

SEPA DETERMINATION OF SIGNIFICANCE & REQUEST FOR COMMENTS ON SCOPE OF SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (SEIS)

Local File Number

SEPA2024-01

Name of Proposal

Monroe 2044 – Periodic Comprehensive Plan Review and Update

Description of Proposal

The proposal is to perform the periodic update of the City of Monroe Comprehensive Plan as required by the Washington State Growth Management Act (GMA). The Comprehensive Plan is the city's 20-year plan for land use and growth based on the community's vision for the future. It guides City decisions about where housing and jobs should be located, and how public investments are made for things like transportation, utilities, parks, and other assets.

This periodic update addresses:

- Population and employment allocations determined by the Puget Sound Regional Council (PSRC) as adopted in PSRC's Vision 2050 and the Snohomish Countywide Planning Policies;
- Updates to the City's Capital Facilities Plan;
- Updates to the City's Transportation Plan;
- Any changes required by state and federal laws or requirements;
- Any changes to ensure consistency with PSRC's Vision 2050 and the Snohomish Countywide Planning Policies.

The periodic update must be complete by December 31, 2024. The most recent periodic update was completed in 2015 with the adoption of the 2015-2035 Monroe Comprehensive Plan. In 2019, the City updated the Shoreline Master Program and Critical Areas Regulations.

Proponent

City of Monroe

Location of Proposal

The planning area consists of the City of Monroe and its associated urban growth area (UGA), approximately 4,900 acres. The City of Monroe is located in southwest Snohomish County where State Route 522 and U.S. 2 intersect, further located by the coordinates: 47°51'28" N 121°59'18" W.

Lead SEPA Agency

City of Monroe

Determination

The City of Monroe, as the lead agency, has determined this proposal may have significant adverse impacts on the environment. A Supplemental Environmental Impact Statement (SEIS) is therefore required under RCW 43.21C.030 (2)(c) and will be prepared to supplement the 2015 Comprehensive Plan Update SEPA Environmental Impact Statement (EIS). The City's 1994, 2005, and 2015 Comprehensive Plan EIS documents, the 2008 North Kelsey Subarea Plan Expanded SEPA Checklist, and the 2005 Downtown Master Plan Expanded SEPA Checklist will inform the process to review the 2024 Comprehensive Plan Update under SEPA.

Supplemental Environmental Impact Statement (SEIS)

The SEIS is a document that will provide information about the Comprehensive Plan Update to agencies, tribes, and all interested groups and individuals. The SEIS will include information on potential growth alternatives, existing environmental conditions, potential significant impacts, and potential measures to mitigate impacts. The process of developing the SEIS will provide opportunities for the public, agencies and Tribal governments to participate in developing and analyzing information. Preparation of the SEIS will assist with the development of the Comprehensive Plan Update and the decision-making process.

This SEIS is referred to as a programmatic EIS. A programmatic EIS does not evaluate the impacts associated with a specific development project; rather, it contains broader, planning-level analyses that emphasize cumulative impacts, impacts from

policy changes, and program-level mitigation measures. The City of Monroe Comprehensive Plan Update SEIS will contain programmatic analyses of potential significant impacts associated with adoption of the Comprehensive Plan Update alternatives. Proposed individual development projects consistent with the policies of the updated Comprehensive Plan will be subject to SEPA review and state, county, and city regulations.

SEIS Alternatives

The lead agency has preliminarily identified two (2) alternatives to be analyzed in the SEIS (see below for brief descriptions of these alternatives), including one “No Action” Alternative and one “Action” alternative. The “No Action” Alternative represents a continuation of development in Monroe similar to existing trends and the 2015-2035 Comprehensive Plan. The 2015-2035 Comprehensive Plan envisions Monroe developing with three main character areas: a “regional” area, developed for and to serve the entire Sky Valley; a “local” area, configured to foster features and activities supporting day-to-day life and a strong sense of community; and the “north hill,” developing with little effort made to shape its character beyond existing conditions.

The “Action” alternative is intended to respond to population/housing/employment allocations for the City of Monroe Urban Growth Area through 2044. The Action Alternative reflects changing needs to accommodate expected future residents and employees and will plan for and accommodate housing that is affordable to all. The alternative centers on the intensity, character, and location of future development. Neither “No Action” or “Action” Alternatives include an expansion of the City’s Urban Growth Area (UGA).

Elements of the Environment

The lead SEPA agency (City of Monroe) has preliminarily identified the following elements for analysis in the EIS:

1. Natural Environment, including Shorelines
2. Land Use, Aesthetics, and Parks, Recreation, Open Space and Trails
3. Population, Housing, and Employment (including Environmental Justice)
4. Public Services and Utilities
5. Transportation

Scoping

Agencies, affected tribes (Tulalips Tribes, Snoqualmie Tribe, Stillaguamish Tribe of Indians), and members of the public are invited to comment on the scope of the SEIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

Commenting

The following options are available to provide comments on the scope of the SEIS **on or before 5:00 pm Wednesday, March 6, 2024**: **1) via email** to Lance Bailey at lbailey@monroewa.gov; **2) in writing** to Lance Bailey, SEPA Responsible Official, City of Monroe, 14841 179th Ave SE, Suite 320, Monroe, WA 98272; and **3) online** through the city’s project website at www.Monroe2044.com.

Get Involved

To learn more about the proposal and share your feedback, please visit and subscribe to the project website www.monroe2044.com. The website includes background information and will list the dates and times of events as they are set.

Responsible Official

Lance Bailey, AICP
SEPA Responsible Official
City of Monroe
14841 179th Ave SE, Suite 320
Monroe, WA 98272
Phone: 360-863-4544

Date: 2/1/2024

Signature: *Lance Bailey*

City of Monroe Comprehensive Plan Update – SEPA Supplemental Environmental Impact Statement

Description of Alternatives

Alternatives are different ways of achieving a proposal's purpose and need and serve as the basis for environmental analysis relative to elements of the environment. Alternatives under consideration in this EIS include the No Action Alternative and the Action Alternative and are described below.

No Action Alternative

The No Action Alternative continues the current plan for growth in the City and unincorporated Urban Growth Area (UGA), including (1) the adopted zoning and planning designations in the 2015-2035 Comprehensive Plan and Comprehensive Plan Map, and (2) the use of existing tools already in use by the City to meet housing-related State mandates. The No Action Alternative assumes the following:

- Multifamily housing growth would occur by redesignating areas for mixed use development, south of Main Street, within the SR 522/US 2 interchange area, and North Kelsey Subarea.
- Single-family dwellings would be added on vacant lands and on partially developed lands where large lots can be further subdivided. This includes areas that were rezoned as part of the 2015-2035 Comprehensive Plan for increased residential density, including portions of the Foothills and Roosevelt Roads, and Roosevelt Ridge areas. The 2015-2035 Comprehensive Plan also rezoned properties in the Tester Road area, near the Highway 522/US 2 interchange and east of SR 522 areas from Medium Density Residential to High Density SFR. Additional capacity includes areas identified in the Snohomish County Buildable Lands Inventory report.

Under the No Action Alternative, the City would have capacity for 1,468 new housing units, 975 housing units within the City and 493 housing units in the unincorporated UGA (**Table 2-1**). This capacity of 975 new housing units within the City is 289 units above the 2019-2035 housing target established in the Snohomish County Buildable Lands Report (BLR) (2021). The No Action Alternative would have capacity for 2,330 new jobs (**Table 2-1**), which is 970 above the 2019-2035 employment target established in the Snohomish County BLR. Housing and job capacity used in this SEIS analysis are therefore higher under the No Action Alternative than the capacity that was reported in Snohomish County BLR (2021).

The Snohomish County Countywide Planning Policies (CPPs) identify 2044 housing unit growth targets for Monroe as 1,934 for City and 178 for the unincorporated UGA, for a total of 2,112 housing unit growth. The Snohomish County CPPs identify 2044 employment growth targets for Monroe as 2,324 for City and 77 for the unincorporated UGA, for a total of 2,401 employment growth. While net housing under the No Action Alternative are above adopted growth targets, the No Action Alternative does not meet employment capacity targets, primarily because employment growth outside of the City’s UGA is constrained by critical areas. The No Action Alternative would also not meet other new planning requirements, affordable housing across income bands and providing a range of housing types.

Table 2-1. No Action and Action Alternatives Housing and Jobs Capacity

	Capacity	No Action Alternative	Action Alternative
Housing	City	975	2,471
	Unincorporated	493	479
	Total	1,468	2,950
Employment	City	2,330	2,741
	Unincorporated		109
	Total	2,330	2,850

Action Alternative

The Action Alternative would allow more housing and jobs and a greater diversity of housing types. The Action Alternative would add capacity for an additional 2,950 housing units (2,471 in City and 479 in the unincorporated UGA) (**Table 2-1**), which is 1,482 more units of housing capacity than the No Action Alternative. Job capacity would increase, adding space for an additional 2,850 jobs (2,741 in City and 109 in the unincorporated UGA), which is space for 520 more jobs than the No Action Alternative.

To increase the number of housing units, meet new State requirements to permit middle housing, increase opportunities for housing and multiple income levels, and support existing and future neighborhoods, the Action Alternative would:

- Allow middle housing (multi-family housing, townhomes, duplexes, triplexes, etc.) in residential areas north of US-2;
- Add commercial development in the northwest corner of the City;
- Rezone all areas currently zoned Residential 4 Units per Acre (R4) to Residential 7 Units per Acre (R7) in annexation areas and infill areas in-City (e.g., the residential area north of 522 and south of Tye Street SE industrial area);
- Add mixed use and neighborhood-serving commercial uses near Monroe High School;
- Add mixed use to Chain Lake Road to serve residential uses;
- Allow mixed use in high density residential areas and along 179th Avenue SE, 154th St, and W. Main Street to increase housing (and employment) options; and
- Increase housing density downtown through higher density mixed and residential

uses.

To increase jobs capacity, the Action Alternative would:

- Increase industrial densities to allow varied uses in the industrial area south of US-2 surrounding Tye Street SE;
- Increase the intensity of development through infill on Main Street, including allowing mixed use on Main Street east of Dickinson Street;
- Add mixed use development along Main Street, west of Dickinson Street;
- Allow for the addition of commercial services in the area near N. Kelsey Street;
- Add mixed use to the existing commercial services in the area east of the SR 522/US-2 interchange; and
- Add mixed use to Chain Lake Road to serve residential uses.

Figure 2-1 shows conceptual proposed development types under the Action Alternative.

Figure 2-2 shows housing and jobs density under the No Action Alternative. **Figure 2-3** shows housing and jobs density under the Action Alternative.

Figure 2-1

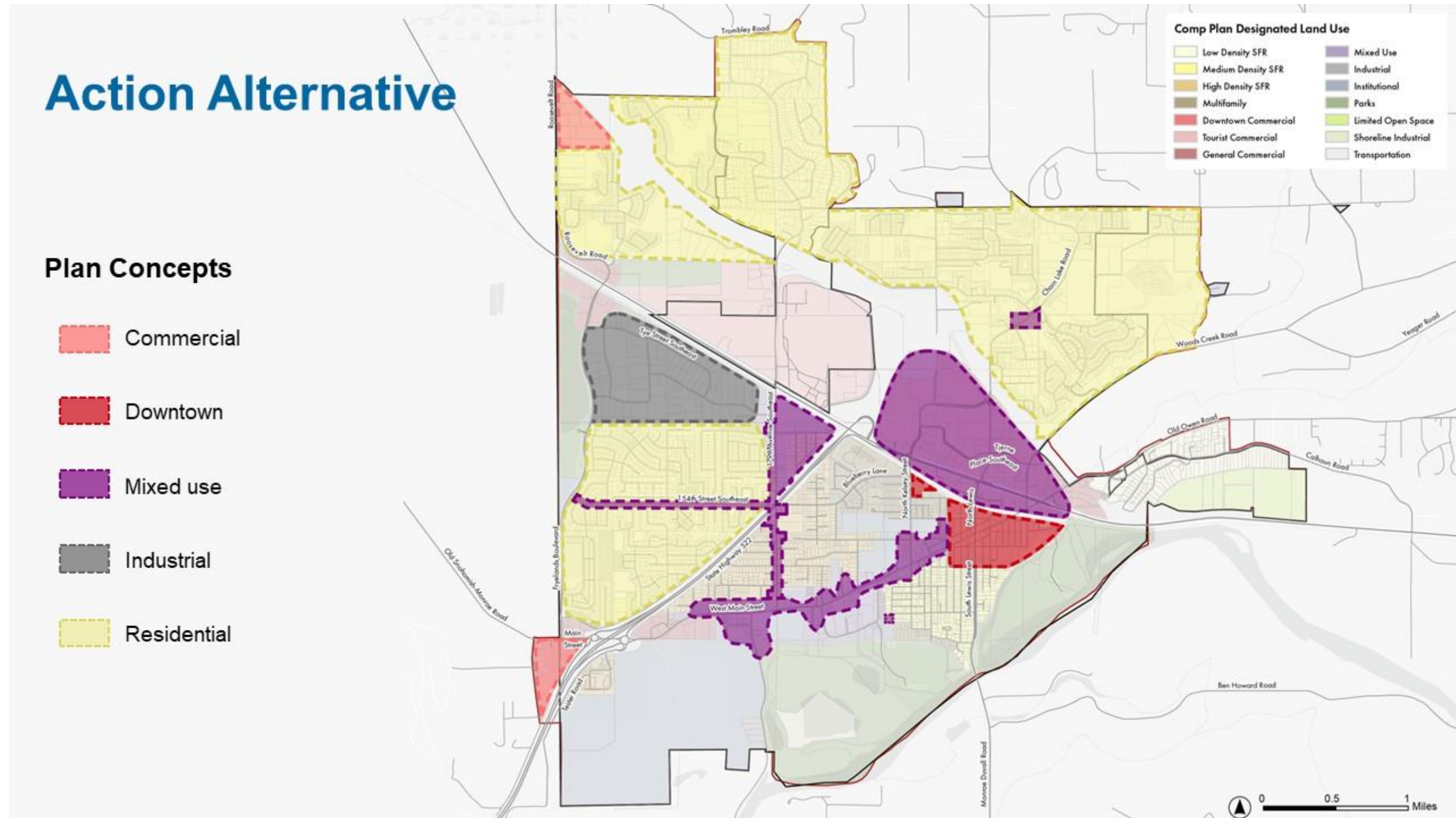


Figure 2-2A

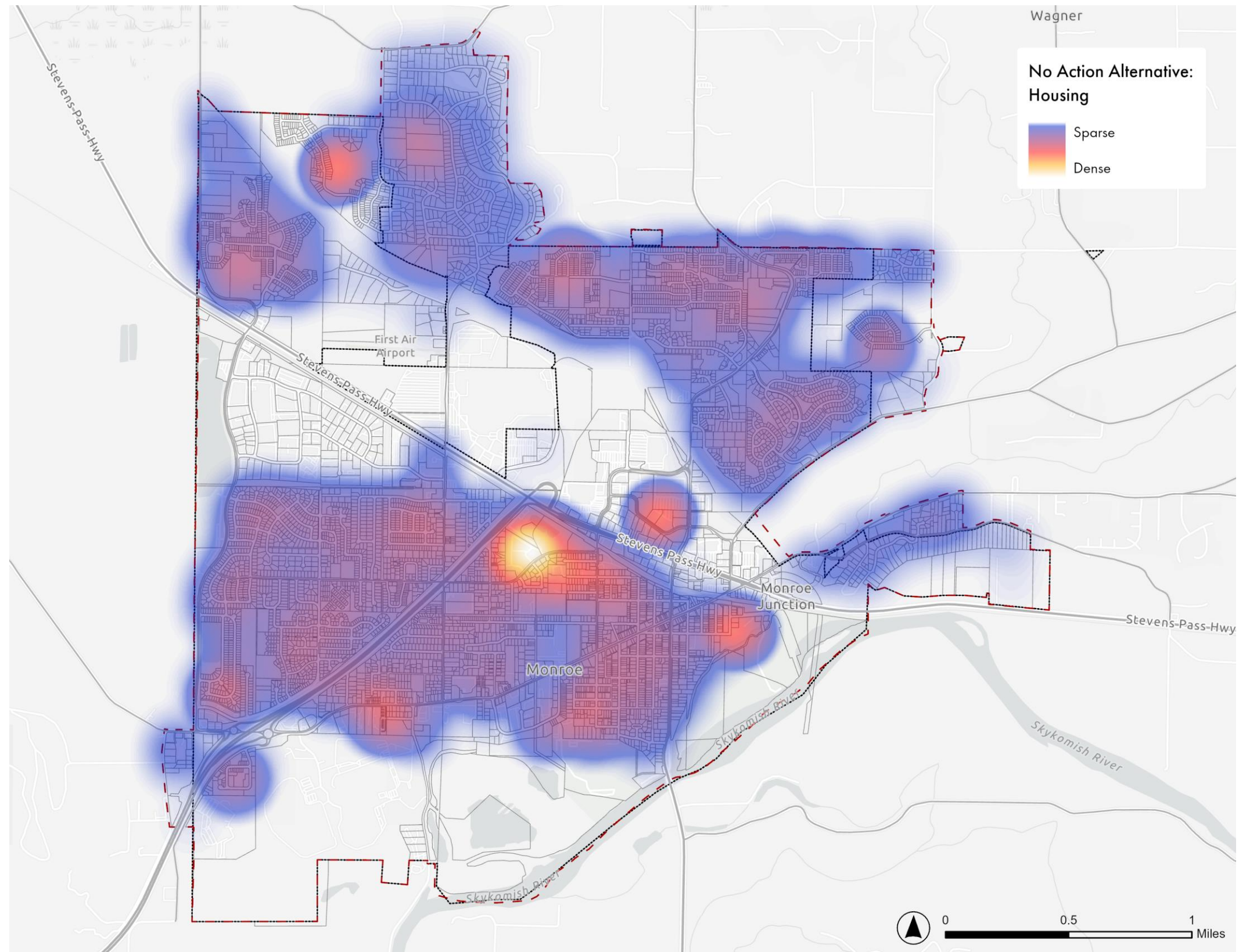


Figure 2-2B

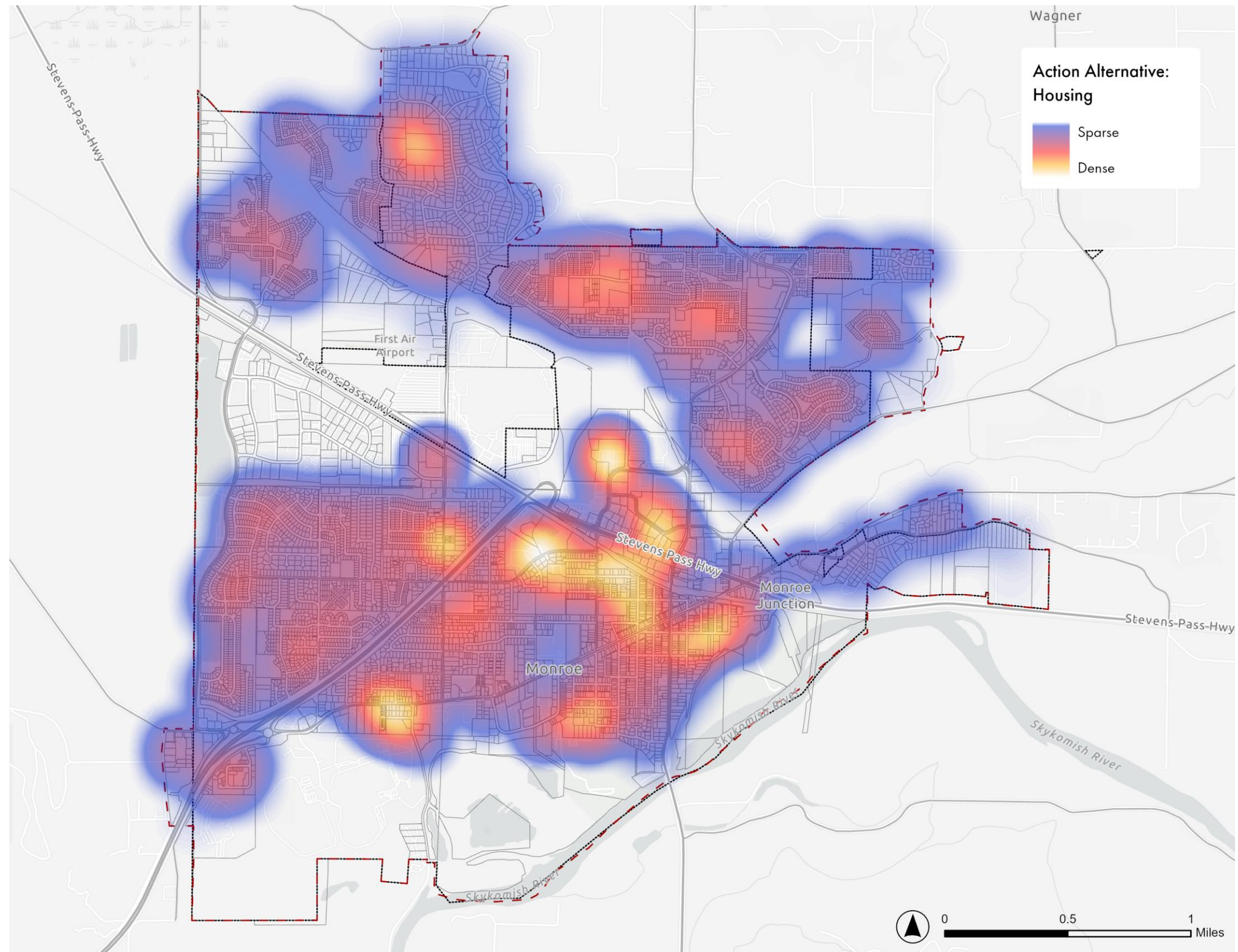


Figure 2-3A

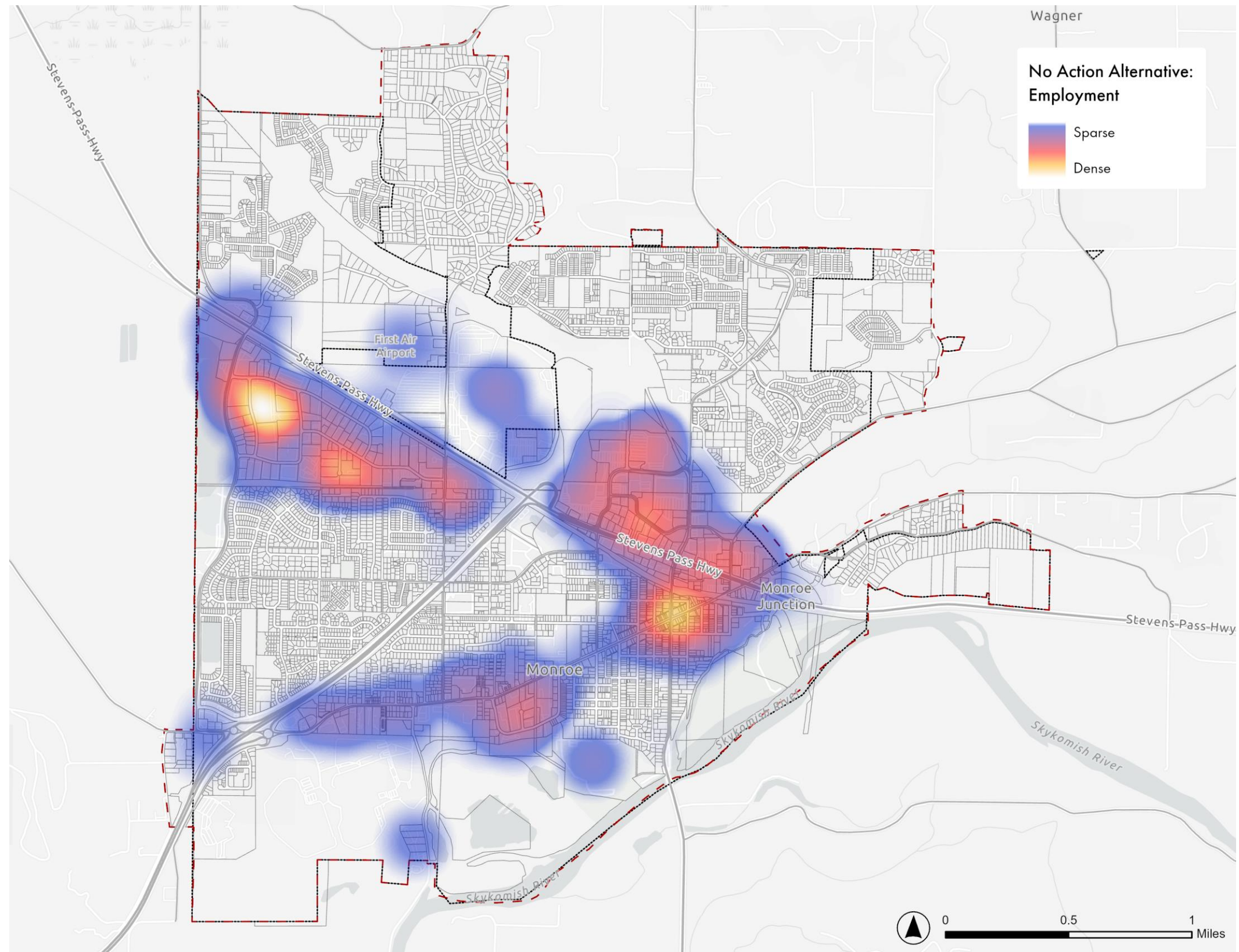


Figure 2-3B

