Property Owner(s):	Applicant:
Panattoni Development Co., Inc	Bart Brynestad
6840 Fort Dent Way	Panattoni Development Co., Inc
Suite 350	6840 Fort Dent Way
Seattle, Washington 98188	Suite 350
206-248-0555	Seattle, Washington 98188
	206-248-0555

Property Location: 17675 / 17731 - 147th Street SE (Exhibit 2)

Legal Description: SEC 35 TWP 28 RGE 06 THAT PTN OF SE1/4 SE1/4 DAF - BEG AT SE COR OF SD SEC 35 TH N00*59 27WALG E LN OF SD SEC 35 FOR 220FT TH S89*00 33W AT R/A TO SD E LN 329.90FT TO BEG OF A TANG CRV TO R HAVG A RAD OF 284.81FT TH WLY ALG SD CRV AN ARC DIST OF 175.19FT THRU C/A 31*14 42 TH N55*44 45W DIST 67.91FT TO TPB TH N55*4445W DIST 255.51FT TH N00*59 27W DIST 644.35FT TO SLY BDY OF CERTAIN R/W CONVD TO PSP & LIGHT CO TH S60*31 27E ALG SD SLY R/W LN 432.02FT TH S01*30 47E DIST 335.55FT TH S88*29 13W 159FT THS00*59 27E DIST 240.33FT TPB AKA PTN LOT 4 SP AF 7908170205 & REV BY BLA REC AF 8911290086 & SURV AF 8911275005

Zoning: Light Industrial (LI) (Exhibit 3)

Comprehensive Plan Designation: Industrial

Adjacent Zoning:	North – Public Open Space	East – MR6000 / PO
	South – LI / Professional Office (PO)	West – LI

Adjacent Land	North – Special Regional Use	East – PO
Use Designations:	South – Industrial / Professional Office (PO)	West – Industrial

EXHIBIT # 1

Adjacent Land Uses:	North – Puget Sound Energy / Railroad South – Warehouse / Retail / Medical	East – Medical / Apartments West – PUD station
Codes & Policies:	Chapter 18.99 MMC (Rezoning Procedures), Chapter 20.04 MMC (State Environmental Policy Act), the Monroe Comprehensive Plan, and Chapter 36.70A RCW (Growth Management Act)	

C. DISCUSSION/HISTORY

The city received rezone application RZ2010-01 on April 06, 2010 (Exhibit 4). The city deemed the application complete as of April 06, 2010 (Exhibit 5).

In 2008, Barghausen Consulting applied for a two lot short subdivision of the subject lot. Concurrently, the proponents constructed two buildings on the site intended for Light Industrial uses (Exhibit 6). During its review, staff discovered restrictive covenants (AF # 8010030259) (Exhibit 7) attached to the property concurrently with a rezone of the property to Business Low Density (BL) from Low-Density Multifamily in 1980. As part of rezone approval, the city limited the use of the property to

“... professional business uses as defined as relating to schools, especially a graduate school or offering instruction in a profession, or professional offices for service offered by doctors, dentists, lawyers, architects, engineers, accountant or practitioners of similar professions” through Ord 673 (Exhibit 8).

Subsequent to the 1980 rezone, the city adopted new land use designations and zoning districts. In 1989, Ord 922 (Exhibit 9) rezoned the property to Professional Office, which is consistent with the restrictions, to the property. Following in 2000, Ord 1193 (Exhibit 10) amended the zoning classification for this parcel from Professional Office to Light Industrial. The various rezones did not repeal the underlying land use restrictions.

Staff held an introductory workshop with the Planning Commission on April 26, 2010. On May 03, 2010, city staff mailed written notification of the hearing to all property owners within 500-feet (Exhibit 11a). City staff posted the Notice of Application and Public Hearing notice on-site May 05, 2010 (Exhibit 11b). The Monroe Monitor published the hearing notice May 05, 2010 (Exhibit 11c).

As noted above, the proponent requests to remove the land use restrictions through a rezone process. The proposed rezone to Light Industrial will allow the full range of light industrial uses permitted throughout the zoning district.

D. FINDINGS AND CONCLUSIONS

1. Compliance with Chapter 18.99 MMC (Rezoning Procedures) and Rezone Application Criteria:

Findings:

- The property owners requested that the city remove the land use restrictions and allow the full range of uses permitted in the Light Industrial zone.
- As noted in Section B, a variety of land uses are currently found in the surrounding area including retail, medical, warehousing, utility, and multifamily.
- The site has undergone a series of rezones dating back to 1980 that reflect changes in the use of the property.
- Staff identified no negative impacts with the proposed change.

Conclusions:

- The proposed rezone from Light Industrial with land use restrictions to Light Industrial is consistent with the goals and policies of the Comprehensive Plan and Land Use Map (see Subsection 4).
- Industrial uses are consistent with the purposes of the zoning code and the existing land uses of surrounding properties.
- The proposed rezone addresses changes in economic patterns, social customs, policy changes, and other factors that affect the character of the area.
- The proposal is not injurious to the public or private property.

2. Consistency with the Chapter 20.04 MMC (SEPA)

Findings:

- The project is exempt from environmental review under Washington Administrative Code 197-11-800(19) as a procedural clarification.
- The SEPA Administrator issued Determination of Categorical Exemption on April 12, 2010. (Exhibit 12)

Conclusions: The proposed rezone is consistent with Chapter 20.04 MMC and Chapter 197-11 WAC.

3. Consistency with the Comprehensive Plan:

Findings:

- The proposed amendment is consistent with the underlying Comprehensive Plan Land Use designation of Industrial.
- LUP-1.1.11 notes that the Industrial designation comprises both light and general industrial uses, including non-polluting manufacturing and processing, wholesaling, warehousing and distribution and other similar activities...
- LUG-11 promotes industrial growth to provide a healthy employment base for local citizens, complement existing industrial uses, and provide for projected needs.

Conclusions: The proposed rezone is consistent with the Monroe Comprehensive Plan.

4. Consistency with the Chapter 36.70A (Growth Management Act):

Findings:

- Staff requested Expedited Review of the proposal from the Department of Commerce on April 23, 2010 (Exhibit 13a).
- The Department of Commerce emailed a Letter of Acknowledgement on April 26, 2010 with material ID # 15606 (Exhibit 13b).
- The Department of Commerce granted expedited review on May 10, 2010 (Exhibit 13c).
- Staff received no agency comments.

Conclusions: The proposal has met the Growth Management Act requirements.

E. RECOMMENDATION

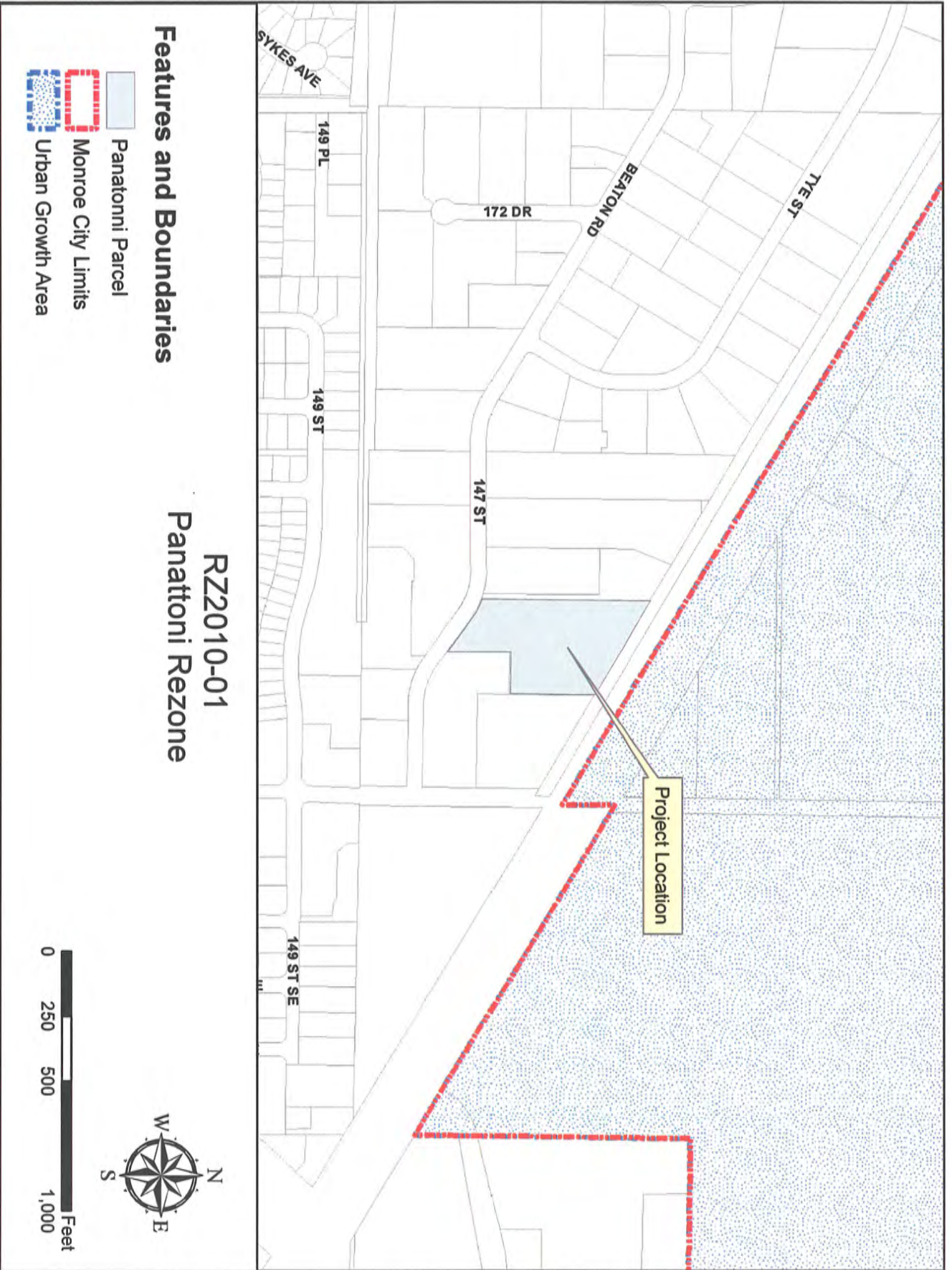
Staff hereby recommends the Planning Commission **APPROVE** the requested Rezone Application, file number RZ2010-01 changing the present zoning district from Light Industrial with land use restrictions to Light Industrial as it complies with the Monroe Municipal Code, City of Monroe Comprehensive Plan and other State and Federal Regulations.

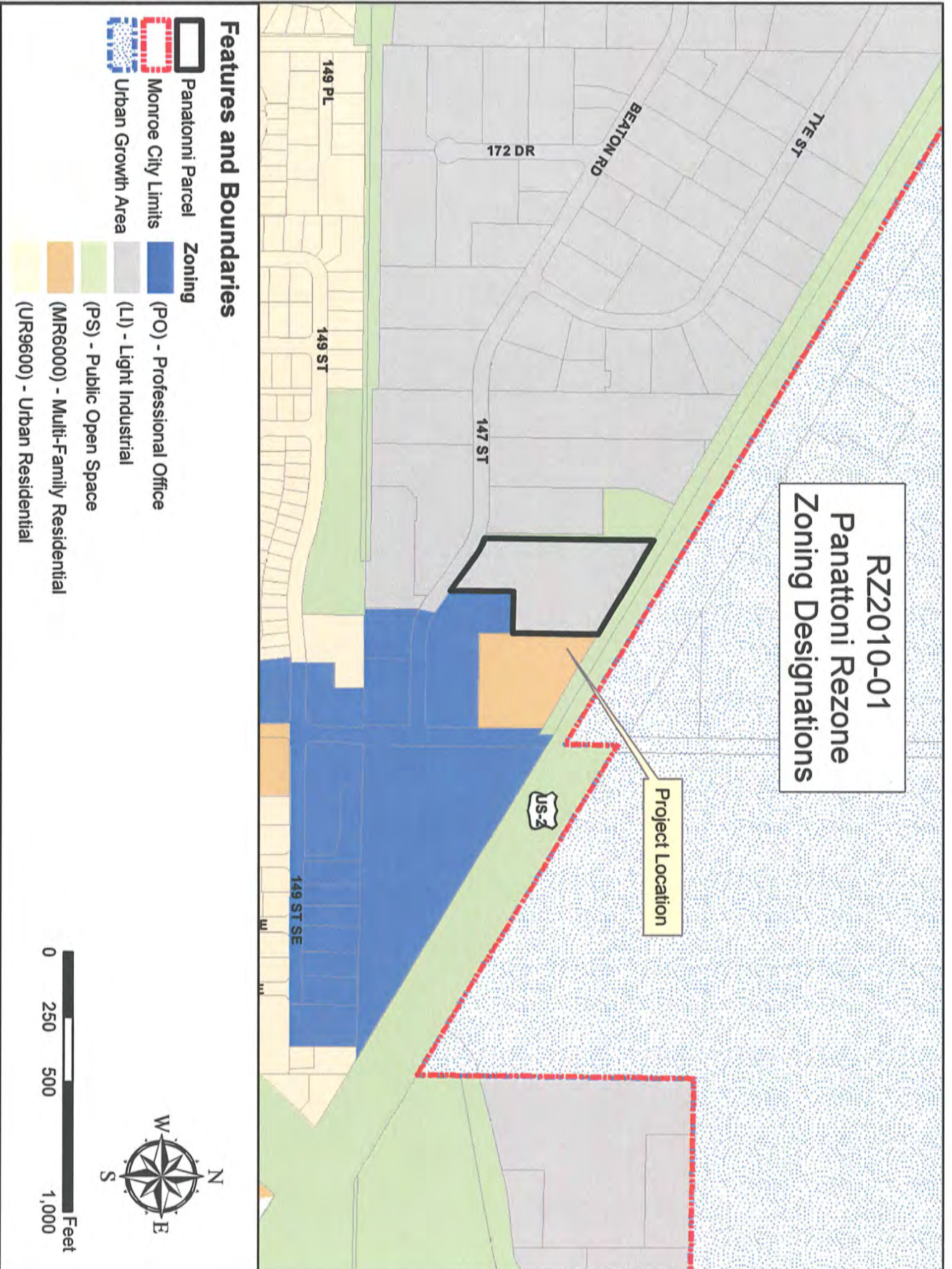
F. PROPOSED CONDITIONS OF APPROVAL

Pending approval of RZ2010-01, the proponent/owner must record an approved legal instrument with Snohomish County repealing or removing the prior restrictive, land use covenants A through C recorded under (AF # 8010030250).

G. EXHIBITS (Exhibits are on file & available upon request and may be available at: http://www.ci.monroe.wa.us/citygov/depts/community_development/planning/codeamend/codeamend.php) :

1. Staff Report
2. Vicinity Map
3. Zoning Map
4. Application
5. Letter of Completeness
6. Site Plan
7. AF # 8010030259
8. Ordinance 673
9. Ordinance 922
10. Ordinance 1193
11. Public Notice
 - a. Affidavit of Mailing
 - b. Affidavit of Posting
 - c. Proof of Publication
12. Determination of Categorical Exemption
13. Department of Commerce
 - a. Expedited Review Request
 - b. Letter of Acknowledgement
 - c. Expedited Review Granted







FOR OFFICE USE ONLY	
PLAN. FILE #	<u>RZ 2010-01</u>
Bldg. File #	_____
Eng. File #:	_____

MONROE FIRE DEPARTMENT
 163 Village Court • Monroe, WA 98272
 Phone: (360) 794-7666 • Fax: (360) 794-0959

COMMUNITY DEVELOPMENT / ENGINEERING
 806 West Main Street • Monroe, WA 98272
 Phone: (360) 794-7400 • Fax: (360) 794-4007

CITY OF MONROE
 RECEIVED
 APR 06 2010

CITY OF MONROE – Combined Permit Application

Permit Submittal Hours Monday through Friday:

Building, Fire & Land Use permits: 9:00 am – 12:00 pm & 2:00 pm – 4:00 pm
 Engineering permits: 8:00 am – 5:00 pm

Building	Engineering	Fire	Land Use
☐ Building (new construction)	☐ Engineering Review	☐ Fire Alarm	☐ Accessory Dwelling Unit
☐ Commercial T/I	☐ Fencing	☐ Fire Sprinkler	☐ Boundary Line Adjustment /Lot Consolidation
☐ Demolition	☐ Grading	☐ High Piled Storage	☐ Conditional/Special Use
☐ Garage/Carport	☐ Retaining wall	☐ Hood Suppression	☐ Land Clearing/Forest Practices
☐ Mechanical	☐ Rockery	☐ Spray Booth	☐ Planned Residential Development
☐ Plumbing	☐ Right-of-Way Disturbance	☐ Tents & Canopies	☐ Shoreline Permit
☐ Residential Remodel	☐ Special Flood Hazard Area	☐ Other _____	☐ Short Plat
☐ Sign	☐ Utility Service		☐ Subdivision/Plat
☐ Other _____			☐ Variance
			☒ Other <u>RE-ZONE</u>

*Please note that all required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 147th Street S.E., west of 179th Avenue S.E. 176th/177th
 Size of site (acre/square feet): 4.53 acres 147th St SE
 Assessor's Tax Parcel Number (14 digits): 28063500401300

Bart Brynestad, Sr. Vice President, Project Principal
 Applicant: Panattoni Development Company, Inc. Phone # (206) 248-0555
 *Signature: _____ Printed Name: Bart Brynestad
 Mailing Address: 6840 Fort Dent Way, Suite 350 Fax # (916) 290-9835
 City Seattle State WA Zip 98188 E-mail bbrynestad@panattoni.com

Bart Brynestad, Sr. Vice President, Project Principal
 Property Owner: Panattoni Development Company, Inc. Phone # (206) 248-0555
 **Signature: _____ Printed Name: Bart Brynestad
 Mailing Address: 6840 Fort Dent Way, Suite 350 Fax # (916) 290-9835
 City Seattle State WA Zip 98188 E-mail bbrynestad@panattoni.com

ATTACH A SEPARATE SHEET FOR ADDITIONAL PROPERTY OWNERS/ADDITIONAL ADDRESSES

*Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.

**Property Owner(s): By your signature above, you hereby certify that you have authorized the above Applicant to make application on your behalf for this application.

EXHIBIT # 4



CITY OF MONROE
RECEIVED

APR 06 2010

DEVELOPMENT

Combined Permit Application - Page 2

Contractor: _____ Phone # _____

Contractor's License # _____ Exp Date _____

Mailing Address _____

Contractor's Bond Company: _____

Contractor's Bid Amount or Project Cost (labor and materials): \$ _____

Forest Tax Reporting Account Number (if harvesting timber call the Department of Revenue at 800) 548-8829 for tax reporting information or to receive a tax number): _____

Detailed description of proposal/work:

The applicant seeks a rezone of the subject property to eliminate the Land Use Conditions a thru c imposed on the property under Ordinance No. 673 that remain on current title of the property.

These Land Use Conditions remain due to an oversight when the property was rezoned under Ordinance No. 1193 to its current Light Industrial (LI) zone.

Lending Institution for project (if applicable): _____

FOR OFFICE USE ONLY

Planning Application Fee: \$ _____	Publication Fee: \$ _____
Fire Plan Check Fee: \$ _____	Mailing Fee: \$ _____
SEPA Fee: \$ _____	Technology Fee: \$ _____
TOTAL FEES: \$ _____	

Rezone Application Criteria for Approval TO BE COMPLETED BY THE APLICANT

When reviewing an application for REZONE, the following factors are considered:

1. This proposed zoning change shall be in keeping with the goals and policies of the Comprehensive Plan. (Explain how it meets the goals/policies.)

The previous owner was granted a change in Land Use designation under the Monroe Comprehensive Plan in June of 1999, from Professional Office (PO) to Industrial (I) for the subject property. Subsequently on September 8, 1999, the subject property was granted a rezone consistent with the goals and policies of the Comprehensive Plan from Professional Office (PO) to Light Industrial (LI). This action was consistent with the already approved change in Land Use designation under the Monroe Comprehensive Plan Amendments in June of that year. The applicant now seeks a rezone of the subject property to eliminate the underlying Land Use conditions previously established under Ordinance 637, Items a thru c, which had applied to the previously designated Professional Office (PO) zone. These conditions were inadvertently overlooked in the rezone to Light Industrial (LI), which was adopted under Ordinance No. 1193, which was passed by City Council on February 9, 2000. City Ordinance No. 1193 noted under Section 2, that the proposed rezoning to Light Industrial (LI) was consistent with the City of Monroe Comprehensive Plan and further under Section 3, that the rezone was consistent with the Comprehensive Plan designation of Light Industrial (LI) and the purposes of the Growth Management Act.

2. This proposed zoning change shall be in keeping with the purposes of the Zoning Code and the existing land uses of surrounding properties. (Explain how it is in keeping with Zoning Code and existing land uses.).

The proposed zoning change is consistent with the purposes of the Zoning Code and the existing land uses of the surrounding properties in that the property to the south has a Comprehensive Plan designation of Industrial (I) and Professional Office (PO) and a Zoning Designation of Light Industrial (LI) and Professional Office (PO). In addition the property to the south has Land Uses of medical pharmacy and warehousing. Properties to the east consist of a MR-6000 Zoning Designation multi-family residential with a Comprehensive Plan designation of Professional Office and a Land Use designation of clinical pharmacists and Valley General Hospital. The property to the north consists of SR-2 in the zoning, Comprehensive Plan, and Land Use designation. The properties to the west include a Zoning Designation of Light Industrial (LI) and (PS) Public Open Space and a Comprehensive Plan designation of Industrial and a Land Use designation of Warehousing. It should also be noted that under the previously passed Ordinance No. 673., which was adopted on August 22, 1979, the conditions pertaining to reclassification from low-density multi-family RML-2000 to Business Low-Density classification subject to the conditions a thru c were superseded by passage of Ordinance 1193, specifically Section 4, which states the Re-Zone to Light Industrial will not result in any nonconformity and property can be developed to Light Industrial standards. Finally, the circumstances changed for the area since passage of Ordinance 637 and therefore Conditions a thru c are no longer appropriate for the development of the designated Light Industrial (LI) property.

3. This proposed rezone reflects changes in economic patterns, social customs, policy changes and other factors that affect the character of the area. (Explain how it reflects these changes.)

The proposed Re-Zone as noted in 2 above reflects development patterns and policy changes that have affected the character of the area as noted in passage of Ordinance No. 1193 subsequent development patterns in the immediate area of the subject property, and the recent update of the City's Comprehensive Plan, specifically, Industrial Development Goals and Objective LUG-11, LUP 11.1. This subject property is currently being short platted under Lot A and B and buildings are developed on said property. Please see Monroe Corporate Park Engineering Plans (attached) which

were recorded February 2, 2009. Finally there are two (2) tenants currently occupying buildings located at 17675 147th Street S.E. and 17731 147th Street S.W. These tenants meet the requirements of the underlying LI approved zoning under City Ordinance No. 1193.

4. This proposal will be assessed as to its impact on safety, welfare, public health, property values and other factors. Include a comparison of such factors under the current zoning designation and under the proposed rezone.

The previously approved rezone under City Ordinance No. 1193 was determined to meet safety, welfare, public health, property values, and other factors under its proposed and approved rezoning designation. Furthermore the rezoning reclassification application RZ199001 was determined to have a categorical exemption from SEPA consistent with WAC 197-11-800 (20). The code reference of exemption is 20.04.100 MMC. This action was determined to be SEPA exempt under WAC 192-11-800 (20) procedural actions and was issued on October 25, 1999. Since the applicant seeks merely to extinguish previously established conditions associated with the old Ordinance No. 673, the applicant believes the requested action has no additional impact on safety, welfare, public health, property values, or other factors associated with the previous rezone. We therefore request a SEPA exemption under WAC 192-11-800 (20) as previously granted for procedural actions.



806 West Main Street
Monroe, WA 98272-2198
(360) 794-7400 Fax: (360) 794-4007
www.ci.monroe.wa.us

April 22, 2010

Bart Brynestad
Sr. Vice President, Project Principal
Panattoni Development Company, Inc.
6840 Fort Dent Way, Suite 350
Seattle, WA 98188

REZONE APPLICATION (RZ2010-01)

Dear Mr. Brynestad,

The City of Monroe is in receipt of the required materials and application fees for Rezone (RZ2010-10) at 17675/17731 147TH STREET SE in Monroe, Washington. City staff determined this application complete and that it is vested as of **April 6, 2010**, the date of submittal and payment of fees. This application meets rezone standards.

As part of the rezone process, a public hearing has been scheduled with the Monroe Planning Commission for **May 24, 2010 at 7:00 p.m.** in the City Hall Council Chambers and final action by City Council is tentatively scheduled for **June 1, 2010 at 7:00 p.m.** It is recommended that the applicant have a representative at the public hearing to represent the rezone application and answer any questions that may arise. Please see the following conditions of approval.

PLANNING

Proposed Conditions of approval:

Pending approval of the rezone request, the proponent/owner must record an approved legal instrument with Snohomish County repealing or removing the prior restrictive, land use covenants A through C recorded under (AF # 8010030259).

If you have any questions, please contact me at (360) 863-4533.

Best regards,

Judy L. Gribble, CPT
Planning Technician

EXHIBIT # 5



RECORDED

1980 OCT -3 PM 2:39

HENRY B. WHALEN, AUDITOR,
SNOHOMISH COUNTY, WASH.

DEPUTY

William Smith

ZONE RECLASSIFICATION COVENANTS

NO SALES TAX
REQUIRED

OCT 3 1980

KIRK SMITH, Snohomish County Treasurer
By *Raymond*
Deputy

Whereas LLOYD R. HANSEY and GERTRUDE M. HANSEY, his wife, are owners of the following described real property situated in the City of Monroe, Snohomish County, Washington:

[See Attachment A]

NOW THEREFORE, in consideration of the City of Monroe approving the zone reclassification of the above described property, the owners, their grantees, heirs, successors and assigns hereby covenant and agree that the following conditions and restrictions shall encumber the above described property as a covenant running with said property:

1. That the commercial uses allowed upon said property will be limited to professional business uses as defined as relating to schools, especially a graduate school or offering instruction in a profession, or professional offices for services offered by doctors, dentists, lawyers, architects, engineers, accountants or practitioners of similar professions.

2. Where the property as above described abuts property of another zone classification and where the property abuts the Burlington Northern right-of-way, there will be a green belt established. Any applicant for a building permit will submit a landscaping plan specifically covering these green belt areas. Said plan shall provide for noise and site screening so as to mitigate potential impact of inconsistent land use.

3. The 50 foot access road

[See Attachment B]

shall not serve as access to the area classified for industrial use to the West of the property described in Attachment A until such time as the City Council has taken formal action accepting said access road as a public dedication for such industrial access use and has recorded in the Office of the Snohomish County Auditor a resolution of approval.

Dated, this 12 day of July, 1979.

Lloyd R. Hansey

Gertrude M. Hansey

3010030259

111 VOL 1685 PAGE 587

EXHIBIT # 7

ORDINANCE NO. 673

AN ORDINANCE AMENDING ORDINANCE NO. 402, TITLE 18 OF THE MONROE MUNICIPAL CODE AND THE ACCOMPANYING MAP THERETO BY CHANGING THE CLASSIFICATION OF THE ZONE DISTRICT FOR CERTAIN LAND FROM LOW DENSITY MULTI-FAMILY (RML 2000) TO A BUSINESS LOW DENSITY (BL) CLASSIFICATION SUBJECT TO CERTAIN CONDITIONS.

THE CITY COUNCIL OF THE CITY OF MONROE DO ORDAIN:

Section 1.

Ordinance No. 402 of August 15, 1968, Section 2, codified as Monroe Municipal Code 18.92.010, is amended insofar as the accompanying district zoning map relates to the following described property:

[See attached legal description]

the property commonly known as the area West of Valley View Road and South of Burlington Northern right-of-way and SR No. 2 lying North of the Hansey residence and outbuildings and Westerly across Valley View Road from Valley General Hospital, by changing the classification of said property from Low Density Multi-Family (RML 2000) to Business Low Density (BL) classification, SUBJECT TO the following conditions:

a. The commercial uses allowed upon zone reclassification will be limited to professional business uses defined as relating to schools, especially a graduate school or offering instruction in a profession, or professional offices for services offered by doctors, dentists, lawyers, architects, engineers, accountants or practitioners of similar professions.

b. Where the property the subject of this zone reclassification abuts another zone classification and where the subject property abuts Burlington Northern right-of-way there will be a green belt established. Any applicant for a building permit will submit a landscaping plan specifically covering these green belt areas. Said plan shall provide for noise and site screening so as to mitigate the potential impacts of inconsistent adjacent land uses.

c. The 60 foot access running from Valley View Road to the West line of Lot 1 of the Hansey plat of the property considered for zone reclassification shall not be approved as access to serve the area classified for industrial use West of this subject property until such time as the environmental factors identified

(increased traffic, adequacy of access to the industrial area, conflicts at the railroad crossing, increased noise level near the hospital, conflicts with pedestrian traffic and related traffic concerns) can be analyzed with the assistance of a final environmental impact statement and conditions for mitigation of these potential adverse environmental impacts be adopted by the Monroe City Council.

Section 2.

The City officers responsible for the administration and enforcement of the City zoning (Title 18) and building (Title 15) laws are authorized and directed to change the Monroe District Zoning Map and other relevant City records to conform to Section 1 of this ordinance, subject to the conditions set forth above.

Passed and approved this 22 day of August, 1979.

1st Reading: 6/27/79
2nd Reading: 7/11/79
3rd Reading: 8/22/79
Published : 8/29/79

CITY OF MONROE, WASHINGTON

By Grace Kirwan
Grace Kirwan, Mayor

Attest: Betty King
Betty King, City Clerk

APPROVED AS TO FORM:

Carleton F. Knappe
Carleton F. Knappe
Monroe City Attorney

MONROE DISTRIBUTION SCHEDULE

ORDINANCE NO. 922

RESOLUTION NO. _____

SUBJECT MATTER zoning code

DISTRIBUTION OF PROPOSED ORDINANCE/RESOLUTION

- | | |
|---|---|
| ☐ Mayor Tjerne | ☐ Police Chief |
| ☐ Councilman Holman | ☐ Fire Chief |
| ☐ Councilman Curley | ☐ City Clerk |
| ☐ Councilman Jennings | ☐ City Treasurer |
| ☐ Councilman Hager | ☐ Utilities Supt |
| ☐ Councilman Hunnicutt | ☐ City Engineer |
| ☐ Councilman Rodland | ☐ City Planner |
| ☐ Councilman Wilcox | ☐ _____ |
| ☐ City Attorney | ☐ _____ |

DATES & SIGNATURES

- | | |
|---|-----------------|
| ☐ Filed with City Clerk | _____ |
| ☐ Introduction | _____ |
| ☐ First Reading | <u>8-09-89</u> |
| ☐ Second Reading | <u>9-27-89</u> |
| ☐ Third Reading | <u>9-27-89</u> |
| ☐ Passed by the City Council | <u>10-04-89</u> |
| ☐ Publication | _____ |
| ☐ Signature of Mayor | _____ |
| ☒ Signature of Attorney | _____ |
| ☐ Signature of City Clerk | _____ |
| ☐ Effective Date | _____ |
| ☐ _____ | _____ |
| ☐ _____ | _____ |

DISTRIBUTION OF ADOPTED ORDINANCE/RESOLUTION

- | | |
|---|--|
| ☐ Ord/Res file | ☐ City Attorney |
| ☒ Ord/Res book | ☐ City Planner |
| ☒ Monroe Monitor | ☐ City Engineer |
| ☒ Book Publishing | ☒ Subject file |
| ☐ Legal Notice file | ☐ Assn of WA Cities |
| ☐ Police Chief | ☐ State Auditor |
| ☐ Fire Chief | ☐ _____ |
| ☐ City Clerk | ☐ _____ |
| ☐ City Treasurer | ☐ _____ |
| ☐ Utilities Supt | ☐ _____ |

ORDINANCE NO. 922

AN ORDINANCE ADOPTING A NEW ZONING CODE FOR THE CITY OF MONROE, PROVIDING FOR THE CLASSIFICATION OF PERMITTED LAND USE, REGULATING THE LOCATION, ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATION, AND USE OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, INDUSTRY, RESIDENCES AND OTHER SPECIFIED USES, REPEALING A PORTION OF TITLE 18 OF THE PRESENT MONROE CITY CODE.

WHEREAS, the Monroe City Planning Commission and the Monroe City Council have each held previous public meetings as required by law, and have conducted numerous public meetings and workshops; and

WHEREAS, as a result of such hearings, meetings, and workshops, the Monroe City Council has determined that the present Zoning Code should be updated and revised;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL AND THE CITY OF MONROE, WASHINGTON, as follows:

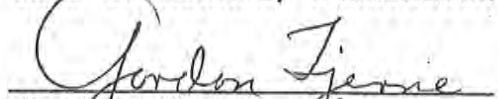
Section 1. The attached Zoning Code which shall be codified as Chapter 18 of the Monroe Municipal Code is by this reference incorporated herein as Exhibit "A" as though fully set forth, and shall be the official Code for the City of Monroe.

Section 2. Those representatives of the City of Monroe charged with the responsibility of maintaining zoning maps are authorized to amend the official zoning map for the City of Monroe in accordance with this Ordinance, and as set forth therein.

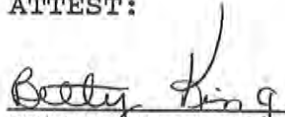
Section 3. This ordinance shall be in full force and effect five (5) days from and after its passage, approval and publication, as required by law.

PASSED this 27 day of September, 1989.

CITY OF MONROE, WASHINGTON


GORDON TJERNE, Mayor

ATTEST:

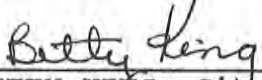

BETTY KING, City Clerk

ACTION BY MONROE CITY COUNCIL ADOPTING A NEW ZONING CODE AND PROVIDING NOTICE OF SUCH ACTION PURSUANT TO THE PROVISIONS OF CHAPTER 168, SESSION LAWS OF 1988, AS CODIFIED IN CHAPTER 35.22 AND CHAPTER 35.23 RCW.

NOTICE IS HEREBY GIVEN that the Monroe City Council did on September 27, 1989, pass Ordinance #922 adopting a new Zoning Code for the City of Monroe, for the purpose of the classification of permitted land use and dividing the City into zones and districts, restricting and regulating therein the location, erection, construction, reconstruction, alteration, and use of buildings, structures, and land for trade, industry, residence and other specified uses; to regulate the intensity of the use of lot areas; to regulate and determine the area of open spaces surrounding such buildings; to establish building lines and the location of buildings designed for specified industrial, business, residential and other uses within such areas; to prevent the overcrowding of land; to conserve the taxable value of land and buildings throughout the City; and to promote the public health, safety, and general welfare. The Ordinance provides for a subdivision of zones that may be established through the City and which shall be called Zoning Districts. The Zoning Districts are identified and delineated with specific boundaries on a map of the City which shall be known as the Official Zoning Map, and shall be a part of the City's Zoning Code.

The Zoning Code Administrator or authorized representative, as the duly authorized representative of the Mayor, has been charged with the responsibility of carrying out the provisions of the Zoning Ordinance. The Zoning Code, by dividing the City into zones or districts, sets forth the permitted, prohibited, accessory, and conditional uses of each zoning district. The Zoning Code further sets forth development restrictions which include, but are not necessarily limited to, lot size, set backs, height, lot coverage, parking, signs, landscaping, and access, together with other matters pertinent to the development of real property.

The Zoning Code includes provisions for appeals from decisions of the Zoning Code Administrator, the hearing body, and the City Council. This summary of the Zoning Code is not a verbatim summary, not a full section by section summary but, instead, is a summary as provided by the current laws of the State of Washington. The full text of the Ordinance will be mailed to any interested party upon request. Alternatively, full copies of the text of the Ordinance may be examined or acquired during regular business hours at the City Clerk at Monroe City Hall, 806 West Main Street, Monroe, Washington 98272.


BETTY KING, City Clerk
City of Monroe, Washington

APPROVED AS TO FORM:


DONALD J. LYDENSON
City Attorney

1st Reading: 08/09/89
2nd Reading: 09/27/89
3rd Reading: 09/27/89

Published : 10/04/89

ORDINANCE NO. 1193

AN ORDINANCE OF THE CITY OF MONROE, RELATING TO LAND USE AND
ZONING AMENDING
THE ZONING CLASSIFICATION ON PROPERTY LOCATED ON THE NORTH
SIDE OF 147TH STREET SE, FROM PROFESSIONAL OFFICE (PO) TO LIGHT
INDUSTRIAL (LI) IN ACCORDANCE WITH THE MONROE
COMPREHENSIVE PLAN (RZ199001)

WHEREAS, the property owner has initiated a request for rezone on property described as located between 147th Street SE and the Burlington Northern Santa Fe Railroad, and between approximately 340 feet and 660 feet west of 179th Avenue SE in the SE ¼ of Section 35, Township 28, Range 6 East WM, and

WHEREAS, the Monroe City Hearing Examiner has held a public hearing as required by law, and

WHEREAS, as a result of such public hearing, the Monroe City Hearing Examiner has made findings of fact and conclusions of law, and has made a recommendation to the Monroe City Council, and

WHEREAS, the Monroe City Council has considered the City Hearing Examiners recommendation and has determined that the present zoning code should be amended for said property, and

WHEREAS, the Monroe City Comprehensive Plan has previously been amended to reflect the requested rezoning from Professional Office (PO) to Light Industrial (LI);

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MONROE, WASHINGTON, as follows:

Section 1. That the zoning use classification of the property described as Parcel 352806-4-013 in the SE ¼ of section 35, Township 28, Range 6 East WM, located on the north side of 147TH Street SE, between approximately 340 and 660 feet west of 179th Avenue SE, in Monroe, Washington, is hereby amended from use classification Professional Office (PO) to use classification Light Industrial (LI).

Section 2. That the proposed rezoning is consistent with the City of Monroe Comprehensive Plan.

Section 3. That the rezone will be consistent with the Comprehensive Plan designation of Light Industrial (LI) and the purposes of the Growth Management Act.

Section 4. The rezone will not result in any nonconformity and the property can be developed to Light Industrial (LI) standards.

Section 5. The representative of the City of Monroe charged with the responsibility of maintaining zoning maps is authorized to insert on the official zoning map for the City of Monroe, that change of zone as indicated herein.

Section 6. This ordinance shall be in full force and effect five (5) days after its passage and publication as required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 9th day of February, 2000.

1st Reading: 01/26/2000

2nd Reading: 02/09/2000

Published: 02/16/2000

Effective: 02/21/2000

CITY OF MONROE, WASHINGTON

Bob Holman, Mayor

ATTEST:

Betty King, City Clerk

APPROVED AS TO FORM:

Donald Lyderson, City Attorney

**AFFIDAVIT OF POSTING NOTICE OF
APPLICATION & PLANNING COMMISSION
PUBLIC HEARING**

STATE OF WASHINGTON)

17675/17731 147th Street SE, Monroe, WA
Project Site

COUNTY OF SNOHOMISH)

RZ2010-01 - Panattoni Corporation
Application Name and Number

I, Michael Tuomisto (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 5TH day of May, 2010; and at least fifteen days prior to the hearing of the above named proposed application, I posted two (2) signs for the Notice of Application (RZ2010-01) and Planning Commission Public Hearing, Monroe, Washington on or near the property concerned, in a conspicuous place; and the correct date of posting of said notice, to wit:

See attached map
Posting locations

Michael Tuomisto
Signed

Subscribed and sworn to me this 5TH day of May, 20 10

NOTARY SEAL

NOTARY PUBLIC in and for the State of
Washington, residing at:

Monroe

Printed Name: Judy L. Gribble

My commission expires: 8/7/13

EXHIBIT # 11b

**AFFIDAVIT OF MAILING
NOTICE OF APPLICATION AND PLANNING
COMMISSION PUBLIC HEARING**

STATE OF WASHINGTON)

17675/17731 147th Street SE, Monroe, WA
Project Site

COUNTY OF SNOHOMISH)

RZ2010-01 - Panattoni Corporation
Application Name and Number

I, Judy L. Gribble, being first duly sworn on oath depose and say that on the 30th day of April 2010, made application with the United States Post Office to mail on May 4, 2010, a copy with prepaid postage of the Notice of Application and Planning Commission Public Hearing for RZ2010-01. Attached is a list of names and addresses to whom this information was mailed, the USPS receipt, and confirmation of the order.

Judy L. Gribble
Signed

Subscribed and sworn to me this

3rd

day

May

, 2010

NOTARY SEAL



Vicki L. Thayer
NOTARY PUBLIC in and for the State of
Washington, residing at:

Lake Stevens

Printed Name: Vicki L. Thayer

My commission expires: 5/9/12

EXHIBIT # 11a

AFFIDAVIT OF PUBLICATION

No.

STATE OF WASHINGTON,
County of Snohomish,

SS.

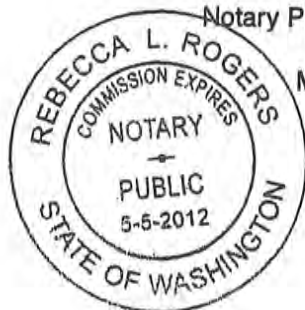
..... **Ken Robinson** being first duly sworn on oath deposes
and says that he is the **Publisher**
of the MONROE MONITOR-VALLEY NEWS, a weekly newspaper. That said
newspaper is a legal newspaper which has been approved by order of the
Superior Court in Snohomish County in compliance with Chapter 213 of
Washington Laws of 1941, and it is now and has been for more than six months
prior to the date of the publication hereinafter referred to, published in the
English language continually as a weekly newspaper in Monroe/Sultan,
Snohomish County, Washington, and it is now and during all of said time was
printed in an office maintained at the aforesaid place of publication of said news-
paper. That the annexed is a true copy of a City of Monroe
Notice of Application and Planning
Commission Public Hearing (RZ2010-01)
..... as it was
published in regular issues (and not in supplement form) of said newspaper once
each week for a period of one consecutive weeks, com-
mencing on the 4th day of May 2010, and
ending on the 4th day of May 2010, both
dates inclusive, and that such newspaper was regularly distributed to its sub-
scribers during all of said period. That the full amount of the fee charged for the
foregoing publication is the sum of \$ 47.13 which amount has been
paid in full.

..... Ken Robinson

Subscribed and sworn to before me this 5th
day of May 2010.

..... Rebecca L. Rogers
Notary Public in and for the State of Washington

My Commission Expires 05/05/2010



NOTICE OF APPLICATION AND PLAN-
NING COMMISSION PUBLIC HEAR-
ING NOTICE is hereby given that
Rezoning Application (RZ2010-01)
has been made by Bart Brynestad
on behalf of Panattoni Development
Company, Inc. Date of Application:
April 6, 2010 Date of Letter of
Completeness: April 22, 2010 Proj-
ect Location: 17675/17731-147th
Street SE, Monroe, Washington
Tax Parcel ID: 28063500401300
Project Description: Prior owners
placed restrictive land use cov-
erants on the property in 1980
(AF # 8010030250) with a rezone
to Business Low Density (BL) from
Low-Density Multifamily through
Ord 673. In 1989, Ord 922 estab-
lished the Professional Office zone
and in 2000, Ord 1193 amended
the zoning classification from Pro-
fessional Office (PO) to Light Indus-
trial (LI). The various rezones did
not repeal the restrictive covenants.
The proposed rezoning removes the
restrictive conditions imposed by
Ord 673. NOTICE is hereby given
that a PUBLIC HEARING has been
scheduled for consideration of
Rezoning Application (RZ2010-01)
on Monday, MAY 24, 2010 at 7:00
p.m. by the Monroe Planning Com-
mission in the Council Chambers
at City Hall, 806 West Main Street,
Monroe, Washington. COMMENT
PROCEDURE FOR PUBLIC HEAR-
ING: Any interested person(s) may
provide public testimony regarding
the proposed comprehensive plan
map amendment. Written com-
ments must be received in original
form prior to the public hearing. For
additional information regarding
this amendment, please contact
Russ Wright, Associate Planner at
(360) 863-4553 or HYPERLINK
"mailto:rwright@ci.monroe.wa.us"
rwright@ci.monroe.wa.us. The
above documents are available for
review at City Hall. The Planning
Commission may take action at this
hearing or may continue action on
this application until a future date.
Accommodations for people with
disabilities will be provided upon re-
quest. Please call City Hall at (360)
794-7400 and allow one-week
advance notice. Mailed/Published/
Posted: May 4, 2010

EXHIBIT # 11c

City of Monroe

Rezone – RZ2010-01 DETERMINATION OF CATEGORICAL EXEMPTION FROM SEPA (WAC 197-11-305)

The following action has been determined to be Categorical Exempt from a threshold determination requirement under WAC 197-11-305. MMC 20.04.090 has adopted the categorical exempt categories of WAC 197-11-800(1)(b)(i),(ii),(iii),(iv) and (v).

DATE: April 12, 2010

TYPE OF APPLICATION: ☐ Short Plat ☐ Boundary Line Adjustment
☐ Variance ☐ Administrative Appeal
☐ Building Permit ☐ Ordinance/Resolution
☐ Conditional/
Unclassified Use Permit ☒ Rezone

NAME/ADDRESS OF APPLICANT:

Bart Brynestad
Panattoni Development, Inc
6840 Fort Dent Way, Suite 350
Seattle, Ea 98188

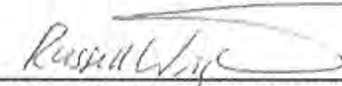
SITE ADDRESS: 17675 / 17731 147th St, Monroe WA

PARCEL NUMBER: 28063500401300

DESCRIPTION OF APPLICATION: the proponent requests a rezone from Light Industrial (LI) with restrictive land use covenants to LI. Prior owners placed restrictive land use covenants on the property in 1980 (AF # 8010030259) with a rezone to Business Low Density (BL) from Low-Density Multifamily through Ord 673. In 1989, Ord 922 established the Professional Office zone and in 2000, Ord 1193 amended the zoning classification from Professional Office (PO) to LI. The various rezones did not repeal the restrictive covenants.

CODE REFERENCE OF EXEMPTION: ☐ 20.04.090A.1 ☐ 20.04.090A.2
☐ 20.04.090A.3 ☐ 20.04.090A.4
☐ 20.04.090A.5 ☒ WAC 197-11-800(19)

**NAME/SIGNATURE/TITLE OF
PERSON MAKING DETERMINATION:**


Russell Wright, Acting SEPA Administrator



Request for Expedited Review of Development Regulations

Pursuant to RCW 36.70A.106, the following hereby provides notice of intent to adopt and requests expedited state agency review of the following development regulation or amendments.

Jurisdiction Name:	City of Monroe
Address:	17675 / 17731 147th St, Monroe WA 98272
Date:	April 23, 2010

Contact Name for Ordinance:	Russ Wright
Phone Number:	360-863-4553
Fax Number:	360-794-4007
E-Mail Address:	rwright@ci.monroe.wa.us

Brief Description of the Proposed Development Regulation or Amendment:	The proponent requests a rezone from Light Industrial (LI) with restrictive land use covenants to LI. Prior owners placed restrictive land use covenants on the property in 1980 (AF # 8010030259) – the city adopted these restrictions through Ord 673. In 1989, Ord 922 established the Professional Office zone and in 2000, Ord 1193 amended the zoning classification from Professional Office (PO) to LI. The various rezones did not repeal the restrictive covenants.
Planned Public Hearing Date:	May 24, 2010
Planned Date of Adoption:	June 2010
Please Attach a Draft of the Proposed Amendment. (Attachment Required)	Draft Ordinance, SEPA Exemption, and Zoning Map attached



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE

1200 - 1000 AVENUE 300 • P.O. Box 42525 • Olympia, Washington 98504-2525 • (360) 125-1000

April 26, 2010

Russ Wright
Associate Planner
City of Monroe
806 W Main Street
Monroe, Washington 98272-2198

Dear Mr. Wright:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Monroe - Proposed ordinance changing the zoning designation of a parcel of property from light industrial (LI) with restrictive covenants to light industrial (LI). These materials were received on April 23, 2010 and processed with the material ID # 15606. Expedited Review is requested under RCW 36.70A.106(3)(b).

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment requesting expedited review, then we have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please call me at 360.725.3063.

Sincerely,

Linda Weyl
for

Sam Wentz
GIS Coordinator
Growth Management Services

EXHIBIT # 136

Russ Wright

From: COM GMU Review Team [reviewteam@commerce.wa.gov]
Sent: Monday, May 10, 2010 4:40 PM
To: Russ Wright
Cc: Wentz, Sam (COM); Andersen, Dave (COM)
Subject: 15606, City of Monroe, Expedited Review Granted, DevRegs

Dear Mr. Wright:

The City of Monroe has been granted expedited review for the proposed ordinance changing the zoning designation of a parcel of property from light industrial (LI) with restrictive covenants to light industrial (LI). This proposal was submitted for the required state agency review under RCW 36.70A.106.

As of receipt of this email, the City of Monroe has met the Growth Management Act notice to state agency requirements in RCW 36.70A.106 for this submittal. For the purpose of documentation, please keep this email as confirmation.

If you have any questions, please contact Paul Johnson at 360.725.3048 or by email at paul.johnson@commerce.wa.gov.

Thank you.

Review Team, Growth Management Services

Department of Commerce

P.O. Box 42525

Olympia WA 98504-2525

(360) 725-3000

FAX (360) 664-3123

EXHIBIT # 13c

Memo

To: Monroe Planning Commission
From: Ben Swanson, Assistant Planner 
Date: May 24, 2010
Re: Harris Rezone (CPA 2010-03)

The applicant is proposing to rezone three parcels (Attachment #1) in the proximity of Chain Lake Rd and Mountain Ridge Road (28073100301700, 28073100301600 and 28073100300600) from (R-4) Residential 4 Dwellings per Acre to (MR6000) Multi-Family Residential (CPA20103).

In 2009, City Council approved Ordinance 021/2009 amending the Comprehensive Plan designation of the three parcels from (R3-5) Dwellings per Acre to (R8-11) Dwellings per Acre. Additionally, Council required a developer's agreement to accompany the rezone that limits authorized uses. Per Ordinance 021/2009, the agreement must limit the use to assisted living/retirement facilities, single family residences and Type 1 Group Homes.

The rezone application responds to the criteria questions that determine consistency with the goals and policies of the Comprehensive Plan specifically the exiting Comprehensive Plan designation of the three parcels; Zoning Code; changes to the area; and potential impacts to safety, welfare, public health, property values and other factors.

Staff anticipates issuing a Determination of Non-significance and notifying affected agencies along with the Department of Commerce of the proposed rezone for comment.

ATTACHMENTS

1. RZ2010-03 Application
2. Vicinity Map
3. Existing Comprehensive Plan Map
4. Existing Zoning Map
5. Proposed Zoning Map



FOR OFFICE USE ONLY	
PLAN. FILE #	<u>RZ 2010-03</u>
Bldg. File #	_____
Eng. File #	_____

MONROE FIRE DEPARTMENT
163 Village Court • Monroe, WA 98272
Phone: (360) 794-7666 • Fax: (360) 794-0959

COMMUNITY DEVELOPMENT / ENGINEERING
806 West Main Street • Monroe, WA 98272
Phone: (360) 794-7400 • Fax: (360) 794-4007

CITY OF MONROE – Combined Permit Application

Permit Submittal Hours Monday through Friday:

Building, Fire & Land Use permits:	9:00 am – 12:00 pm & 2:00 pm – 4:00 pm
Engineering permits:	8:00 am – 5:00 pm

APR 23 2010

COMMUNITY DEVELOPMENT

Building	Engineering	Fire	Land Use
☐ Building (new construction)	☐ Engineering Review	☐ Fire Alarm	☐ Accessory Dwelling Unit
☐ Commercial T/I	☐ Fencing	☐ Fire Sprinkler	☐ Boundary Line Adjustment /Lot Consolidation
☐ Demolition	☐ Grading	☐ High Piled Storage	☐ Conditional/Special Use
☐ Garage/Carport	☐ Retaining wall	☐ Hood Suppression	☐ Land Clearing/Forest Practices
☐ Mechanical	☐ Rockery	☐ Spray Booth	☐ Planned Residential Development
☐ Plumbing	☐ Right-of-Way Disturbance	☐ Tents & Canopies	☐ Shoreline Permit
☐ Residential Remodel	☐ Special Flood Hazard Area	☐ Other _____	☐ Short Plat
☐ Sign	☐ Utility Service		☐ Subdivision/Plat
☐ Other _____			☐ Variance
			☒ Other <u>REZONE</u>

*Please note that all required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 14301, 14305, 14325 CHAINLAKE ROAD
Size of site (acre/square feet): 5.19 AC / ≈ 226,100 SF
Assessor's Tax Parcel Number (14 digits): 2807 3100 301 700

Applicant: JOSEPH SMOEG, P.E. Phone # (425.) 387.3820
*Signature: [Signature] Printed Name: JOSEPH SMOEG
Mailing Address: 2717 ROCKEFELLER AVE Fax # (425.) 259.1958
City EVERETT State WA Zip 98201 E-mail joe.smog-eng.com

Property Owner: HHD LLC Phone # (425.) 343.3777
**Signature: [Signature] Printed Name: STEVE HARRIS
Mailing Address: 18008 124th ST SE Fax # () _____
City Snohomish State WA Zip 98290 E-mail STEVEN.HARRIS@p4hd.com

ATTACH A SEPARATE SHEET FOR ADDITIONAL PROPERTY OWNERS/ADDITIONAL ADDRESSES

*Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.

**Property Owner(s): By your signature above, you hereby certify that you have authorized the above Applicant to make application on your behalf for this application.

Attachment # 1



Combined Permit Application - Page 2

Contractor: NOT NECESSARY (REZONE) Phone # _____

Contractor's License # _____ Exp Date _____

Mailing Address _____

Contractor's Bond Company: _____

Contractor's Bid Amount or Project Cost (labor and materials): \$ _____

Forest Tax Reporting Account Number (if harvesting timber call the Department of Revenue at 800) 548-8829 for tax reporting information or to receive a tax number): _____

Detailed description of proposal/work:

REZONE FROM R-4 TO MR 6,000

Lending Institution for project (if applicable): _____

FOR OFFICE USE ONLY

Planning Application Fee: \$ _____ Publication Fee: \$ _____

Fire Plan Check Fee: \$ _____ Mailing Fee: \$ _____

SEPA Fee: \$ _____ Technology Fee: \$ _____

TOTAL FEES: \$ _____



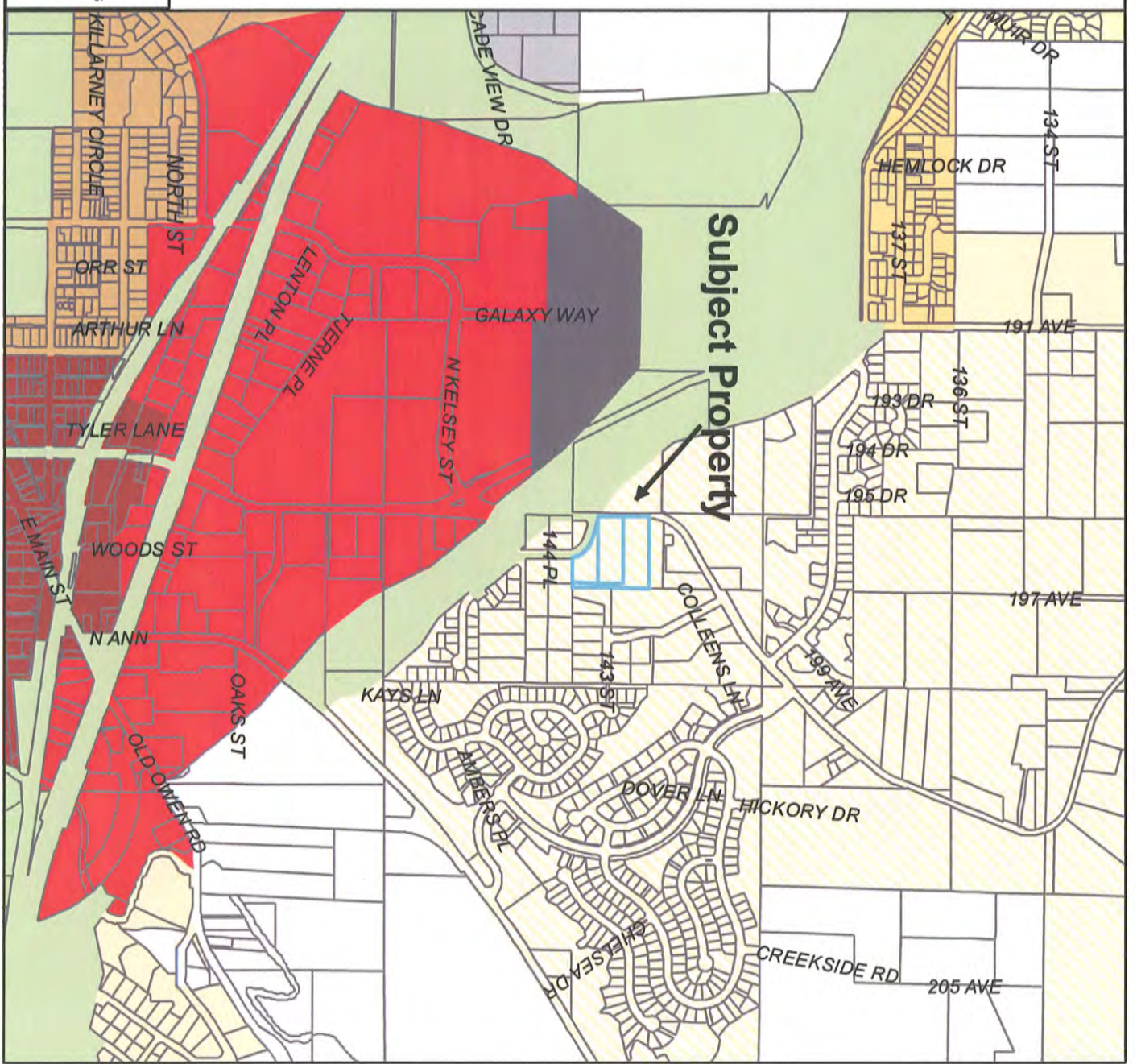
Harris - Rezone (CPA 2010-03) Vicinity Map - Zoning

Legend

- (DC) - Downtown Commercial
- (GC) - General Commercial
- (SC) - Service Commercial
- (PO) - Professional Office
- (GI) - General Industrial
- (LI) - Light Industrial
- (LOSA) - Limited Open Space-Airport
- (LOS) - Limited Open Space
- (PS) - Public Open Space
- (MR6000) - Multi-Family Residential
- (UR6000) - Urban Residential
- (UR9600) - Urban Residential
- (R4) - Residential 4 Dwellings Per Acre
- (SR15000) - Suburban Residential



Map data shown is the property of the City of Monroe & Snohomish County. Inaccuracies may exist & the City of Monroe & Snohomish County imply no warranties or guarantees regarding any aspect of data depiction. No real estate decisions are to be made using this map. Please contact the City of Monroe Community Development Department for verification.





Harris - Rezone (CPA 2010-03) Existing Comp. Plan Map

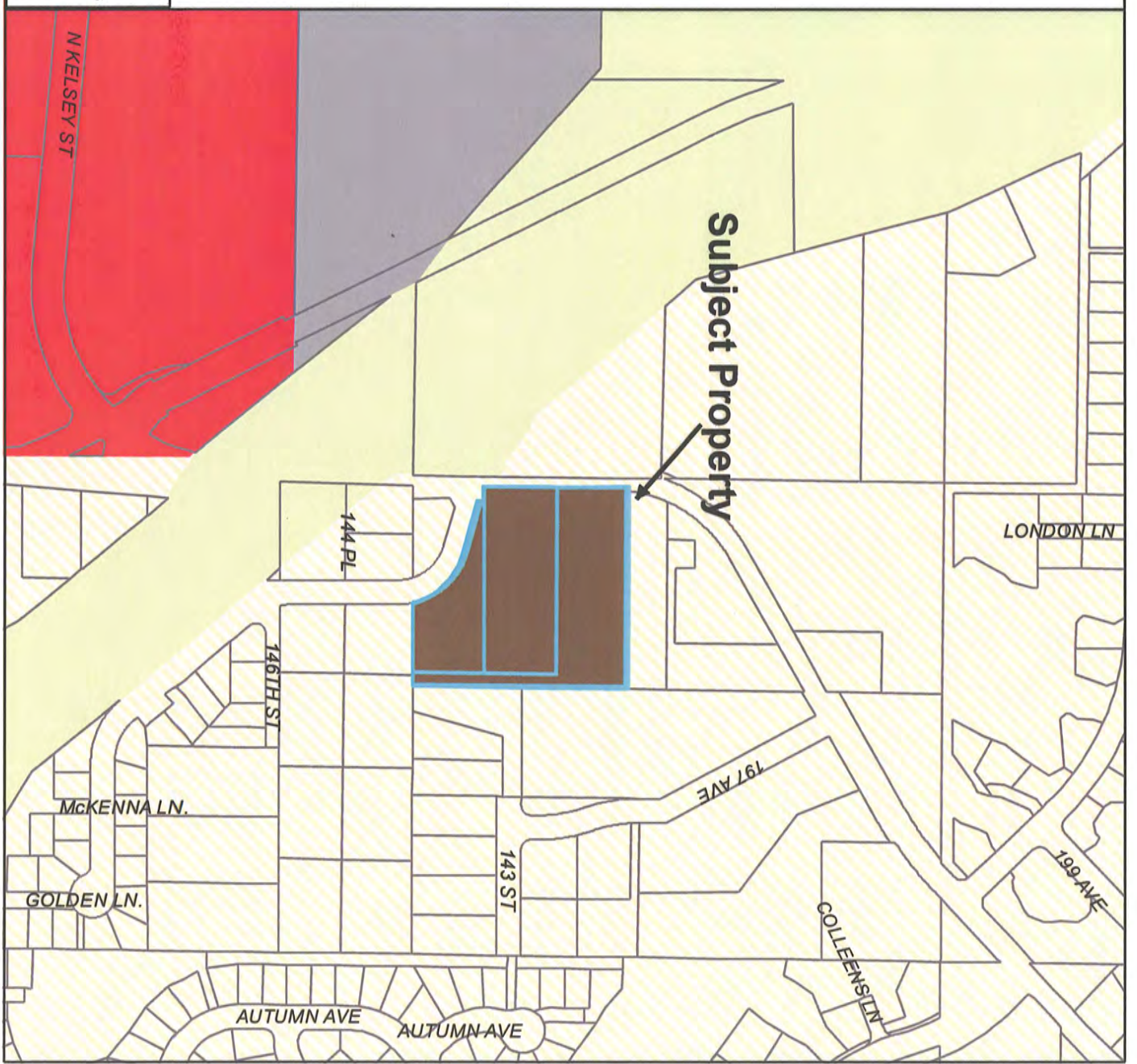
Legend

- (GC) - General Commercial
- (DC) - Downtown Commercial
- (LOSA) - Limited Open Space Airport
- (SC) - Service Commercial
- (I) - Industrial
- (PO) - Professional Office
- (LOS) - Limited Open Space
- (P/O) - Parks / Open Space
- (PFC) - Public Facilities City
- (PFS) - Public Facilities School
- (SRU) - Special Regional Use
- (R2-5) - Dwellings Per Acre
- (R3-5) - Dwellings Per Acre
- (R5-7) - Dwellings Per Acre
- (R8-11) - Dwellings Per Acre



Not to Scale

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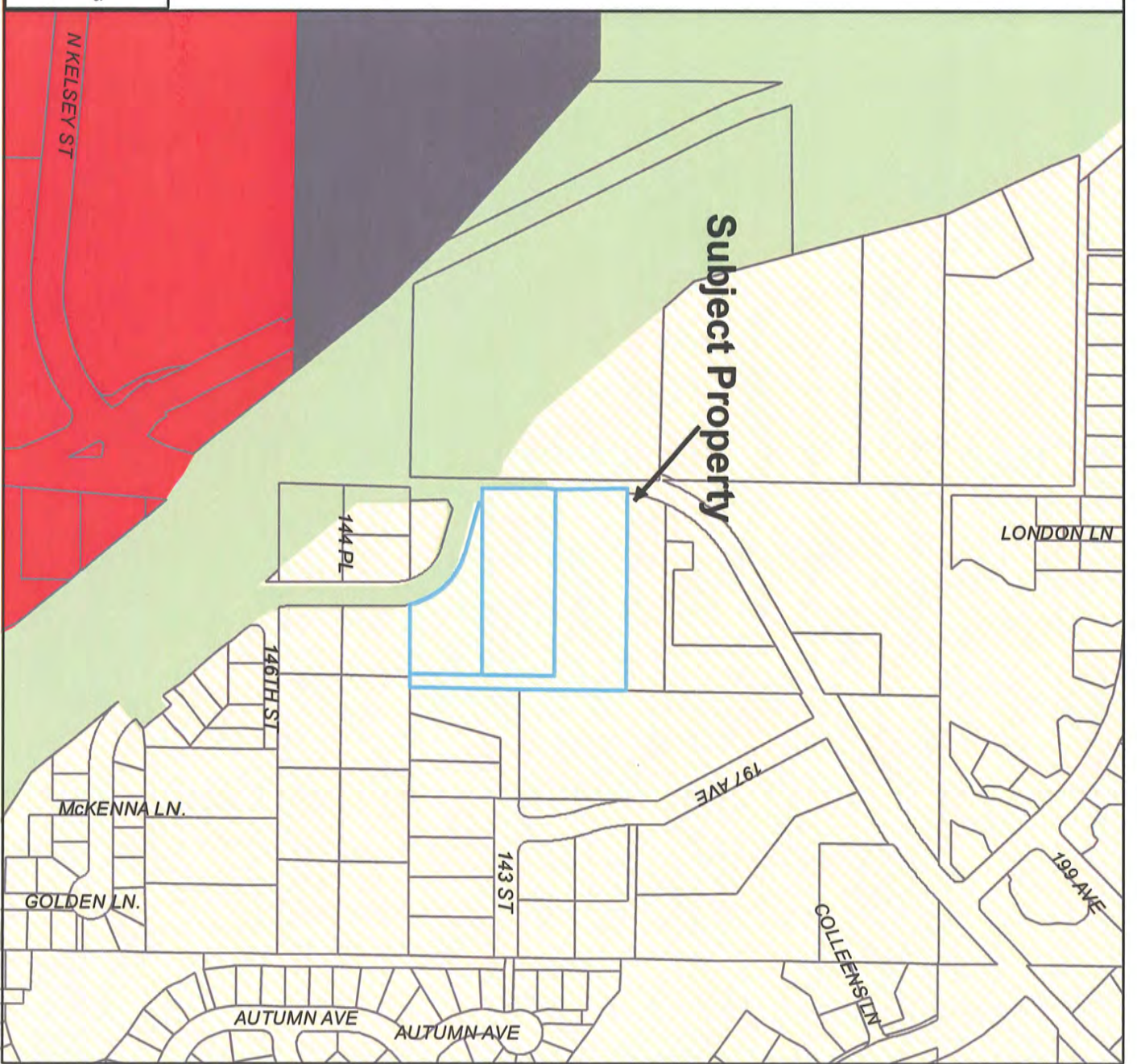
Harris - Rezone (CPA 2010-03) Existing Zoning Map

Legend

- (DC) - Downtown Commercial
- (GC) - General Commercial
- (SC) - Service Commercial
- (PO) - Professional Office
- (GI) - General Industrial
- (LI) - Light Industrial
- (LOSA) - Limited Open Space-Airport
- (LOS) - Limited Open Space
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- (SR15000) - Suburban Residential



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Harris - Rezone (CPA 2010-03) Proposed Zoning Map

Legend

- (DC) - Downtown Commercial
- (GC) - General Commercial
- (SC) - Service Commercial
- (PO) - Professional Office
- (GI) - General Industrial
- (LI) - Light Industrial
- (LOSA) - Limited Open Space-Airport
- (LOS) - Limited Open Space
- (PS) - Public Open Space
- (MR6000) - Multi-Family Residential
- (UR6000) - Urban Residential
- (UR9600) - Urban Residential
- (R4) - Residential 4 Dwellings Per Acre
- (SR15000) - Suburban Residential



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