# **Appendix 1-D**

Agency and Public Comments

### **Appendix 1-D Agency & Public Comments**

Summary of Comments received through 9/30/2024 Planning Commission Public Hearing

Date	Commenter	Comment Summary	Response/Revision
4/24/24	Susan Davis	Request for Monroe City Council to support the Snohomish County comprehensive plan update application MON2 UGA to expand Monroe's UGA. Comments address concerns relating to reliance on the 2021 Snohomish County Buildable Lands Report	Comments noted: See Appendix 3-A for complete Land Use Capacity Analysis  City Council sent a letter to the Snohomish County Council supporting the MON2 UGA proposal.
4/24/24	Lonnie Davis	Request for Monroe City Council to support the Snohomish County comprehensive plan update application MON2 UGA to expand Monroe's UGA. Comments address concerns relating to reliance on the 2021 Snohomish County Buildable Lands Report	Comments noted: See Appendix 3-A for complete Land Use Capacity Analysis  City Council sent a letter to the Snohomish County Council supporting the MON2 UGA proposal.
7/19/24	WDFW	Land Use Ch 3 Policy 3.1.3.7 – develop code to encourage minimum requirements for open space set aside through flexible development standards	Incorporated: Ch 3 policy 3.1.4.6
		Ch 3 Policy 3.2.1.1 Encourage the use of WDFW's Landscaping Planning for WA's Wildlife and incorporate climate change design for water crossing structures and remove fish barriers	Comment noted
		Ch 3 Policy 3.2.1.3 Prepare design corridor plan to focus on multi-modal accessibility	Incorporated: Ch 3, policy 3.2.1.3 and included in the Transportation Plan and Element
		Ch 3 Policy 3.4.2 Increase opportunities for the use of low impact. Add sentence, "Where feasible, the city will make low impact development (LID) the preferred and most commonly used approach to site development."	Incorporated: Ch 3, policy 3.4.1.3
		Ch 3 Policy 3.4.2.1 recommend this policy includes a pop-out box for WDFW Habitat at Home program	Incorporated: Ch 3
		Ch 3 Policy 3.4.2.3 update development codes to promote LID development	See comment above
		Ch 3 Policy 3.4.4 revise language to, "Reduce damage in Monroe from flooding by retaining larger riparian management zones, as well as wetlands and their associated buffers to capitalize on the ecosystem services these resources provide."	Incorporated: Ch 3 Policy 3.4.3.3
		Ch 10 Shoreline & Environment – update fish & wildlife conservation area comment to, "Habitats and species of local importance, including, but not limited to, areas designed as priority habitats and species by the WDFW Priority Habitat Species program."	Incorporated: Ch 10
		Ch 10 - update fish & wildlife conservation area section: the statement that no anadromous species in French Creek Watershed is not correct.	Addressed: Ch 10

Ch 10 – buffer requirements for streams needs to be updated to current BAS standards	Addressed and will be part of the Critical Areas regulation updates in 2025
Ch 10 – Policy 10.1.1 update to add the following to the end of the statement, "striving for net ecological gain."	Incorporated in Ch 10
Ch 10 – Policy 10.1.2 update to add the following to the end of the statement, "as well as WRIA 7 salmon recovery plans."	Incorporated in Ch 10
Ch 10 – Policy 10.1.4 update to add the following to the end of the statement, "into perpetuity."	Incorporated in Ch 10
Ch 10 – Policy 10.1.5 – encourage the city to development and implement tree canopy management plan. Specific examples were provided from other cities.	Noted – the city will work on a new Climate Change chapter prior to 2029 for compliance with new state requirements.
Ch 10 – Policy 10.2.1.3 support this policy and provided resources	
Ch 10 Policy 10.3.1.1 update to read, "Apply mitigation sequencing techniques in management of wetland and buffer areas in order to ensure no net loss of ecological values and functions."	Incorporated in Ch 10
Ch 10 Policy 10.4.1 – appreciation for policy and resources provided	Comment noted
Ch Goal 10.5 rewrite to, "Collaborate with WSDOT, Snohomish County, and neighboring jurisdictions to plan and prioritize public and provide culvert upgrades to ensure passage barrier removal, adaptive projected stormwater passage, and continued climate-related adaptions to handle water passage into the future."	Noted and incorporated as policy statement, Ch 10, Policy 10.5.1.2
Ch 10 Policy 10.6.1 Revise to, "Avoid impacts to wildlife and water quality form agricultural and planting practices to the greatest extent feasible."	Comment noted
Ch 10 Policy 10.6.1.5 additional resources provided to implement policy statement.	Comment noted
Ch 6 Housing policy 6.4.1 – resources were provided to implement the policy as written	Comment noted
Ch 6 Goal 6.4 rewrite the goal to read, "Prioritize set-asides for open spaces and parks within all new residential development with the goal of connecting these spaces for recreational and habitat connection opportunities."	Comment noted – issue addressed in Ch 3 Land Use
Ch 7 Parks – page 7-14 update to read, "Develop a connected system of parks and useable open spaces that supports passive and active recreation, protects unique features, increases habitat connectivity, and links city neighborhoods. Resources were also provided for implementation.	Comment noted
Ch 7, page 7-14 a recommendation for Monroe to formulate a prioritization list for land acquisition of nature preserves.	Comment noted

		Ch 7, page 7-15 rewrite sentence to, "Acquire (primarily through easements) trail corridors to support the trail linkages noted in the PROS <u>Plan in combination</u> with areas identified as important for habitat corridor linkages."	Comment noted
		Ch 7 page 7-16, rewrite sentence to, "Expand the trail network in Monroe, facilitating in-town connectivity, re- establishing habitat corridor linkages, and ties to regional tail networks."	Comment noted, see Draft Trails Master Plan and revised Ch 7 – Parks, Recreation, Open Space, and Trails
		Ch 7, page 7-16 rewrite sentence to, "Work with WDOT to identify options for US-2 bike and pedestrian bridge crossing near Traveler's Park that also serves wildlife movement. Ensure future WDOT improvements to US-2 do not eliminate possibilities for a future trail alignment along the corridor."	Comment noted. See Trails Master Plan and revised Chapter 7 Parks, Recreation, Open Space, and Trails
9/9/24	Snoqualmie Indian Tribe	Ch 2 – History section add, "These tribes continue to exist into the current day, and have reserved rights including inherent, sovereign, and treaty rights to the area in which the City of Monroe now exists, and beyond."	Incorporated: Ch 2, page 2-2 last paragraph
		Ch 10 – Shoreline add policy, "A Critical Cultural Resource (CCR) is an organic archaeological object of high cultural significance to the Snoqualmie people. CCRs as trees are often Western red cedar; however, historical and traditional practices include other species, such as big-leaf maple or cottonwood. Often referred to as Culturally Modified Tree (CMT) in archeological terms, the Tribe prefers this broader term.	Incorporated: Ch 10, page 10-30, Policy 10.1.5.2
		The draft plan does not include any mention of water conservation and water use reduction by the City. Please include how the City plans to minimize and reduce water use in the current and future operations.	Addressed in Chapter 8 Capital Facilities and Associated Appendix 8-C Utility Plans
		Comment regarding Critical Areas regulation update to better incorporate Best Available Science requirements	Comment noted  The Critical Areas Regulations review and update is continuing into 2025.
		Ch 7 Parks – incorporate the five Snoqualmie Tribe Ancestorial Lands Movement (STALM) into the plan.	Comment noted
9/16/24	SVTMC	Add a transportation policy, "The city will partner with other cities and stakeholders on similar transportation polices and goals to ensure transit and transit infrastructure is accessible, affordable, convenient, dependable, and safe for its residents, businesses, and tourist."	Comment noted  Existing policies in Ch 4 – Transportation cover requested request for coordination and access to transit.
9/16/23	Jenson Sand	Does not support the proposed Mixed-Use Future Land Use Map designation for the area south of the Hospital. The designation change will negatively impact current long-term residents. The property near Lowe's should be development first.	Staff agree that land is limited, and further

		Complaint that they did not receive the postcard notice and only learned of the proposed change from a neighbor.	The City began public outreach to get community input on how to accommodate growth through 2044 in spring of 2023. The City sent postcard notices out to all property owners identified for a potential designation change on 5/14/24 for the public workshop on 6/5/24, and another postcard with the notice of availability for the draft comprehensive plan and notice of public hearings. Notice was also published in the Everett Herald, posted on the City's website, and social medial posts.
9/30/24	Susan & Lonnie Davis	Complaint about late notice that the draft plan was available for review.	Comment noted
	Letter and oral testimony during the	Request correction of the DSEIS comments pages 714 & 715 of the PC packet.	Appendix 1-B SEPA includes the corrected sheets and will be included in the FSEIS being issued on 10/14/24.
	public hearing		Comments noted
		Concern regarding the upzoning for areas south of US-2 and conflict with identified underserved areas and gentrification.	Comments noted
		Concern with the proposed Mixed-Use designation for the area south of the hospital and along Chain Lake Road.  Concerns with the proposed annexation	Comments noted Throughout the Land Use Scenario process, City staff have continued to receive requests for a variety of housing types. Additional comments were received during public outreach events to increase
		goal to require Development Agreements to see the development of housing for persons who make 30-80% AMI – services	densities for areas identified for future annexation to "protect" the downtown core.
		are located in the downtown core.	Comment noted
		The projected housing needs indicate that 1,118 units are needed for people making 120+% AMI.	
9/30/24	Steve Jenson	Oral testimony – concerns regarding the location of essential public facilities and that they do not need to be in every zone within the City.	Comment noted
9/30/24	Wenyi Zou	Oral testimony – concerns regarding the proposed FLUM changes for parcels along Chain Lake Road to Mixed-Use. Concern about incompatibility: height, use, etc.	Comment noted
9/30/24	Sherri Novak		Comment noted  Issue related to code compliance relating to
		concerns about unintended consequences of changes.	detached accessory structure.
10/14/2024	WA Dept of Commerce	Agency Comments:     1. Population and building densities     2. Siting of organic material management facilities	Included in Appendix 3-A Policies added to Ch 3, Policy 3.1.7.2  Policies added to Ch 10, Goal & Policies for 10.8 Policy added to Ch 3, Policy 3.4.4
		Adequate provisions for housing for all income levels and identify barriers	Included in Ch 6 and Appendix 3A

		<ol><li>Forecasted need and location of future capital facilities</li></ol>	Included in Ch 8 and Appendix 8-C
		Incorporation of ADA Transition     Plan	Included in Ch 4 and Appendix 4-A
		Provision for the siting of essential public facilities	Included in Ch 8
10/14/2024	Susan Davis	Email concerning access to Draft Plan and noticing for Future Land Use Map changes	
			Responses to concerns included with attached email dated 10/14 & 10/15/2024
			Noticing for this project exceeded the established outreach strategy adopted by Resolution 2023-009.
10/15/2024	Susan Davis	Email link to pdf of comments and edits for the draft Monroe 2044 Comp Plan – document replaced with sent on 11/4/2024	incorporated
10/15/2024	PSRC	Agency Comments:  1. Consistent use assumptions	Corrected Tables 3.2, 3.3, Appendix 3-A, etc.
		Use of ADUs to meet Housing needs	ADUs were not included in the capacity analysis for income bands 0-80% AMI and table 6.8 updated
		Transportation chapter and plan need to acknowledge all mobility  **Transportation**  **Transportatio	Edits made addressing comment
		types 4. Address annexation coordination with County	Policy added to Land Use Chapter
		<ul><li>5. Identify vulnerable population</li><li>6. Econ development – policy to</li></ul>	Analysis included in Appendix 6-B
		address displacement	Policy added to Ch 5 Economic Development
10/17/24	Chris Peloquin	Email concerning the proposed FLUM change from residential to Mixed-Use in the Strawberry Lane neighborhood	Comments noted
10/18/24	PSRC	Response to Chris Peloquin concerns	
10/18/24	Susan Davis	<b>Email regarding Future Land Use Capacity</b>	Comments noted.
		vs Growth Targets	Tables HO-2 and PE-3 on page 2 have not
			been adopted by Snohomish County.
10/21/24	Kathleen Hanson	Email concerning the proposed FLUM change from residential to Mixed-Use in the Strawberry Lane neighborhood	Comments noted
10/21/24	Cherie Dubell	Email concerning the proposed FLUM change from residential to Mixed-Use in the Strawberry Lane neighborhood	Comments noted
10/21/24	Michelle Miller	Email concerning the proposed FLUM change from residential to Mixed-Use in the Strawberry Lane neighborhood	Comments noted
10/22/24	PSRC	Response to Michelle Miller concerns	
10/21/24	Sandra Magana	Email concerning the proposed FLUM change from residential to Mixed-Use in the Strawberry Lane neighborhood	Comments noted
10/25/24	Taylor Rooney	Email concerning the proposed FLUM change from residential to Mixed-Use in the Strawberry Lane neighborhood	Comments noted. Responses to the questions to be provided before the 11/12 PH.
10/22/24	WA Dept. of Natural Resources	Comments relating to geological and flood hazards, climate change, and the SMP.	Comments noted

10/22/25	Huddy Family	Email concerning the proposed FLUM change from residential to Mixed-Use in the Strawberry Lane neighborhood	Comments noted
10/28/24	Delcinda Stroman	Email concerning the proposed FLUM change from residential to Mixed-Use in the Strawberry Lane neighborhood	Comments noted
10/22/24	Chris Peloquin	Petition opposing proposed FLUM change from residential to Mixed-Use in the Strawberry Lane neighborhood	
10/23/24	Jenson Peloquin	Clarification of 10/22/24 comment regarding Strawberry Lane	Comment noted
10/24/24	Rita Burwick	Email concerning the proposed FLUM change from residential to Mixed-Use in the Strawberry Lane neighborhood	Comments noted
11/1/24	Sonny Snowden	Comcate submission – concern regarding FLUM Mixed-Use along Chain Lake Road	Comments noted
10/31/24	Cynthia Mailliard	Email concerning the proposed FLUM change from residential to Mixed-Use in the Strawberry Lane neighborhood	Comments noted
10/31/24	Debora Pascan	Email concerning the proposed FLUM change from residential to Mixed-Use in the Strawberry Lane neighborhood	Comments noted





## Periodic Update Checklist for Fully-Planning Cities

**Notice:** This checklist has been updated with the new 2024 GMA legislation. *Rows* that include new 2023 and 2024 legislative changes or updated Commerce guidance are shown in light orange \_\_\_\_\_, and all statutory changes adopted since 2015 are emphasized in highlighted text to help identify new GMA requirements that may not have been addressed during the last periodic update or through other amendments outside of the required periodic update process. Additionally, amendments to the GMA are summarized in this document on Commerce's GMA Laws and Rules webpage.

Monroe JA 10.08.2024 City	

<u>Overview</u>: This checklist is intended to help cities that are fully planning under the Growth Management Act (GMA) conduct the "periodic review and update" of **comprehensive plans** and **development regulations** required under <u>RCW 36.70A.130 (5)</u>. This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements.

## Checklist Instructions

Please use the most recent versions of your comprehensive plan and development regulations to fill out each item in the checklist and answer the following questions:

<u>Is this item addressed in your current plan or development regulations?</u> If YES, fill in the form with citation(s) to where in the plan or regulation the item is addressed. Where possible, we recommend citing policy or goal numbers by element rather than page numbers, since these can change. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce <u>Periodic Update webpage</u> or contact the <u>Commerce planner assigned to your region</u>.

<u>Is amendment needed to meet current statute?</u> Check YES to indicate a change to your plan will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn't changed since your previous update, if your jurisdiction has kept current with required inventories, or if there haven't been many changes in local circumstances.

<u>Use the "Notes" column</u> to add additional information to note where your city may elect to work on or amend sections of your plan or development regulations, to call out sections that are not strictly required by the GMA, or to indicate if the item is not applicable to your jurisdiction.

Submit your checklist! This will be the first deliverable under your periodic update grant.

<u>PlanView system and instructions</u>: Completed checklists can be submitted through Commerce's PlanView portal. The PlanView system allows cities and counties to submit and track amendments to comprehensive plans or development regulations online, with or without a user account. You can also submit via email: <a href="reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a> Fill out and attach a <a href="cover sheet">cover sheet</a>, a copy of your submittal and this checklist. <a href="Please">Please</a> be advised that Commerce is no longer accepting paper submittals.

For further information about the submittal process, please visit Commerce's <u>Growth Management Act Laws and Rules webpage</u>.

## Need help?

Please visit Commerce's <u>periodic</u> <u>update webpage</u> for additional resources.

Or contact:

Suzanne Austin, AICP
Senior Planner
Growth Management Services
WA Department of Commerce
509.407.7955
Suzanne.Austin@commerce.wa.gov

Or, your assigned regional planner

Checklist Navigation					
Section I: Comprehensive Plan	Section II: Development Regulations	Appendices			
LAND USE	CRITICAL AREAS	APPENDIX A: HOUSING UNIT MINIMUMS PER POPULATION			
HOUSING	ZONING CODE	APPENDIX B: ELEMENT UPDATES UNDER HB 1181			
CAPITAL FACILITIES	SHORELINE MASTER PROGRAM				
UTILITIES	RESOURCE LANDS				
TRANSPORTATION	ESSENTIAL PUBLIC FACILITIES				
SHORELINE	SUBDIVISION CODE				
ESSENTIAL PUBLIC FACILITIES	STORMWATER				
TRIBAL PLANNING	ORGANIC MATERIALS MANAGEMENT				
CLIMATE CHANGE & RESILIENCY	IMPACT FEES				
ECONOMIC DEVELOPMENT	CONCURRENCY & TDM				
PARKS & RECREATION	TRIBAL PARTICIPATION				
OPTIONAL ELEMENTS	REGULATIONS FOR OPTIONAL ELEMENTS				
CONSISTENCY	PROJECT REVIEW PROCEDURES				
PUBLIC PARTICIPATION	PLAN & REGULATION AMENDMENTS				

## Section I: Comprehensive Plan

## Land Use Element

Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1), amended in 2023

7 1 31		70A.070(1), amenaea		
	In Current Plan? Yes/No	Changes needed to meet current statute?  Yes/No	Notes	
	If yes, cite section	Yes/No		
Notice: 2021-2022 legislation ESSB 5593; includes changes to RCW 36.70A.130 regarding UGA size, patterns of development, suitability and infrastructure.  Coordinate these efforts with your county.				Completed:  Date:
a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multicounty planning policies.  RCW 36.70A.210 WAC 365-196-305  Coordinate these efforts with your county.	Yes,		Intro to LU (Relationship to other Plans)	Completed: □ Date:
b. A future land use map showing city limits and UGA boundaries. RCW 36.70A.070(1) amended in 2023 and RCW 36.70A.110(6), WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii)	Yes,		FLUM shows UGA, City Limits.	Completed:   Date:
c. Consideration of urban planning approaches that increase physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state. RCW 36.70A.070(1) (amended in 2023) and WAC 365-196-405(2)(j).  Additional resources: Commerce's Climate guidance, Transportation Efficient Communities' guidance, and the WA Department of Health Washington State Plan for Healthy Communities and Active Community Environment Toolkit	Yes,		3.1.4.6, 3.2.1.3, Goal3.3.	Completed: □ Date:

Section I: Comprehensive Plan				
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. A consistent population projection throughout the plan which should be consistent with the jurisdiction's allocation of countywide population and housing needs. RCW 36.70A.115, RCW 43.62.035 and WAC 365-196-405(f)	Yes,			Completed:  Date:
e. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1) (amended in 2023), WAC 365-196-405(2)(i)  • For cities required to plan under the Buildable Lands Program, RCW 36.70A.215 amended in 2017, some jurisdictions may need to identify reasonable measures to reconcile inconsistencies. See Commerce's Buildable Lands Program page.	No,	Yes,	Please include the assumed densities used to calculate capacity in each zoning category in the land capacity analysis or reference these in the text, RCW 36.70A.070(1). For more information on assumed densities, see page 24 of Commerce Guidance for Updating Your Housing Element, Book 2	Completed:   Date:
f. Provisions for protection of the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1) (amended in 2023), WAC 365-196-405(1)(c); WAC 365-196-485(1)(d)	Yes,		Goal 3.4 and associated policies, Recommendation: Consider specifically calling out groundwater to make explicit connection to RCW.	Completed:   Date:
g. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools and other public uses. RCW 36.70A.150 and WAC 365-196-340	Yes,		FLUM has transportation, limited open space, and parks, industrial and institutional listed.	Completed:  Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
h. Identification of open space corridors and green spaces within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails and connection of critical areas, and urban and community forests within the UGA.  RCW 36.70A.070(1) amended in 2023, RCW 36.70A.160 and WAC 365-196-335	Yes,		See above.	Completed:   Date:
<ul> <li>i. If there is an airport within or adjacent to the city: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports.         RCW 36.70A.510, RCW 36.70.547     </li> <li>Note: The plan (and associated regulations) must be filed with the <u>Aviation Division of WSDOT</u>.         WAC 365-196-455     </li> </ul>	Yes,		3.1.8, First Airfield overlay	Completed: □ Date:
j. Where applicable, a review of drainage, flooding and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.  RCW 36.70A.070(1) (amended in 2023) and WAC 365-196-405(2)(e)  Note: RCW 90.56.010(27) defines waters of the state.  Additional resources: Commerce's climate guidance, Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda	Yes,		3.4,3 (flooding), (didn't see stormwater or drainage called out)	Completed: □ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
k. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas and geologically hazardous areas. In developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries.  RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080. Best Available Science: see WAC 365-195-900 through -925	Yes,		Goal 3.4, 3.4.2, touch on flooding and geologic hazard. Chapter 10 does have policies that pertain to flooding, critical areas, fish and wildlife.	Completed:   Date:
I. If forest or agricultural lands of long-term commercial significance are designated inside a city: a program authorizing Transfer (or Purchase) of Development Rights. RCW 36.70A.060(4), RCW 36.70A.170	N/A			Completed:   Date:
m. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases.  RCW 36.70A.530(3), WAC 365-196-475	N/A			Completed:   Date:
n. New section RCW 36.70A.142 (2022), HB 1799: Development regulations newly developed, updated, or amended after January 1, 2025 allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting must meet criteria described in RCW 70A.205.040(3). See also RCW 36.70.330. For applicability, see RCW 70A.205.540.	No,	Yes,	Not in LU Element, consider adding policy language or reference to organic materials siting to LU.	Completed: □ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
o. Give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities. RCW 36.70A.070(1) amended in 2023.	No,	Yes,	Not found in LU. <u>Recommendation</u> : Add language consistent with RCW. The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.	Completed:  Date:
p. The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools and through wildfire preparedness and fire adaptation measures. RCW 36.70A.070(1) amended in 2023.  See also: International Wildland-Urban Interface Code	No,	Yes,	Recommendation: Add language consistent with RCW: The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools, which may include, but are not limited to, adoption of portions or all of the wildland urban interface code developed by the international code council or developing building and maintenance standards consistent with the firewise USA program or similar program designed to reduce wildfire risk, reducing wildfire risks to residential development in high risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.	Completed:  Date:

### Housing Element

New legislation substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070 (2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpage for further information. See also Appendix A of this checklist for the new 2023 minimum housing unit requirements per city population.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Notice: For more information about what these housing element requirements involve and what Commerce staff will be reviewing for, please see the Expanded Housing Checklist located on the Updating GMA Housing Elements webpage.			NOTE: Housing Element was completed by Commerce Housing staff using the Expanded Housing Checklist.	
<ul> <li>a. Goals, policies and objectives for: <ul> <li>the preservation, improvement and development of housing RCW 36.70A.070(2)(b);</li> <li>moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes, within an urban growth area boundary, RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a); and</li> <li>Consideration of housing locations in relation to employment locations and the role of ADUs. RCW 36.70A.070(2)(d) new in 2021</li> </ul> </li> <li>Notice: These items were separately listed in the previous version of the checklist. No content was changed.</li> </ul>	Yes,			Completed:   Date:
b. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of countywide housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)	Yes,	Yes,	Clarification Needed: The housing need projections in Land Use Element Table 3.3 appear to be inconsistent with the housing needs identified in the Housing Element.	Completed:   Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters and permanent supportive housing.  RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(e) and (f)	Yes,			Completed: Date:
d. Adequate provisions for existing and projected housing needs for all economic segments of the community, including documenting barriers and actions needed to achieve housing availability.  RCW 36.70A.070(2)(d) amended in 2021, WAC 365-196-010(g)(ii), WAC 365-196-300(f), WAC 365-196-410 and see Commerce's Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan.	No,	Yes,	The city should include a summary of the barriers and actions to remove these barriers identified in the Housing Needs Assessment and Housing Action Plan in the Housing Element. This discussion should identify barriers to affordable housing, including emergency housing and permanent supportive housing.  See Chapter 4. Adequate Provisions (pgs. 48-69) and Appendix B (pgs. 114-127) in Housing Element Book 2 for more information. We have examples of this work on our EZView site.	Completed:  Date:
<ul> <li>e. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:</li> <li>Zoning that may have a discriminatory effect;</li> <li>Disinvestment; and</li> <li>Infrastructure availability</li> <li>RCW 36.70A.070 (2)(e) new in 2021</li> </ul>	Yes,			Completed:   Date:
f. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions.  RCW 36.70A.070(2)(f) new in 2021	Yes,			Completed:   Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
g. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.  RCW 36.70A.070(2)(g) new in 2021  Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.  RCW 36.70A.070(2)(h) new in 2021  See also: Support Materials for Racially Disparate Impacts, Exclusion and Displacement Work				Completed: □ Date:

### Capital Facilities Plan (CFP) Element

To serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided and paid for by public entities including local government and special districts, etc. including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and RCW 36.70A.070(3) amended in 2023. Changes made to this element through HB 1181 (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120	Yes,		8.3.1, 8.3.2.1, 8.3.2.2	Completed:   Date:
b. An inventory of existing capital facilities owned by public entities, including green infrastructure. RCW 36.70A.070(3)(a) amended in 2023 and WAC 365-196-415(1)(a)	Yes,		In Chapter 8 and relevant Appendices.	Completed:   Date:
c. A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415(1)(b)  Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.	TBD:	Yes,	Project lists in current CIP but did not see narrative detailing methodology and relating to LOS.	Completed: □ Date:
d. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) and WAC 365-196-415 (1)(c) and (3)(c)  Infrastructure investments should consider equity and plan for any potential displacement impacts.	TBD:	Yes,	Did not see project descriptions in CIP but location was often identified in project title.	Completed:   Date:
e. A six-year plan (at minimum) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities.  RCW 36.70A.070(3)(d), RCW 36.70A.120, WAC 365-196-415(1)(d)	Yes,		2023-2029 6-year CIP. I didn't see identified sources of revenue in this document, but they are touched on CF draft element.	Completed:   Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
f. A policy or procedure to reassess the <u>land use</u> <u>element</u> if probable funding falls short of meeting existing needs. <u>RCW 36.70A.070(3)(e)</u> , <u>WAC 365-196-415(2)(d)</u> Note: park and recreation facilities shall be	Yes,		8.3.2.1	Completed: Date:
included in the capital facilities plan element.				
g. If impact fees are collected: identification of public facilities on which money is to be spent.  RCW 82.02.050(5) and WAC 365-196-850(3)	Yes,		For Parks,	Completed: Date:
h. Identify and include information about all public entities, including special purpose districts that own capital facilities. RCW 36.70A.070 (3) amended in 2023	Yes,		Table 8-1	Completed: Date:
Utilities Element Consistent with relevant CWPPs and RCW 36.70A. lines, fire suppression, electrical lines, telecommur change and resiliency) are not required, although ju legislation.	nication lines, and i	natural gas lines. Cha	nges made to this element through HB 1181	(climate
a. The general location, proposed location and capacity of all existing and proposed utilities, to include telecommunications.  RCW 36.70A.070(4)(a) amended in 2023 and WAC 365-196-420	Yes,		Appendices (water, sewer, storm, PUD) Utility Systems Plan has maps etc.,	Completed:  Date:
b.Identify and include information and contact information about all public entities, including special purpose districts that own utility systems.  RCW 36.70A.070 (4)(b) new in 2023	Yes,			Completed: Date:

Transportation Element
Consistent with relevant CWPPs and RCW 36.70A.070 (6) amended in 2023 by HB 1181. See also the new climate element below for jurisdictional requirements.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. An inventory of air, water and ground transportation facilities and services, including transit alignments, active transportation facilities, state-owned transportation facilities and general aviation airports. RCW 36.70A.070(6)(a)(iii)(A) amended in 2023 and WAC 365-196-430(2)(c)	Yes,			Completed:   Date:
b. Adopted multimodal levels of service standards for all locally owned arterials, locally and regionally operated transit routes that serve UGAs, stateowned or operated transit routes that serve urban areas if the department of transportation has prepared such standards, and active transportation facilities to serve as a gauge to judge performance of the system and success in helping to achieve environmental justice.  RCW 36.70A.070(6)(a)(iii)(B) and (C) amended in 2023, WAC 365-196-430	Yes,		Figure 4.4 (ped), 4.5 (bike), 4.3 (car) and policy 4.6.2 and 4.6.3	Completed: □ Date:
c. Identification of specific actions to bring transportation facilities and services to established multimodal LOS. RCW 36.70A.070(6)(a)(iii)(D) amended in 2023, WAC 365-196-430	Yes,			Completed:  Date:
d. A forecast of multimodal transportation for a minimum of 10 years including land use assumptions used in estimating travel. RCW 36.70A.070(6)(a)(ii), RCW 36.70A.070 (6)(a)(iii)(E) amended in 2023, WAC 365-196-430(2)(f)	Yes,		Page 4-14.	Completed:  Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. A projection of state and local system needs to equitably meet current and future demand and equitably implement the multimodal network. RCW 36.70A.070(6)(a)(iii)(F) amended in 2023, WAC 365-196-430(1)(c)(vi) and RCW 47.06	Yes,			Completed:   Date:
f. A transition plan for transportation as required in <u>Title II of ADA</u> . Perform self-evaluations of current facilities and develop a program access plan to address deficiencies and achieve the identification of physical obstacles, establish methods, perform modifications and identify leadership roles. <u>RCW</u> 36.70A.070(6)(a)(iii)(G) new in 2023.	No,	Yes,	4.3.3 Includes ADA access in all new facilities, does not call out an ADA transition plan as required by RCW.	Completed:   Date:
g. An active transportation component to include collaborative efforts to identify and designate planned improvements for active transportation facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. RCW 36.70A.070(6)(a)(vii) amended in 2023, WAC 365-196-430(2)(j)	Yes,			Completed:   Date:
h. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc.  RCW 36.70A.070(6)(a)(vi) and WAC 365-196-430(2)(i)(i)	Yes,		Active transportation facilities, transit, park and ride are called out.	Completed:   Date:
i. An analysis of future funding capability to judge needs against probable funding resources.  RCW 36.70A.070(6)(a)(iv)(A), WAC 365.196-430(2)(k)(iv)	Yes,		Transportation master plan goes into more detail.	Completed:   Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
j. A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program.  RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010, WAC 365-196-430(2)(k)(ii)	Yes,		Section 4.2 of TMP.	Completed:  Date:
k. If probable funding falls short of meeting identified needs of the transportation system, including state transportation facilities, a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. RCW 36.70A.070(6)(a)(iv)(C) amended in 2023, WAC 365-196-430(2)(l)(iii)	Yes,		Table 4.3 in TMP. Options for meeting needs in 4.4 and 4.5 (reassessment)	Completed:  Date:
I. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. RCW 36.70A.070(6) (a)(v); WAC 365-196-430(1)(e) and 430(2)(a)(iii)	Yes,		4.6.5, 4.7.6, 4.4.3, pg. 4-17.	Completed:   Date:

### Shoreline

For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 are added as one of the goals of the Growth Management Act (GMA) as set forth in RCW 36.70A.480. The goals and policies of a shoreline master program for a county or city approved under RCW 90.58 shall be considered an element of the county or city's comprehensive plan.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. The policies, goals, and provisions of RCW 90.58 and applicable guidelines shall be the sole basis for determining compliance of a shoreline master program with this chapter except as the shoreline master program is required to comply with the internal consistency provisions of RCW 36.70A.070, 36.70A.040(4), 35.63.125, 35A.63.105, 36.70A.480	Yes,		Pg. 10-6	Completed: □ Date:
<ul> <li>b. Shoreline master programs shall provide a level of protection to critical areas located within shorelines of the state that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources as defined by department of ecology guidelines adopted pursuant to <a href="RCW 90.58.060">RCW 90.58.060</a>.</li> <li>See <a href="Ecology's Shoreline planners">Ecology's Shoreline planners</a>' toolbox for the SMP Checklist and other resources.</li> </ul>				Completed: □ Date:
c. Shorelines of the state shall not be considered critical areas under this chapter except to the extent that specific areas located within shorelines of the state qualify for critical area designation based on the definition of critical areas provided by RCW 36.70A.030(5) and have been designated as such by a local government pursuant to RCW 36.70A.060(2)				Completed:   Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. If a local jurisdiction's master program does not include land necessary for buffers for critical areas that occur within shorelines of the state, as authorized by RCW 90.58.030(2)(f), then the local jurisdiction shall continue to regulate those critical areas and their required buffers pursuant to RCW 36.70A.060(2).				Completed:  Date:
Provisions for siting essential public Consistent with CWPPs and RCW 36.70A.200, and its own element. Sometimes the identification and	ended in 2021. Thi	s section can be inclu		e Element or in
<ul> <li>a. A process or criteria for identifying and siting essential public facilities (EPFs). RCW 36.70A.200 and WAC 365-196-550(1)</li> <li>Notes: RCW 36.70A.200, amended 2021 regarding reentry and rehabilitation facilities. EPFs are defined in RCW 36.70A.200.</li> <li>Regional transit authority facilities are included in the list of essential public facilities.</li> </ul>	TBD:	Yes,	Narrative discusses EPF's and the SCT CPP.  Recommendation: Add policy language referencing SCT CPP to make more clear what the process or criteria is.	Completed:  Date:
b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. RCW 36.70A.200(5)  Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. WAC 365-196-550(3)	TBD:	Yes,	Mentioned in narrative,  Recommendation: Add policy language that ensures the comp plan does not preclude siting or cite CPP's.	Completed:  Date:

Tribal Participation in Planning new in 2022 (see <u>HB 1717</u>)
A federally recognized Indian tribe may voluntarily choose (opt-in) to participate in the local and regional planning processes. See Commerce's new <u>Tribal Planning Coordination for GMA</u> webpage for guidance and staff contacts.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in 2022, RCW 36.70A.190 new in 2022	N/A			Completed:  Date:
b. Port elements, if adopted, are developed collaboratively between the city, the applicable port and the applicable tribe(s), which shall comply with RCW 36.70A.040(8). RCW 36.70A.085 amended in 2022	N/A			Completed: Date:
c. Urban Growth Areas: counties and cities coordinate planning efforts for any areas planned for urban growth with applicable tribe(s).  RCW 36.70A.110(1) amended 2022, RCW 36.70A.040(8)	N/A			Completed: Date:

### Climate Change and Resiliency

New in 2023, see HB 1181. WAC updates are forthcoming.

A new required element for comprehensive plans and new goal of the GMA. Designed to reduce greenhouse gas (GHG) emissions, plan for resilience and support environmental justice. Climate elements must maximize economic, environmental and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities. A climate element can take the form of a single comprehensive plan chapter or be integrated into several chapters/elements such as housing, transportation and land use. Visit <a href="Commerce's Climate Program">Commerce's Climate Program</a> webpage for further guidance, grants, tools and staff contacts. Per HB 1181, GHG reduction goals, policies, and programs not specifically identified in the <a href="guidelines">guidelines</a> must be based on scientifically credible projections and scenarios likely to result in equivalent harm avoidance, GHG emission reductions and/or per capita vehicle miles traveled (VMT) reductions.

All fully planning jurisdictions must have a resilience sub-element as part of their broader climate element. The following counties and their cities with a population greater than 6,000 as of April 1, 2021 must also have a greenhouse gas emissions reduction sub-element. Please also review the <u>Appendix</u> for requirements due in the upcoming periodic update.

- December 31, 2025 Deadline: Clark, Skagit, Thurston, Whatcom
- June 30, 2026 Deadline: Benton, Franklin, Spokane
- June 30, 2029 Deadline: These jurisdictions are only required to update two elements this cycle the transportation and climate elements.

Jurisdictions may submit their greenhouse gas emissions reduction sub-element to Commerce for approval per <u>RCW 36.70A.096</u>. Please contact Commerce for submittal requirements if you think your jurisdiction will request approval.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Resiliency sub-elemen	nt: items <u>a throu</u>	gh d are required fo	or all fully planning jurisdictions	
a. Specific goals, policies and programs that identify, protect and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration. RCW 36.70A.070(9) new in 2023			Not required until progress report in 2029.	Completed:   Date:
b. Specific goals, policies and programs that identify, protect and enhance community resiliency to climate change impacts, including social, economic and built environment factors that support adaptation to climate impacts consistent with environmental justice. RCW 36.70A.070(9) new in 2023			Goal 10.2 calls out need to address climate change element by 2029.	Completed: Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Specific goals, policies and programs that address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire and other effects of changes to temperature and precipitation patterns. RCW 36.70A.070(9) new in 2023  Note: include a goal and supportive policy for each climate-exacerbated hazard that is relevant to your jurisdiction.				Completed: Date:
d. Prioritize actions (pursuant to a-c) that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change. RCW 36.70A.070(9) new in 2023				Completed:  Date:
Greenhouse Gas (GHG) Emissions Reduc	ction sub-eleme	nt: items <u>e through</u>	<u>i</u> are only required for jurisdictions iden	tified above
e. Greenhouse gas emissions reduction subelements must include goals and policies to reduce emissions and per capita vehicle miles traveled. RCW 36.70A.070(9) new in 2023  Note: Commerce recommends that jurisdictions use 2022 as a baseline year for their GHG inventories and set incremental targets that lead to achieving Washington's economy-wide target of net zero emissions in 2050 set forth in RCW 70A.45.020(1). Commerce also recommends that jurisdictions should, at a minimum, include goals and policies within the following sectors: Transportation; Buildings & Energy; and, Zoning & Development. The rulemaking process is underway.				Completed: □ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
f. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in overall GHG emissions generated by transportation within the jurisdiction. RCW 36.70A.070(9) new in 2023				Completed:  Date:
g. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in overall GHG emissions generated by land use within the jurisdiction. RCW 36.70A.070(9) new in 2023				Completed:  Date:
h. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in per capita vehicle miles traveled (VMT) within the jurisdiction. RCW 36.70A.070(9) new in 2023				Completed:  Date:
i. Prioritize GHG and VMT reductions that benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice. RCW 36.70A.070(9) new in 2023				Completed:  Date:

## Future required elements: pending state funding

As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.

	In Current Plan? Yes/No If yes, cite section	Notes	
Economic Development  Although included in RCW 36.70A.070 "mandatory elements" an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements.  RCW 36.70A.070(7) amended in 2017	Yes,	Element 5	Completed: □ Date:
Parks and Recreation Implements and is consistent with the capital facilities plan. Include a ten-year demand estimate, evaluation of service and facilities needs and evaluation of tree canopy coverage within UGAs.  RCW 36.70A.070(8) amended in 2023  Although included in RCW 36.70A.070 "mandatory elements" a parks and recreation element is not currently required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, parks, recreation and open space planning are GMA goals, and it is important to plan for and fund these facilities.	Yes,	Element 7, Recommendation: Consider adding policy to evaluate tree canopy coverage in Monroe.	Completed:  Date:

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Pursuant to RCW 36.70A.080, a comprehensive plan may include additional elements, items, or studies dealing with other subjects relating to the physical development within its jurisdiction, including, but not limited to:

	In Current Plan? Yes/No If yes, cite section	Notes	
Sub-Area Plans	Yes,	Mentioned	Completed:   Date:
Conservation	Yes,	Section 10, Shorelines and Natural Environment	Completed:  Date:
Recreation	Yes,	Parks element includes recreation.	Completed:  Date:
Solar Energy		Did not see Solar Energy in my review.	Completed:  Date:

Consistency is required by the GMA	4			
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, multi-county planning policies (MPPs), and the GMA. RCW 36.70A.100 and 210, WAC 365-196-305; 400(2)(c); 510 and 520	Yes,		Please ensure the city is planning for capital facilities, utilities, and transportation to support the zoning changes needed to provide sufficient land capacity for housing needs at all income levels.  Figure 1.1	Completed:   Date:
b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-197-040	Yes,			Completed:  Date:
c. The plan must be coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100 and WAC 365-196-520	Yes,			Completed:  Date:
Public Participation				
a. Plan ensures public participation in the comprehensive planning process.  RCW 36.70A.020(11), .035, and .140, WAC 365-196-600(3) provide possible public participation choices.	Yes,		Appendix 1-C/Equitable Engagement Plan	Completed:   Date:
<ul> <li>b. If the process for making amendments is included in the comprehensive plan:</li> <li>The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2), WAC365-196-640</li> <li>The plan sets out a procedure for adopting emergency amendments and defines emergency. RCW 36.70A.130(2)(b) and RCW 36.70A.390 new in 2021, (HB 1220 sections 3-5), WAC 365-196-650(4)</li> </ul>	Yes,		Implementation element (11) calls out that amendments are "annual", no discussion of emergency amendments.	Completed: □ Date:

Consistency is required by the GMA	4			
	In Current Plan? Yes/No	Changes needed to meet current statute?	Notes	
	If yes, cite section	Yes/No		
c. Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comp plan's goals and the goals of the GMA. WAC 365-196-660 discusses a potential review of growth management implementation on a systematic basis.  New 2021-2022 legislation HB 1241 provides that those jurisdictions with a periodic update due in 2024 have until December 31, 2024 to submit. This legislation also changed the update cycle to every ten years after the 2024-2027 cycle. Jurisdictions that meet the new criteria described in RCW 36.70A.130(9) will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.	Yes,		Element 11 (Implementation)	Completed: □ Date:
d. Considerations for preserving property rights.  Local governments must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property. RCW 36.70A.370. For further guidance see the 2018 Advisory Memo on the Unconstitutional Taking of Private Property	Yes,		3.1.7.1	Completed:   Date:
e. Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts. HB 1181 (2023) revised RCW 36.70A.020 Planning Goals for inclusion of	Yes,		Equitable Engagement Plan doesn't call out specifically overburdened and vulnerable, but aims to cast a wide net that would enable participation.	Completed: $\square$

Consistency is required by the GMA	<b>\</b>	
vulnerable populations and overburdened communities. <u>RCW 36.70A.035</u> <i>Public Participation</i> was not amended under HB 1181.		

## Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. RCW 36.70A.040, WAC 365-196-800 and 810

### Critical Areas

Regulations protecting critical areas are required by RCW 36.70A.060(2), RCW 36.70A.172(1), WAC 365-190-080 and WAC 365-195-900 through 925.

Please visit Commerce's <u>Critical Areas webpage</u> for resources and to complete the <u>Critical Areas Checklist</u>. Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and best available science. Jurisdictions using periodic update grant funds to update critical areas regulations must submit the critical areas checklist as a first deliverable, in addition to this periodic update checklist.

### **Zoning Code**

Note: Please review the new 2023 housing laws in the <u>Washington State Housing Laws of 2019 through 2023</u> guidance, on Commerce's <u>Planning for Housing webpage</u> and <u>Appendix A</u> of this checklist.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Notice: For more information about housing regulatory changes regarding supportive housing types, see Supportive Housing Types Review Checklist on the Updating GMA Housing Elements webpage. And for additional information on middle housing and ADU regulations, see the Middle Housing webpage.				
a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. (RCW 36.70A.070(2)(c) - amended in 2021 (HB 1220)				Completed: Date:
Note: Zoning must reflect sufficient land capacity for all income housing needs, including emergency housing and permanent supportive housing.				

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
b. Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5)  "permanent supportive housing" is defined in RCW 36.70A.030; "transitional housing" is defined in RCW 84.36.043(2)(c)				Completed:   Date:
c. Indoor emergency shelters and indoor emergency housing must be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. Indoor emergency housing must be allowed in areas with hotels. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5)  Any limitations on emergency housing and emergency shelter must be connected to public health and safety and allow the siting of a sufficient number of units and beds necessary to meet projected needs (see Housing Element Book 2, pages 41-48), new in 2023  "emergency housing" is defined in RCW 36.70A.030				Completed:   Date:
d. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short-term rentals, or occupant load per square foot shall not be regulated or limited by cities. (HB 5235), RCW 35.21.682 new in 2021, RCW 35A.21.314 new in 2022, RCW 36.01.227 new in 2021				Completed:   Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. Limitations on the amount of parking local governments can require for low-income, senior, disabled and market-rate housing units located near high-quality transit service. RCW 36.70A.620 amended in 2020 and RCW 36.70A.600 amended in 2019				Completed:   Date:
f. Parking requirements must allow tandem, gravel or grass pavers, and new spaces must be at least 8 by 20 feet in size. Existing and non-conforming parking must be allowed to meet parking requirements for up to six spaces. SB 6015, new in 2024, must be addressed with the periodic update.  Note: guidance coming fall 2024				Completed:  Date:
g. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial RCW 36.70A.450.  Review RCW 43.216.010 for definition of family day care provider and WAC 365-196-865 for more information.				Completed:  Date:
h. Manufactured housing is regulated the same as site built housing. RCW 35.21.684 amended in 2019, RCW 35.63.160, RCW 35A.21.312 amended in 2019 and RCW 36.01.225 amended in 2019. A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood, but may not discriminate against consumer choice in housing.  See: National Manufactured Housing Construction and Safety Standards Act of 1974				Completed: □ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
i. Accessory dwelling units (ADUs): cities (and counties) must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls.  RCW 36.70A.680 amended in 2023, RCW 36.70A.696 amended in 2023, RCW 36.70A.697 amended in 2020, RCW 36.70A.698 amended in 2020, RCW 36.70A.699 amended in 2020				Completed:   Date:
Must be adopted by 6 months after the periodic update deadline, or be superseded by state law.				
Note: see new Commerce <u>ADU guidance</u> and <u>ADU checklist</u> .				
j. Middle housing: if your jurisdiction is one of the 77 cities subject to middle housing, regulations must allow the appropriate amount of middle housing units on a lot by 6 months after the periodic update deadline, or be superseded by state law. RCW 36.70A.635  See Commerce's model ordinances and user guide on the middle housing web page.				Completed:   Date:
k. Co-living must be allowed as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed use development. HB 1998, new in 2024, contains specific standards for size, density calculations, connection fees and parking.				Completed:  Date:
Must be adopted by December 31, 2025  Note: guidance will be available fall of 2024				

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
I. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of "familial status" are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals. RCW 36.70A.410, RCW 70.128.140 and 150, RCW 49.60.222-225 and WAC 365-196-860				Completed:   Date:
m. Affordable housing programs enacted or expanded under RCW 36.70A.540 amended in 2022 comply with the requirements of this section. Examples of such programs may include: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of lowincome housing units, or mixed-use projects. WAC 365-196-300  See also RCW 36.70A.545 and WAC 365-196-410(2)(e)(i)  "affordable housing" is defined in RCW 84.14.010 new in 2024 (ESSB 6175)  Review RCW 36.70A.620 amended in 2020, for minimum residential parking requirements.				Completed:  Date:
n. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. RCW 35.21.915, amended in 2020				Completed:  Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
o. Allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multi-family residence located on real property owned or controlled by a religious organization. RCW 36.70A.545, amended in 2019 (HB 1377).				Completed:  Date:
p. Reduce restrictions for additional housing units within existing commercial, mixed-use and multifamily buildings by exempting the added units from density limits, parking and other regulatory requirements. RCW 35A.21.440, new in 2023 and RCW 35.21.990, new in 2023, (HB 1042)  Note: These requirements must be in effect within six months after the periodic update due date.				Completed:  Date:
q. Must not adopt, impose, or enforce requirements on an affordable housing development that are different than the requirements imposed on housing developments generally. RCW 36.130.020 (2008)  Note: This applies to cities, counties, other local government entities and agencies.				Completed:  Date:
r. Regulations discourage incompatible uses around general aviation airports. RCW 36.70.547 and WAC 365-196-455. Incompatible uses include: high population intensity uses such as schools, community centers, tall structures, and hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, or stockyards. For more guidance, see WSDOT's Aviation Land Use Compatibility Program.				Completed:   Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
s. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, zoning should discourage the siting of incompatible uses adjacent to military base. RCW 36.70A.530(3) and WAC 365-196-475. Visit Military One Source to locate any bases in your area and help make determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.				Completed:   Date:
t. Electric vehicle infrastructure (jurisdiction specified: adjacent to Interstates 5, 90, 405 or state route 520 and other criteria) must be allowed as a use in all areas except those zoned for residential, resource use or critical areas. RCW 36.70A.695				Completed:  Date:
Shoreline Master Program Consistent with <u>RCW 90.58</u> Shoreline Managemen	t Act of 1971			
a. Zoning designations are consistent with Shoreline Master Program (SMP) environmental designations. <u>RCW 36.70A.480</u>				Completed:   Date:
b. If updated to meet RCW 36.70A.480 (2010), SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance. RCW 36.70A.480(4) and RCW 90.58.090(4)  See Ecology's shoreline planners' toolbox for the SMP Checklist and other resources and Ecology's Shoreline Master Programs Handbook webpage				Completed:   Date:

### Resource Lands Defined in RCW 36.70A.030(3), (12) and (17) and consistent with RCW 36.70A.060 and RCW 36.70A.170 In Current Regs? Changes needed to Yes/No meet current statute? Notes If yes, cite section Yes/No a. Zoning is consistent with natural resource lands designations in the comprehensive plan and conserves natural resource lands. RCW 36.70A.060(3), WAC 365-196-815 and WAC 365-Completed: 190-020(6). Consider innovative zoning Date: techniques to conserve agricultural lands of longterm significance RCW 36.70A.177(2). See also WAC 365-196-815(3) for examples of innovative zoning techniques. b. Regulations to assure that use of lands adjacent to natural resource lands does not interfere with natural resource production. RCW 36.70A.060(1)(a) and WAC 365-190-040 Regulations require notice on all development Completed: permits and plats within 500 feet of designated Date: natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are regulations to implement comprehensive plan c. For designated agricultural land, regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for Completed: agricultural purposes. Accessory uses should be Date: located, designed and operated to support the continuation of agricultural uses. RCW 36.70A.177(3)(b) d. Designate mineral lands and associated regulations as required by RCW 36.70A.131 and Completed: WAC 365-190-040(5). For more information Date: review the WA State Dept. of Natural Resources (DNR)'s Geology Division site

### Siting Essential Public Facilities

Regulations for siting essential public facilities should be consistent with <u>RCW 36.70A.200</u> and consider <u>WAC 365-196-550</u>. Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).

(CWPPs).				
	In Current Regs? Yes/No	Changes needed to meet current statute?	Notes	
	If yes, cite section	Yes/No		
Regulations for CWPPs include a process for siting EPFs and ensure EPFs are not precluded. RCW 36.70A.200 amended in 2023, WAC 365-196-550(6) lists process for siting EPFs. WAC 365-196-550(3) details preclusions. EPFs should be located outside of known hazardous areas.  Visit Commerce's Behavioral Health Facilities Program page for information on establishing or expanding new capacity for behavioral health EPFs.  Note: RCW 36.70A.200 amended by SB 5536 to include EPFs for opioid treatment programs				Completed: □ Date:
Subdivision Code				
a. Subdivision regulations are consistent with and implement comprehensive plan policies. RCW 36.70A.030(8), RCW 36.70A.040(4)				Completed:  Date:
<ul> <li>b. Written findings to approve subdivisions establish adequacy of public facilities. RCW 58.17.110 amended in 2018</li> <li>Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students.</li> <li>Potable water supplies, sanitary wastes, and drainage ways. RCW 36.70A.590 amended 2018</li> <li>Open spaces, parks and recreation, and playgrounds</li> <li>Schools and school grounds</li> <li>Other items related to the public health, safety and general welfare, WAC 365-196-820(1).</li> </ul>				Completed: □ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
<ul> <li>c. Preliminary subdivision approvals under RCW 58.17.140 and RCW 58.17.170 are valid for a period of five or seven years (previously five years).</li> <li>Note: preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and ten years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.</li> </ul>				Completed: □ Date:
d. Include in short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. RCW 58.17.060 (3) new in 2023 by SB 5258 - section 11				Completed:  Date:

Stormwater				
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. RCW 36.70A.070(1) Regulations may include: adoption of a stormwater manual consistent with Ecology's latest manual for Eastern or Western Washington, adoption of a clearing and grading ordinance –See Commerce's 2005 Technical Guidance Document for Clearing and Grading in Western Washington.  Adoption of a low impact development ordinance. See Puget Sound Partnership's 2012 Low Impact Development guidance and Ecology's 2013 Eastern Washington Low Impact Development guidance.  Additional Resources: Federal Grants to Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda				Completed: □ Date:
b. Provisions for corrective action for failing septic systems that pollute waters of the state.  RCW 36.70A.070(1). See also: DOH Wastewater Management, Ecology On-Site Sewage System Projects & Funding				Completed:   Date:

Organic	Materials N	Management Facilities	

New in 2022, HB 1799 added a section to the GMA aimed at reducing the volumes of organic materials collected in conjunction with other solid waste and delivered to landfills, supporting productive uses of organic material waste and reduction of methane gas (a greenhouse gas).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
New section RCW 36.70A.142; new in 2022 legislation HB 1799: Development regulations newly developed, updated, or amended after January 1, 2025 allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting to meet criteria described in RCW 70A.205.040(3)  See also RCW 36.70.330. For applicability, see RCW 70A.205.540				Completed: □ Date:
Impact Fees May impose impact fees on development activity a serve new development must provide for a balance				
a. If adopted, impact fees are applied consistent with RCW 82.02.050 amended in 2015, RCW 82.02.060 amended in 2023 by SB 5258, .070, .080, .090 amended in 2018 and .100.  WAC 365-196-850 provides guidance on how impact fees should be implemented and spent.				Completed:   Date:
b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with <a href="RCW 82.02.050(3">RCW 82.02.050(3)</a> ) amended in 2016				Completed:   Date:
c. If adopted, limitations on impact fees for early learning facilities. RCW 82.02.060 amended in 2021				Completed:  Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. If adopted, exemption of impact fees for low-income and emergency housing development.  RCW 82.02.060 amended in 2023. See also definition change in RCW 82.02.090(1)(b) amended in 2018				Completed:   Date:
e. Ensure impact fees are not assessed on the construction of accessory dwelling units that are greater than 50 percent (50%) of the impact fees that would be imposed on the principal unit. RCW 36.70A.681 new in 2023 by HB 1337				Completed:   Date:
f. The schedule of impact fees reflects the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units. RCW 82.02.060 amended in 2023 by SB 5258				Completed: Date:
Concurrency and Transportation De Ensures consistency in land use approval and the existing transportation systems, limits the impacts	development of ade	quate public facilities	as plans are implemented, maximizes the e	fficiency of
<ul> <li>a. The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. RCW 36.70A.070(6)(b) amended in 2023, WAC 365-196-840.</li> <li>Note: Concurrency is required for transportation, but may also be applied to park facilities, etc.</li> </ul>				Completed: □ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
b. Measures exist to bring into compliance locally owned, or locally or regionally operated, transportation facilities or services that are below the levels of service established in the comprehensive plan. RCW 36.70A.070(6)(a)(iii)(B) and (D), RCW 36.70A.070(6)(b) amended in 2023  Levels of service can be established for automobiles, pedestrians and bicycles. See WAC 365-196-840(3) on establishing an appropriate level of service.				Completed: □ Date:
c. Highways of statewide significance (HSS) are exempt from the concurrency ordinance. RCW 36.70A.070(6)(a)(iii)(C)				Completed:  Date:
d. Traffic demand management (TDM) requirements are consistent with the comprehensive plan. RCW 36.70A.070(6)(a)(vi) Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. WAC 365-196-840(4) recommends adopting methodologies that analyze the transportation system from a comprehensive, multimodal perspective.				Completed:   Date:
e. If required by RCW 82.70, a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with comprehensive plan policies for CTR and Department of Transportation rules.				Completed:   Date:

# Tribal Participation in Planning new in 2022 (see HB 1717)

A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process. See Commerce's new <u>Tribal Planning Coordination for GMA</u> webpage for guidance and staff contacts.

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	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in 2022.	in yes, one section	1 66/116		Completed:  Date:
b. Policies consistent with countywide planning policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited, provided that a tribe, or more than one tribe, chooses to participate in the process. RCW 36.70A.210(3)(i) new in 2022.				Completed:  Date:
Regulations to Implement Optional	Elements			
New fully contained communities are consistent with comprehensive plan policies, <u>RCW</u> 36.70A.350 and <u>WAC 365-196-345</u>				Completed:  Date:
b. If applicable, master planned resorts are consistent with comprehensive plan policies, RCW 36.70A.360, RCW 36.70A.362 and WAC 365-196-460				Completed:  Date:
c. If applicable, major industrial developments and master planned locations outside of UGAs are consistent with comprehensive plan policies, RCW 36.70A.365, RCW 36.70A.367 and WAC 365-196-465				Completed:  Date:
d. Regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources. RCW 36.70A.020(13), WAC 365-196-450				Completed:  Date:

	In Current Regs? Yes/No	Changes needed to meet current statute?	Notes	
	If yes, cite section	Yes/No		
e. Other development regulations needed to implement comprehensive plan policies such as energy, sustainability or design are adopted. WAC 365-196-445				Completed:  Date:
f. Design guidelines for new development are clear and easy to understand; administration procedures are clear and defensible				Completed:  Date:
g. Local design review includes one or more ascertainable guideline, standard or criterion by which an applicant can determine whether a given building design is permissible under that development regulation.  May not result in a reduction in density, height, bulk or scale below the generally applicable development regulations for a development proposal in the applicable zone.  RCW 36.70A.630 new in 2023 by HB 1293				Completed:  Date:

Project Review Procedures In 2023, <u>SB 5290</u> substantially amended local pern	nit review processes	s. Codification and add	ditional resources from Commerce are forth	ncoming.
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Project review processes integrate permit and environmental review. RCW 36.70A.470, RCW 36.70B and RCW 43.21C.  Also: WAC 365-196-845, WAC 197-11(SEPA Rules), WAC 365-197 (Project Consistency Rule, Commerce, 2001) and Ecology SEPA Handbook.  Integrated permit and environmental review procedures for:  Notice of application Notice of complete application One open-record public hearing Combining public hearings & decisions for multiple permits Notice of decision One closed-record appeal  Note: new in 2023, see Commerce's new guidance for Local Project Review and SB 5290				Completed: Date:
Plan & Regulation Amendments If procedures governing comprehensive plan amer	ndments are part of	the code, then assure	the following are true:	
a. Regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions). RCW 36.70A.130(2) and WAC 365-196-640(3)				Completed:  Date:
b. Regulations define <i>emergency</i> for an emergency plan amendment. <u>RCW 36.70A.130(2)(b)</u> and <u>WAC 365-196-640(4)</u>				Completed:  Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Regulations include a docketing process for requesting and considering plan amendments. RCW 36.70A.130(2), RCW 36.70A.470, and WAC 365-196-640(6)				Completed:  Date:
d. A process has been established for early and continuous public notification and participation in the planning process. RCW 36.70A.020(11), RCW 36.70A.035 and RCW 36.70A.140. See WAC 365-196-600 regarding public participation and WAC 365-196-610(2) listing recommendations for meeting requirements.				Completed: □ Date:
e. A process exists to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property RCW 36.70A.370. See the 2018 Advisory Memo on the Unconstitutional Taking of Private Property				Completed: Date:
f. Provisions ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties). See implementation strategy in WAC 365-196-650(1).				Completed:  Date:

### Appendix A: Housing unit minimums per population

See Commerce's <u>Middle Housing webpage</u> for more information and the <u>Middle Housing Fact Sheet</u> for the list of cities that must comply with the following requirements.

Cities with a population less than 25,000 but within the Contiguous UGA with the largest city in a county with a population greater than 275,000 Changes needed to In Current zoning? Yes/No meet current statute? Notes If yes, cite section Yes/No Zoning and development regulations allow at least two residential units per lot on all lots Completed: zoned predominantly for residential use, unless Date: the lot is smaller than 1,000 square feet. RCW 36.70A.635 (1) and (6) HB 1110

Cities with a population between 25,000 and 75,000						
	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes			
<ul> <li>a. Zoning and development regulations allow at least:</li> <li>two residential units on each lot,</li> <li>four residential units on each lot if at least one unit is affordable, unless the lot is smaller than 1,000 square feet.</li> </ul>				Completed: □ Date:		
b. Zoning and development regulations allow at least four residential units on each lot, within ¼ mile walking distance of a major transit stop.				Completed: Date:		

Cities with a population greater than 75,000				
	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<ul> <li>a. Zoning and development regulations allow at least:</li> <li>four residential units on each lot,</li> <li>six residential units on each lot if at least two units are affordable, unless the lot is smaller than 1,000 square feet.</li> </ul>				Completed: □ Date:
b. Zoning and development regulations allow at least six residential units on each lot, within ¼ mile walking distance of a major transit stop.				Completed:  Date:

Appendix B: Element updates per HB 1181 – Climate Change and Resiliency

	Required Updates to GMA Elements per HB 1181						
GMA Periodic Update Due Dates	Greenhouse Gas Reduction Sub-element	Climate Resilience Sub-element	Transportation Element	Land Use Element	Capital Facilities Element*	Utilities Element*	Parks & Recreation Element*
For jurisdictions with a 2024 deadline and subject to GHG Emissions Reduction [Sec. 15 (10)]	Due 2029	Due 2029	Due 2029	Due in 2034			
For jurisdictions with a 2025 & 2026 deadline and subject to GHG Emissions Reduction [Sec. 4 (1) and (2)]	х	X	Х	X	X*	X*	Х*
Jurisdictions <u>not</u> subject to GHG Emissions Reduction (all years) [Sec. 4 (3) and 9(e)(i)]	Optional	X See RCW 36.70A.0 70(9)(e)	**	Only counties over 20k pop.	X*	X*	X*

Table notes: "X" indicates a GMA update requirement. One asterisk (\*) indicates jurisdictions should make a good faith effort to update their elements to be consistent; refer to HB 1181 (Chapter 228, Laws of 2023) for specifics. Two asterisks (\*\*) indicates 22 cities that need to update their transportation element based on population, not whether or not their county is among those that must develop a GHG emissions element.





### EXPANDED HOUSING CHECKLIST

# Periodic Update Checklist for Fully-Planning Cities and Counties<sup>1</sup> with additional checklist items for housing element review.<sup>2</sup>

This checklist provides the framework Commerce regional planners will use to review periodic update submissions. **This checklist is NOT required to be completed by each jurisdiction**; it is an additional tool to help local planners meet the intent of the statute.

- Jurisdictions may submit draft housing elements to <u>Laura Hodgson</u> for initial review prior to 60-day review. Jurisdictions in the PSRC region are encouraged to submit draft housing elements to Commerce when it is submitted to PSRC and/or King County, as the requirements from the state are slightly different from the local or regional requirements.
- Housing element submissions should include a land capacity analysis (LCA) reflecting updated policies. This LCA may be included as a
  supporting document such as a Housing Needs Assessment (HNA) or simply a separate land capacity analysis document. If the LCA is missing
  from the submission, it will be requested by Commerce staff.
- Regional planners will review draft comprehensive plans and development regulations for the items **IN BOLD CAPITALIZED TEXT BELOW EACH ITEM**. If these materials are not included in the housing submission, Commerce staff will request them. More information on these requirements are included in parenthesis if additional information is needed. (Land use element review items are included for reference to ensure consistency between elements.)
- Commerce will also be tracking that zoning changes are consistent with comprehensive plan changes and the LCA (<u>RCW 36.70A.115</u>). These
  zoning changes implement the policies in the comprehensive plan to plan for and accommodate housing affordable to all income brackets.
- Questions? Contact Laura Hodgson at <u>Laura.Hodgson@commerce.wa.gov</u> or 360-764-3143.

<sup>&</sup>lt;sup>1</sup> The checklist items in this document are applicable to cities and counties, unless otherwise noted, but the headings in the checklist may be slightly different from the county checklist.

<sup>&</sup>lt;sup>2</sup> The May 2024 checklist includes the following updates: (1) Under Section I: Comprehensive Plan Elements, Housing Element, item (e) – clarified that a land capacity analysis is needed for emergency housing. (2) Under Section II: Development Regulations, item (b) – corrected state statute reference which was incorrect.

# Section I: Comprehensive Plan Elements

## Land Use Element

Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1)

	Consistent? Yes/No	Changes needed?
b. A future land use map showing land uses, city limits and UGA boundaries. RCW 36.70A.070(1) and RCW 36.70A.110(6), WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii) THE LAND USES MUST REFLECT PROJECTED GROWTH INCLUDING FUTURE HOUSING NEEDS.	Yes	
d.A consistent population projection throughout the plan which should be consistent with the jurisdiction's allocation of projected countywide population and housing needs. RCW 36.70A.115, RCW 43.62.035 and WAC 365-196-405(f)  TABLE OR OTHER DOCUMENTION OF LOCAL ALLOCATION OF POPULATION AND HOUSING NEEDS BY INCOME BRACKET FROM THE COUNTYWIDE PROCESS.	Yes	
e. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1), WAC 365-196-405(2)(i)  ESTIMATES SHOULD INCLUDE ASSUMED DENSITIES TO ACCOMMODATE HOUSING NEEDS. (See WAC 365-196-210(6), and Housing Element Book 2: Step C and footnote 30 on page 24.)	No	Please include the assumed densities used to calculate capacity in each zoning category in the land capacity analysis or reference these in the text, RCW 36.70A.070(1). For more information on assumed densities, see page 24 of Commerce Guidance for Updating Your Housing Element, Book 2.

### Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070(2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements:

Updating GMA Housing Elements and Planning for Housing.

	Consistent? Yes/No	Changes needed?
<ul> <li>a. Goals, policies and objectives for:         <ul> <li>the preservation, improvement and development of housing, RCW 36.70A.070(2)(b), and</li> <li>moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes, within an urban growth area boundary. RCW 36.70A.070(2)(b) amended in 2021, and WAC 365-196-410(2)(a)</li> </ul> </li> <li>ENSURE THERE ARE POLICY(IES) ON A VARIETY OF MODERATE DENSITY HOUSING TYPES, SUCH AS DUPLEXES, TRIPLEXES, AND TOWNHOMES IN URBAN GROWTH AREAS.</li> </ul>	Yes	
<ul> <li>b. Consideration of housing locations in relation to employment locations. RCW 36.70A.070(2)(d) amended in 2021</li> <li>LAND USE MAP SHOULD SHOW HIGHER DENSITY HOUSING LOCATED NEAR EMPLOYMENT (COMMERCIAL) AND/OR ADJACENT TO HIGH QUALITY TRANSIT IF APPLICABLE. (Housing Element Book 2: see pages 67-68.)</li> </ul>	Yes	
<ul> <li>c. Consideration of the role of accessory dwelling units (ADUs) in meeting housing needs. RCW 36.70A.070(2)(d) amended in 2021</li> <li>TO SHOW CONSIDERATION OF ADUS, DO ONE OR BOTH OF THE FOLLOWING: (1) THE HOUSING NEEDS ASSESSMENT OR HOUSING ELEMENT MUST INCLUDE TEXT AND/OR POLICIES THAT ADDRESSES THE POTENTIAL FOR ADUS TO MEET HOUSING NEEDS, OR</li> <li>(2) INCLUDE ADU CAPACITY IN LAND CAPACITY ANALYSIS. 20-year ADU capacity should not exceed 10% of eligible lots.</li> <li>(See Housing Element Book 2 - ADU narrative guidance: pages 68-69; ADU capacity: see Step 1.6 on pages 27-28.)</li> </ul>	Yes	

### Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070(2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements:

Updating GMA Housing Elements and Planning for Housing.

	Consistent? Yes/No	Changes needed?
d. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of countywide housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)  TABLE OR OTHER DOCUMENTATION OF LOCAL ALLOCATION OF HOUSING NEEDS BY INCOME BRACKET. (Housing Element Book 1: see #6 of "Minimum standards for identifying and allocating projected housing needs" on page 60.)	Yes	The housing need projections in Land Use Element Table 3.3 appear to be inconsistent with the housing needs identified in the Housing Element.
e. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing. <a href="RCW 36.70A.070(2)(c">RCW 36.70A.070(2)(c</a> ) amended in 2021, <a href="WAC 365-196-410(e">WAC 365-196-410(e</a> ) and (f)		
STATEMENT SHOWING THERE IS SUFFICIENT CAPACITY OF LAND FOR ALL INCOME HOUSING NEEDS, INCLUDING EMERGENCY HOUSING. INCLUDE A TABLE SHOWING THE BREAKDOWN OF CAPACITY IN ZONES WHICH ADDS UP TO HOUSING NEEDS FOR ALL INCOME LEVELS, INCLUDING EMERGENCY HOUSING. (Supporting documentation of land capacity analysis is encouraged.) (Housing Element Book 2: see bottom table of Exhibit 17 on page 40 and Exhibit 20 on page 48.)	Yes	
ANY LIMITATIONS ON SUPPORTIVE HOUSING TYPES (EMERGENCY HOUSING (EH), EMERGENCY SHELTER (ES), PERMANENT SUPPORTIVE HOUSING (PSH), AND TRANSITIONAL HOUSING (TH)) MUST ALLOW THE SITING OF A SUFFICENT NUMBER OF UNITS AND BEDS NECESSARY TO MEET PROJECTED NEEDS. (Housing Element Book 2: see pages 41-48.)		
THE ZONING MAP MUST BE CONSISTENT WITH AND IMPLEMENT THE LAND USE MAP AND LAND CAPACITY FINDINGS. (See RCW 36.70A.115(1), WAC 365-196-800)		

	Consistent? Yes/No	Changes needed?
f. Adequate provisions for existing and projected housing needs for all economic segments of the community. <a href="RCW 36.70A.070(2)(d">RCW 36.70A.070(2)(d"&gt;RCW 36.70A.070(2)(d")</a> amended in 2021, <a href="WAC 365-196-010(g">WAC 365-196-010(g")(ii)</a> , <a )(ii)<="" a="" href="WAC 365-196-010(g">, <a )(g")(ii)<="" a="" href="WAC 365-196-010(g">, <a )(g")(g")(g")(g")(g")(g")(g")(g")(g")<="" href="WAC 365-196-010(g" td=""><td>No</td><td>The city should include a summary of the barriers and actions to remove these barriers identified in the Housing Needs Assessment and Housing Action Plan in the Housing Element. This discussion should identify barriers to affordable housing, including emergency housing and permanent supportive housing.  See Chapter 4. Adequate Provisions (pgs. 48-69) and Appendix B (pgs. 114-127) in Housing Element Book 2 for more</td></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a>	No	The city should include a summary of the barriers and actions to remove these barriers identified in the Housing Needs Assessment and Housing Action Plan in the Housing Element. This discussion should identify barriers to affordable housing, including emergency housing and permanent supportive housing.  See Chapter 4. Adequate Provisions (pgs. 48-69) and Appendix B (pgs. 114-127) in Housing Element Book 2 for more
need to be in table format, but both items need to be present in the housing element.		information. We have examples of this work on our <u>EZView site</u> .
<ul> <li>g. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:</li> <li>Zoning that may have a discriminatory effect;</li> <li>Disinvestment; and</li> <li>Infrastructure availability</li> <li>RCW 36.70A.070(e) new in 2021</li> </ul>		
INCLUDE A STATEMENT OF WHETHER DATA SHOWS IF THERE ARE DISPARATE IMPACTS.  NOTE: COMMERCE HAS DATA AVAILABLE FOR ALL JURISDICTIONS ON OUR <u>EZVIEW SITE</u> .  ( <u>Housing Element Book 3</u> : see pages 19-20.)	Yes	
REVIEW OF HOUSING ELEMENT POLICIES AND REGULATIONS THAT HAVE LED TO THESE IMPACTS. This may be in the housing element, housing needs assessment or the staff report. ( <a href="Housing Element Book 3">Housing Element Book 3</a> : see pages 33-36; this specific evaluation framework is not required.)		

	Consistent? Yes/No	Changes needed?
h. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. <a href="RCW 36.70A.070(2)(f">RCW 36.70A.070(2)(f)</a> new in 2021		
INCLUDE POLICIES TO ADDRESS THESE IMPACTS, OR THAT ADDRESS DEVELOPMENT OF MORE AFFORDABLE HOUSING, PRESERVATION OF EXISTING AFFORDABLE HOUSING, <u>AND PROTECTION OF EXISTING HOUSEHOLDS</u> . (Policies: <u>Housing Element Book 3</u> , see pages 36-39 and Appendix C of <u>Housing Element Book 2</u> ; Regulations: <u>Housing Element Book 3</u> , pages 43-44.)	Yes	
<ul> <li>i. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.</li> <li>RCW 36.70A.070(2)(g) new in 2021</li> </ul>		
DISCUSSION AND/OR MAP OF AREAS THAT MAY BE AT RISK OF DISPLACEMENT.  (COMMERCE AND PSRC HAVE MAPS AVAILABLE, AND INCLUSION OF ONE WOULD MEET THIS REQUIREMENT.) (Housing Element Book 3: see pages 27-31.)	Yes	
Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. <a href="RCW 36.70A.070(2)(h)">RCW 36.70A.070(2)(h)</a> new in 2021		
SEE H ABOVE.		

Co	nsistency is required by the GMA			
		Consistent?	Changes needed?	
		Yes/No	onunges needed.	
	All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-196-500  ENSURE CAPITAL FACILITIES, TRANSPORTATION AND UTILITIES ELEMENTS INCLUDE IMPROVEMENTS TO SUPPORT ADDED HOUSING DENSITY AND CONSIDER UNDERSERVED AREAS. LIKELY CONSIDERATIONS WILL INCLUDE SYSTEM IMPROVEMENTS AND PRIORITIZING AND FUNDING THIS WORK. (Housing Element Book 2: see LCA Step 1.3 "Identify gaps in utility infrastructure and services" on page 22, and "Identify related infrastructure and service needs" on page 77.)	Yes	Please ensure the city is planning for capital facilities, utilities, and transportation to support the zoning changes needed to provide sufficient land capacity for housing needs at all income levels.	
Pul	olic Participation			
a.	Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11), .035, and .140, WAC 365-196-600(3) provide possible public participation choices.  THE PUBLIC PARTICIPATION PLAN SHOULD SHOW EFFORTS TO ENGAGE VULNERABLE POPULATIONS, OVERBURDEDED COMMUNITIES, AND THOSE WHO MAY HAVE BEEN DISPARATELY IMPACTED BY HOUSING POLICIES. (Housing Element Book 3: see pages 15-19.)	Yes		

Section II: Development Regulations
Must be consistent with and implement the comprehensive plan. RCW 36.70A.040, WAC 365-196-800 and 810

# Zoning Code

	Consistent? Yes/No	Changes needed?
<ul> <li>a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. (RCW 36.70A.070(2)(c) - Amended in 2021 with HB 1220)</li> <li>If subject to middle housing requirements in RCW 36.70A.635, see material on Commerce's Middle Housing webpage.</li> <li>ZONING MAP AND TEXT ALLOW FOR THE HOUSING TYPES AND DENSITIES IN THE LAND CAPACITY ANALYSIS.</li> <li>THESE ZONING CHANGES MUST BE COMPLETE BY THE END OF THE PERIODIC UPDATE PERIOD.</li> </ul>	TBD	Please update your code by the end of the periodic update period to reflect the residential up-zoning, as identified in the Proposed Actions, to accommodate housing needs for all income levels.
b. [FOR CITIES] Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5)  "permanent supportive housing" and "transitional housing" is defined in RCW 36.70A.030; "transitional housing" is defined in RCW 84.36.043(3)(c)  [FOR CITIES AND COUNTIES] ANY LIMITATIONS ON PERMANENT SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING MUST BE CONNECTED TO PUBLIC HEALTH AND SAFETY AND ALLOW THE SITING OF A SUFFICENT NUMBER OF UNITS AND BEDS NECESSARY TO MEET PROJECTED NEEDS. (Housing Element Book 2: see pages 41-48.)	No	Please update your code to allow permanent supportive housing and transitional housing in all areas that allow residences and hotels, and emergency housing and shelter in either all areas that allow hotels or a majority of zones within one mile of transit, per RCW 35A.21.430. We recommend that transitional housing be defined in code and added to land use tables as appropriate. See the STEP Model Ordinance and User Guide for further guidance.  Please ensure that code changes allow sufficient land capacity to accommodate projected emergency housing needs.
c. [FOR CITIES] Indoor emergency shelters and indoor emergency housing shall be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. Indoor emergency housing must be allowed in areas with hotels.  RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5)  "emergency housing" is defined in RCW 36.70A.030(14)	No	See above

[FOR CITIES AND COUNTIES] ANY LIMITATIONS ON EMERGENCY HOUSING AND		
EMERGENCY SHELTER MUST BE CONNECTED TO PUBLIC HEALTH AND SAFETY AND		
ALLOW THE SITING OF A SUFFICENT NUMBER OF UNITS AND BEDS NECESSARY TO MEET		
PROJECTED NEEDS. (Housing Element Book 2: see pages 41-48.)		



1201 Third Avenue, Suite 500, Seattle, WA 98101-3055 | psrc.org | 206-464-7090

October 15, 2024

Kate Tourtellot, Planning Manager City of Monroe 806 West Main Street Monroe, WA 98272

Subject: PSRC Comments on City of Monroe Draft Comprehensive Plan

Dear Ms. Tourtellot,

Thank you for providing an opportunity for the Puget Sound Regional Council (PSRC) to review the City of Monroe's draft comprehensive plan. We appreciate that the city has invested a substantial amount of time and effort in developing the draft plan and appreciate the chance to review while in draft form. This timely collaboration provides an opportunity to review plan elements for the 2024 comprehensive plan and prepares the city well for <u>certification</u> by PSRC once the full plan has been adopted.

We suggest the city consider the following comments as further work is completed for the comprehensive plan update to align with <u>VISION 2050</u> and the Growth Management Act. Overall, we found few things to comment on. Importantly, though, we encourage the city to work towards a final draft that uses land use assumptions and capacity figures that are consistent with the city's adopted growth targets and to clarify the city's capacity for housing to meet various income levels.

We reviewed the draft plan using the <u>VISION 2050 Consistency Tool</u>. Key sections of the consistency tool are listed below on the left along with relevant comments on the draft plan on the right:

### Regional Growth Strategy

Plan Review Consistency Tool	PSRC Comment on Draft Monroe Plan
Use consistent land use assumptions	The city should ensure the final plan
throughout plan (RCW 36.70A.070, WAC	uses land use assumptions throughout
365-196-430)	that are consistent with the countywide
	growth targets. There are currently
	inconsistencies in the draft, including
	the employment target in Table 1.1 and
	housing target in the land use element
	and associated appendix (Appendix 3-
	A).

### Housing

Plan Review Consistency Tool	PSRC Comment on Draft Monroe Plan
Increase housing supply and densities	Policies in the housing element provide
to meet the region's current and	a strong foundation for
projected needs at all income levels	accommodating a variety of housing
consistent with the Regional Growth	types and densities. The city should
Strategy (MPP-H-1)	clarify the capacity for housing to meet
	various income levels. In the draft plan,
	ADUs are included in support of 0-80%
	AMI housing. <u>Guidance from Commerce</u>
	shows ADUs as moderate income (>80-
	120% AMI) for higher-cost communities.
	All central Puget Sound cities are
	considered higher-cost communities.

### Transportation

Plan Review Consistency Tool	PSRC Comment on Draft Monroe Plan
Ensure mobility choices for people with	The draft plan includes a policy about
special needs (MPP-T-10)	mobility choices for people with special
	needs, but this would be strengthened
People with mobility and accessibility	by including further analysis on the
needs/priority populations:	topic. A brief discussion in the narrative
Youth	portion of the plan about mobility
Older adults	options for people with special needs or
<ul> <li>People with low incomes</li> </ul>	locations where mobility barriers may
People with disabilities	exist would be beneficial.

Plan Review Consistency Tool	PSRC Comment on Draft Monroe Plan
	Additionally, if the city has completed
	an ADA transition plan, it should be
	incorporated into the plan by 2029 per
	HB 1181.

# Land Use/Development Patterns

Plan Poviow Consistency Tool	DCDC Commont on Draft Monroe Plan	
Plan Review Consistency Tool	PSRC Comment on Draft Monroe Plan	
Work towards annexation and the	The city is encouraged to continue	
orderly transition of unincorporated	working with Snohomish County and	
urban areas by:	other relevant parties to plan for the	
<ul> <li>Joint planning and urban</li> </ul>	future of potential annexation areas	
development standards for urban	and, as appropriate, incorporate	
unincorporated areas	policies and provisions to support	
<ul> <li>Affiliating all unincorporated</li> </ul>	efforts such as coordinating	
urban growth areas with adjacent	development standards, transferring	
cities	permitting authority, and addressing	
Planning for phased growth of	service and infrastructure financing.	
communities to be economically viable,		
supported by planned urban		
infrastructure, and served by public		
transit (MPP-RGS-16, DP-27-30)		

# Environment and Climate Change

Plan Review Consistency Tool	PSRC Comment on Draft Monroe Plan
Support programs to ensure that all	The city is commended for including a
residents, regardless of race, social, or	variety of policies aimed at reducing
economic status, have clean air, clean	environmental impacts to vulnerable
water, and other elements of a healthy	populations. These policies could be
environment and prioritize the reduction	furthered strengthened by including
of impacts to vulnerable populations	analysis identifying where vulnerable
that have been disproportionately	populations are located and the
affected (MPP-En-3-4, En-7-8, En-21)	potential environmental impacts they
	face.
Address impacts to vulnerable	
populations and areas that have been	
or will be disproportionately affected by	

PSRC Comments on City of Monroe Draft Comprehensive Plan October 2024

Page 4

Plan Review Consistency Tool	PSRC Comment on Draft Monroe Plan
climate change (MPP-CC-6, CC-8, CC-	
Action-3, CC-Action-4)	

### **Economy**

Plan Review Consistency Tool	PSRC Comment on Draft Monroe Plan
Address and prevent potential physical,	The city addresses residential
economic, and cultural displacement of	displacement effectively in the draft
existing businesses that may result from	plan. Consistent with VISION 2050, the
redevelopment and market pressure	city should also consider identifying
(MPP-Ec-12)	potential physical, economic, and
	cultural displacement of existing
	businesses that may result from
	redevelopment and market pressure.

PSRC has resources available to assist the city in addressing these comments and inform development of the draft plan. We have provided links to online documents in this letter, and additional resources related to the plan review process can also be found at <a href="https://www.psrc.org/planning-2050/vision/vision-2050-planning-resources">https://www.psrc.org/planning-2050/vision/vision-2050-planning-resources</a>.

We appreciate all the work the city is doing and the opportunity to review and provide comments. We are happy to continue working with you as the draft progresses through the adoption process. If you have any questions or need additional information, please contact me at 206-464-6360 or eharris@psrc.org.

Sincerely,

FrikaHarris

Erika Harris, Growth Management

Puget Sound Regional Council

cc: Review Team, Growth Management Services, Department of Commerce

HANDOWS/Pub Comment

City Council Testimony Lonnie Davis 425-314-2545

We are here tonight to ask for the city council to endorse our MON2 UGA expansion proposal because county planning policies specifically state "Any UGA expansion should have the support of affected cities. CPP DP-2 d.

Sue has explained in detail how the amt of buildable land is overestimated in Monroe's UGA. Puget Sound Regional Council routinely mentions good planning and efficient land use! If land is a limited resource then land on the city boundary should be seen in the same light. Currently we are zoned for building 3 additional homes on our 22 acres, all would be on septic. Imagine if this property had 70-100 homes with mixed density (single family, duplex, townhomes, fourplex?

Imagine if the existing Chain Lake trail were continued and went out to Chain Lake Elementary? Currently nearly all the students are bussed and /or dropped off by parents.

Development of the MON2 site will extend the trail 250 yards, leaving roughly 600 yards remaining to reach the school. There is funding available and we are willing to facilitate cooperation amongst the city, county, and school. We have reached out to representatives and are encouraged by the feedback so far.

The cities PROS plan directly states the #1 most requested priority from the citizens survey is "Building more trails and paths"

Imagine empowering students and parents to be able to walk or bike to school safely.

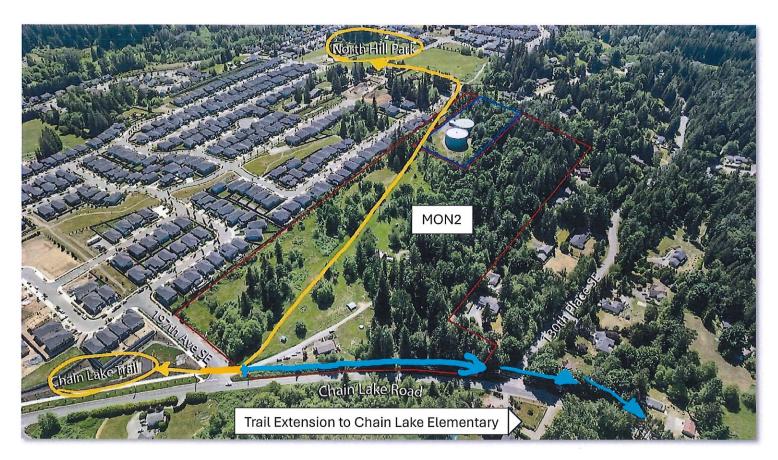
### Other reasons this makes sense.

- All roads to access our property are already in place and serviced by the City of Monroe.
- All utilities are available and accessible.
- This city's 6-year transportation plan already includes widening Chain Lake Road.
- The Fire Dept is relocating its fire station 32 closer to Chain Lake Road to better serve the citizens.
- The PUD upgraded the electrical grid by putting in a new switching station on Tjerne Pl.
- The city purchased North Hill Park land that is ¼ mile away from our property, they are just awaiting funding for the buildout.
- Our property is no longer rural. We are surrounded by the city on 3 sides, with 60% common boundary lines. We have 27 homes along our southern border, as well as small lot development on our other borders.

We ask that you Be Bold! Endorse our MON2 proposal. IT IS efficient land use and will provide needed housing and an opportunity to complete the chain lake trail to the elementary school!

We already paid to have the Draft Environmental Impact Statement completed on our property. If MON2 is supported by the city, and approved by the county, 100% of the ownership is agreeable to annexing into the city, which means it will be developed under the city of Monroe development plans NOT the county. We would encourage development that incorporates higher intensity/mixed density housing.

The bottom line... The state is in a housing crisis, and the only way out of it is to increase the supply of housing. The best way to do this is to increase availability of vacant, large parcels of land in the path of current growth. The MON 2 docket proposal can also contribute to Monroe parks and trails system by extending the current Chain Lake trail to the elementary school, which would make kids safer, and be an asset to the community.

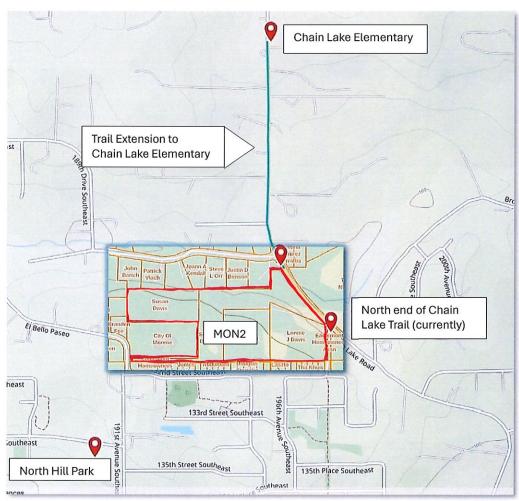


The MON 2 site above showing the North end of the Chain Lake Trail, North Hill Park, and a suggested pathway through the MON2 site.

Development of the MON2 site under City guidelines would require extension of the Chain Lake Trail north along Chain Lake Road, bringing it to within 600 yards of Chain Lake Elementary School.

Nearly 100% of kids are transported by bus or car to school and extracurricular activities.

Extending the trail creates a "Safe Route to School" which helps our kids and the Monroe Community.



Buildable Lands & Land Capacity – Snohomish County's projected land capacity in Monroe's current UGA is overstated.

- The 2021 buildable lands report and the land capacity analysis overstates the availability of land available to meet the next 20 years of growth in the Monroe area.
- I did a deep dive into the Buildable Lands Data and looked at each of the parcels identified as having additional capacity.
- CITY OF MORNOE MAP UGA areas yellow, UGA expansion blue.
- I focused in on each UGA as a neighborhood to show you the current land use, where the BLR projects additional capacity, and then briefly summarized why these areas can't produce the additional housing that's suggested.
- · Reasons like:
  - o growth that has already occurred
  - critical areas and setbacks limit development
  - o growth is projected on lots that already have homes on them in areas served by septic systems. (People already live in these homes, and they won't likely redevelop to higher densities in the outlying areas of Monroe because they are on septic they won't extend sewer because it's cost prohibitive for small lot projects)
  - the BLR and land capacity analysis relies too heavily on single, small lots being redeveloped. In cases where lots are close to each other, assemblage of these small lots into something more viable is super challenging.
- The 2021 BLR and land capacity suggests there is 371 unit capacity after removing the 2 large plats that have been completed. After my review, I believe the land capacity is more like 263 housing units (and that is still being generous). The BLR shows 674 housing unit (HU) capacity Monroe Woodlands (200 units) Woods Creek Vista (103 units) = 371 remaining HU capacity. At the 4/16/24 council meeting staff recommended increasing the HU growth target to 413 HU. This exceeds the BLR capacity by 42 units, and exceeds my estimate by 150 units.
- Going back to the overall map of Monroe, you have 2 UGA expansion proposals being considered by the Snohomish County Council. Ours is the MON 2 site where there is 1 habitable home on 22 acres, everyone agrees to go into the UGA and annex into the City of Monroe. The DEIS says this lot can produce 70 lots. I suspect it could be more if it were a master planned community with mixed densities. This UGA extension should not be considered "sprawl" because:
  - o 60% of our property lines are shared with the City (it's surrounds us on 3 sides),
  - City streets already serve this site, with improvements to Chain Lake Road on their 6 year transportation plan (\$16 million)
  - All utilities are reasonably available at the site, including city water and sewer.
  - The City already mows the utility corridor that bisects the property, making it an ideal east/west connector trail between the Chain Lake multimodal trail and the new North Hill park.
  - Including this property in the UGA provides an opportunity to extend the Chain Lake Trail further north. This trail can then be leveraged with the County and the State to apply for a grant under the "Safe Routes to School Program" to finish extending the trail north to Chain Lake Elementary,

where virtually all kids are currently bussed or driven to school. This would create a more walkable path to school. I'm told there are several kids that regularly walk or bike on this road – not a safe situation for kids for sure!

 It would also make a more logical city/county boundary line along Chain Lake Road. This boundary line has been known to create confusion when emergency services called... should it be Monroe police or the county Sheriff to respond?

In 2018 a shooting incident occured at our property, and it took the county Sheriff over an hour to respond. A stray bullet was shot through the corner of the house early in the morning of January 1<sup>st</sup>, 2019 while one of the residents was sitting on the couch 10' away. Then another stray bullet was shot into one of the Mainvue houses on 7/4/2020 in the middle of the day. That bullet cam from the same direction, through our property from the east side of Chain Lake Rd. This is now a "no shooting zone" (for anyone that knows about it), but the blurred line between city and county still makes no sense.

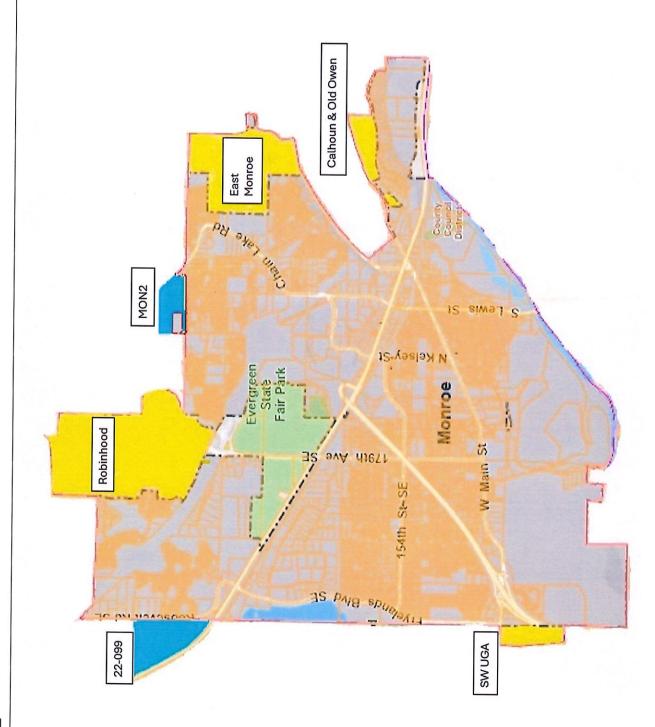
- We are in a housing crisis, and we need housing that is going to impact the market in the short term... we
  don't have another 10 years to wait until we revisit this, considering the Comp Plan process began in 2019
  with the Buildable Lands Report (dated 4/1/2019).
- In the high interest rate market we have today (and considering that 80% of homeowners have rates below 5%), we need to rely on large builders to make big investments in housing instead of relying on mom and pops and single parcel small scale builds. Large builders need large parcels to work with to give them the economy of scale.
- We hope that you will support reasonable UGA expansions in areas that make sense (like MON2)

### **City of Monroe Housing Needs:**

- Per the City of Monroe's DRAFT Housing Element of their comp plan, the targeted growth by AMI includes
  - 716 housing units from 0 to 50% AMI.
  - 381 housing units for 100% to 120% of AMI, and
  - 1,118 housing units for 120% AMI and above.

Income level	Income Band (AMI)	Projected housing need	Zoning Serving this Income Band needs
Extremely	0-30% PSH	154	
Low	0-30% non-PSH	319	Low-Rise, Mid-Rise Apartments + ADUs
Very Low	>30-50%	243	
Low	>50-80%	0	
Moderate	>80-100%	0	Moderate
woderate	>100-120%	381	Density
Above Moderate	>120%	1,118	Low Density
	Total	2,216	

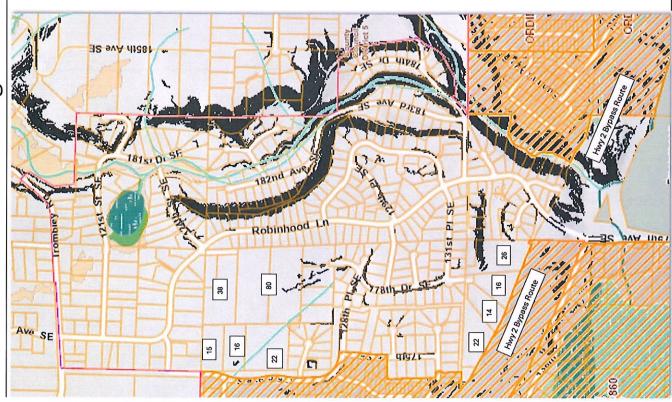
Rezoning land already in the City leads to displacement of people who already have affordable housing.
 We need to accommodate the growth in new planned communities where density can be mixed without displacing people. Please remember that we need housing in both the low AMI and at the high end.



## **Current UGA** in YELLOW

**Proposed UGA expansions** in BLUE

## MONROE: Robinhood Neighborhood



Buildable Lands Capacity in Robinhood Neighborhood = 287

## Robinhood Neighborhood

- The City of Monroe has tried to annex the Robinhood area at least 3 times in recent years to no avail.
- This is an unsewered area, and folks have all they need. Except for the parcels noted as "Monroe 30" below, there is no incentive for these property owners to become part of the city. The rest is built out and occupied.
- The 2021 BLR anticipates that 9 new housing units will be built in the Robinhood community. I would anticipate some ADU's being built here, but likely nothing beyond that.

## North 41 Annexation – 2022 (failed)

- The city approved a 10% annexation petition on this 41.69 acre assemblage of properties, which was approved on 8/10/22. The parties later withdrew their application in late 2023 when they couldn't get 60% approval.
- 6 parcels were deleted from the Monroe 30 Annexation petition.

  According to the consultant assisting with the application, these folks bought homes in the country and don't want to be in the city.
  - Of the 6 deleted parcels, 2 have homes built in the late 1980's, 3 have homes built in the 2010's, and 1 just built in 2023.
- The 2021 BLR anticipated 29 new housing units would go on these lots, but these owners DON'T want to be in the city.

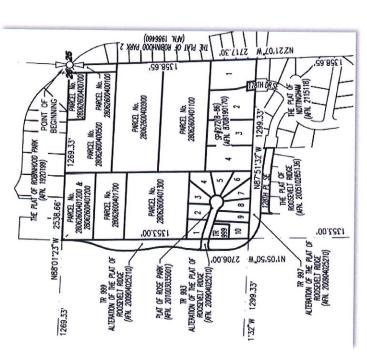
## Monroe 30 Annexation - 2024

- The city approved a 10% annexation petition on this smaller assemblage of properties, which was approved on 3/27/24.
- The 2021 BLR anticipates 171 homes will be built on this 31.32 acre assemblage.

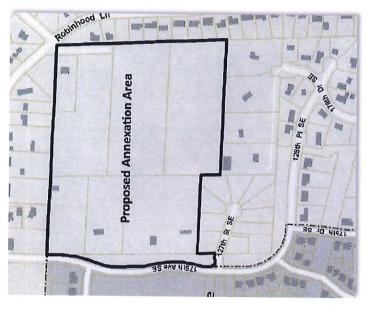
## MONROE: Robinhood Neighborhood

ABOVE: Image from Snohomish County PDS map portal – critical areas map theme.

The black lines represent steeps that exceed 33% slope – not buildable. The teal color represents some type of flowing water. The locations are approximate only.



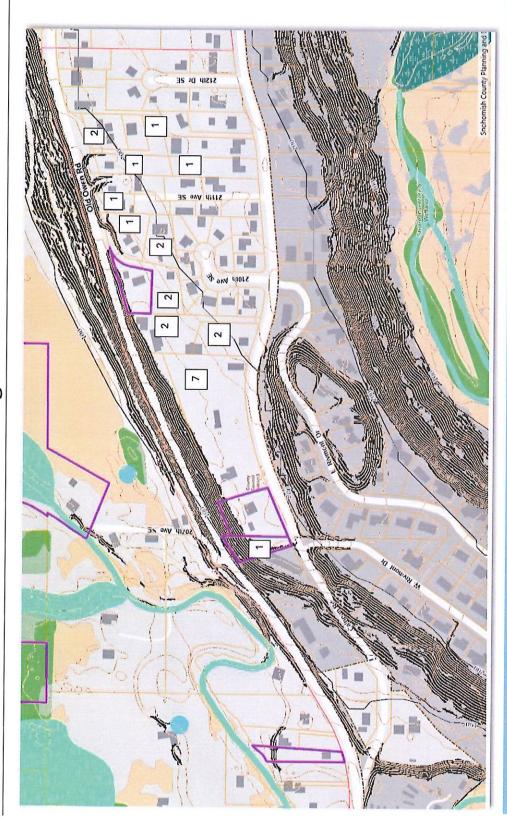
North 41 Annexation (couldn't get 60% approval)



Monroe 30 Annexation (current proposal)

### North of Hwy 2 Bypass

- down into the site), sewer connection through the Hwy 2 bypass, and the overall slope of the site down to the bypass route. There are The properties directly north of the Hwy 2 bypass route present a challenge in terms of site access (the road is steep from 178th Dr SE homes built on 3 of the 4 sites.
- The 2021 Buildable Lands Report suggests that 78 new housing units can go on this 13.37 acres assemblage.

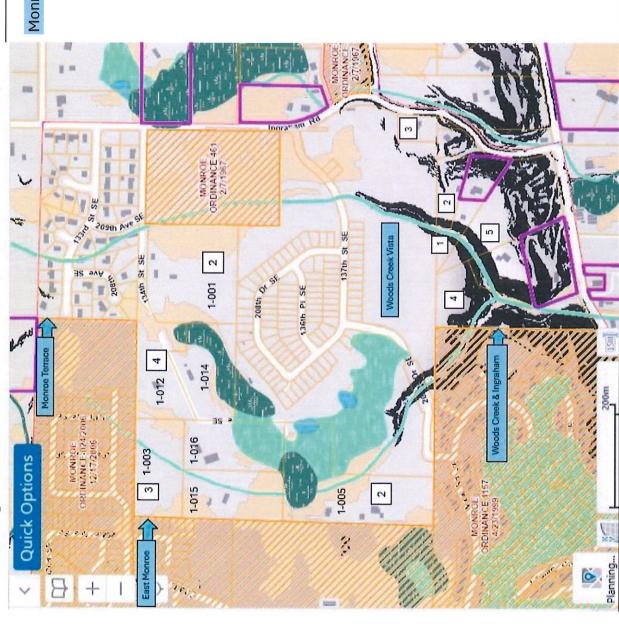


### Old Owen & Calhoun Rd

The sewer goes up Calhoun to an apartment building (at 20621 Calhoun – marked in red on the map). Except for one 3.2 acre parcel with an anticipated 7 new housing units (per the 2021 BLR), the rest of the sites targeted for higher growth all have existing homes on them that take up a good portion of the lots. It is unrealistic to expect that these existing sites will produce any more housing units than what is present on Owen Road and Calhoun Rd exhibits a more rural character with steep slopes down toward the valley on the north and uphill to the south. the sites now given the existing development, absence of sewer, location and rural setting.

## MONROE - East UGA

# including Woods Creek Vista, Monroe Terrace, Old Owen & Ingraham Rd



Buildable Lands Capacity in East UGA including Woods Creek Vista, Monroe Terrace, Old Owen & Ingraham Rd = 31

### Monroe Terrace

- 47 lot plat with most homes built between
   1968 1975, some in the 90's 2000's
- These homes are all on septic systems. It would be cost-prohibitive to extend sewer to serve these few sites (it is ~1500' just from 133" & Ingraham to 137" & Ingraham, unsure if sewer extends to Ingraham from the Woods Creek Vista plat)
- The 2021 Buildable Lands Report unreasonably suggests there is additional capacity on:
- Lot 1 2 units (it already has a 2,113 sf house on .31 acres)
- Lot 18 1 unit (it already has a 1682 sf house on .57 ac – house, septic & reserve area that covers the entire lot)
- Lot 29 1 unit (has a septic system on it that serves Lot 30)





Realistic development expectation = 0 to 7 (maybe)

## MONROE - East UGA

# including Woods Creek Vista, Monroe Terrace, Old Owen & Ingraham Rd

## Woods Creek Vista PRD

- 103 lot PRD with new homes built in 2023/24
- There are significant wetlands mapped both onsite and offsite that affect development on this site and the surrounding sites.

# East Monroe – Remaining UGA Area around Woods Creek Vista

- This is a septic area
- Critical areas with associated setbacks limit development potential
- BLR suggests 11 more homes can be built on 4 of the lots around Woods Creek Vista IF sewer can come through the plat to the NW (Easton Cove), the northern 2 lots MIGHT be able to develop their 7 additional housing units. A more realistic expectation might be that these lots would add an ADU.

# Woods Creek Rd & Ingraham Rd (south of Woods Creek Vista)

- The area marked in black is steep slopes that aren't buildable (as they exceed 33% slope)
- Wetlands and hydric soils noted in the plat documents from Woods Creek Vista extend onto the subject sites from the north, limiting any further development on these sites.
- Access to upland area on these sites is off Ingraham Rd (a steep hill) via easement across neighboring lots there is no access through the plat of Woods Creek Vista.
- There are 2 critical area site plans (CASP) on these sites documenting the slope and limited area for building (lots outlined in purple: Rec #201012200510 and 9612180381). Note that there are no additional house sites on the

## **MONROE - SW UGA Area**



### SW UGA Area

identified on the adjacent map (which displaces the current 8 households (4 single The 2021 Buildable Lands Report anticipates 30 new housing units on the sites family homes and a 4-plex) There is a pond in the middle of these lots, with a drainage that extends north and south through the adjacent lots.

The north  $1\!\!\!/$  of the SW UGA area is impacted by critical areas that would likely preclude there due to setbacks from critical areas. That makes it unlikely that the footprint of any future development any further development beyond what is currently would be larger that what is here currently.

How long will the City be hostage to the anticipated capacity that these lots may someday provide, IF they sell to a developer who MAY develop them, and IF the critical areas ordinance become less restrictive that what it is today to make the increased density achievable?



RIGHT: Critical areas mapped by Snohomish County

Buildable Lands Capacity in the SW UGA Neighborhood = 30

### 2021 Metadata for the 2012 Buildable Lands Report (July 16, 2021)

The following metadata describes the fields contained in the capacity analysis shapefile created for the 2021 Buildable Lands Report. Many fields were extracted from the assessor's data based on the parcel number, or the dominant parcel number in an Economic Unit (EU). Other remaining fields have been populated with results from automated queries and further editing by staff.

Column Title	Description								
Unit_Count	Existing housing units on the Economic Unit (EU)/parcel. Note that PUD								
	residential meter points were used to populate unit counts for multifamily								
	structures with 5 or more units since the Assessor's data lacks this								
	information for these parcels.								
OWNERNAME	Assessor's owner name from dominant parcel								
PARCEL_ID	Assessor's Parcel Number from dominant parcel								
MKIMP	Assessor's market improvement value summed from all individual parcels								
	within EU								
MKLND	Assessor's market land value summed from all individual parcels within EU								
MKTTL	Assessor's market land value and improvement value summed from all								
	individual parcels within EU								
NumUSECODE	Numeric field of the Assessor's Usecode classification.								
Total_livi	Total square feet of all housing units on property from Assessor								
F1stFlr_ba	Sum of 1st floor square footage of all housing units on property from								
	Assessor								
CommSqFt	Total square feet of summed commercial buildings from Assessor								
EU_Type	Economic Unit Code explaining rationale for EU creation								
SITUSLINE1	Assessor's site address from dominant parcel								
USECODE	Current property use description from dominant parcel								
GIS_SQ_FT	Total site square footage for EU calculated in GIS.								
GIS_ACRES	Total site acres for EU calculated in GIS.								
XMPTDESCR	Identifies tax exemption categories								
COMMENT	Assessor's Comment field addressing BLA's, site plans, etc.								
EU_Comm	Any general comments regarding the EU.								
UGA_NAME	Name of Urban Growth Area (UGA) property is located within								
X_COORD	X geographic coordinates in NAD 1983 StatePlane Washington North FIPS								
	feet								
Y_COORD	Y geographic coordinates in NAD 1983 StatePlane Washington North FIPS								
	feet								
ABBREV	Abbreviation of County Future Land Use (FLU) designation								
LABEL	Official name of County Future Land Use (FLU) designation								
Zone	City's zoning for property location								
StatusOv_1	Final Land status designation given after initial edit								
Reason2021	Editing comment regarding final Land Status designation when changed from								
	initial land status value								
LANDSTAT21	Initial land status designation determined by automated SPSS query								
ILRATIO	Improvement value to land value ratio								
ZONETYPE	Zone type code determined in SPSS code.								
MINLOTSIZE	Minimum lot size for the zone of the property								

Description								
Ratio of summed building 1st floor square footage to total parcel in square								
feet using Roofprint or Assessor's first floor square footage if Roofprint								
missing								
Number of pending townhomes								
Number of pending single family residences								
number of pending multifamily units								
Number of pending senior apartments								
Any notes on pending project square footage or unit counts.								
Pending square footage for known pending project 1								
Employment use for known pending project 1								
Pending square footage for known pending project 2								
Employment use for known pending project 2								
Pending square footage for known pending project 3								
Employment use for known pending project 3								
Number of unbuildable acres from critical areas, buffers, and easements.								
Sum of roofprint area in square footage derived from aerial imagery								
Name of Municipal Urban Growth Area (MUGA) within SWUGA								
Name of city if parcel was within December 2012 city boundary								
Name of city if parcel is within current June 2021 city boundary								
Market ready status which indicates property is known to have owner								
interest to sell. No need to apply market reduction factor.								
Additional info or source about the market ready status								
Area of economic unit in square feet								
Unique identifier for each parcel used in capacity calculations								
Single family assumed density per buildable acre based on development								
history								
Townhouse assumed density per buildable acre based on development								
history								
Multifamily assumed density per buildable acre based on development								
history								
Senior apartment assumed density per buildable acre based on development								
history								
Identifies generalized future land use/zoning designation								
Employees per acre assumed for FIRE (mini-storage) uses on vacant &								
redevelopable land								
Employees per acre assumed for FIRE (mini-storage) uses on partially-used								
land								
Employees per acre assumed for FIRE (other) uses on vacant &								
redevelopable land								
Employees per acre assumed for FIRE (other) uses on partially-used land								
Employees per acre assumed for Retail uses on vacant & redevelopable land								
Employees per acre assumed for Retail uses on partially-used land								
Employees per acre assumed for Services (food) uses on vacant &								
redevelopable land								
Employees per acre assumed for Services (food) uses on partially-used land								

Column Title	Description									
SO_EPAVR	Employees per acre assumed for Services (other) uses on vacant &									
	redevelopable land									
SO_EPAPU	Employees per acre assumed for Services (other) uses on partially-used land									
W_EPAVR	Employees per acre assumed for WTU (wholesale, transportation, utilities)									
	uses on vacant & redevelopable land									
W_EPAPU	Employees per acre assumed for WTU (wholesale, transportation, utilities)									
	uses on partially-used land									
M_EPAVR	Employees per acre assumed for Manufacturing uses on vacant &									
	redevelopable land									
M_EPAPU	Employees per acre assumed for Manufacturing uses on partially-used land									
G_EPAVR	Employees per acre assumed for Government uses on vacant &									
	redevelopable land									
G_EPAPU	Employees per acre assumed for Government uses on partially-used land									
TOTACRES	Total acres of the site									
GBACRES	Gross buildable acres of the site after unbuildable acres are removed									
	(TOTACRES - UB_Acres)									
PUFACTOR	Partially-used factor used to estimate amount of land required for retaining									
	existing use on partially-used parcels									
TOTFIRST	Total first floor square footage of all residential and non-residential									
	structures on property using Roofprint or Assessor's first floor square									
	footage if Roofprint missing									
USED_AC	Acres used by existing structures									
SURP_AC	Surplus acres on partially-used parcels									
NAICS	North American Industry Classification System (NAICS) code for parcels with									
	existing employment									
EXEMP_M	Existing manufacturing employment estimate on parcel									
EXEMP_R	Existing retail employment estimate on parcel									
EXEM_FO	Existing FIRE (other) employment estimate on parcel									
EXEM_SO	Existing services (other) employment estimate on parcel									
EXEM_G	Existing government employment estimate on parcel									
EXEM_SF	Existing services (food) employment estimate on parcel									
EXEM_FM	Existing FIRE (mini-storage) employment estimate on parcel									
EXEM_T	Existing total employment estimate on parcel									
AHCV1_SF	Additional single family housing unit capacity on pending parcels									
AHCV1_TH	Additional townhouse capacity on pending parcels									
AHCV1_MF	Additional multi-family housing unit capacity on pending parcels									
AHCV1_SA	Additional senior apartment capacity on pending parcels									
AHCV2_SF	Additional single family housing unit capacity on vacant parcels									
AHCV2_TH	Additional townhouse capacity on vacant parcels									
AHCV2_MF	Additional multi-family housing unit capacity on vacant parcels									
AHCV2_SA	Additional senior apartment capacity on vacant parcels									
AHCPU_SF	Additional single family housing unit capacity on partially-used parcels									
AHCPU_TH	Additional townhouse capacity on partially-used parcels									
AHCPU_MF	Additional multi-family housing unit capacity on partially-used parcels									
AHCPU_SA	Additional senior apartment capacity on partially-used parcels									

Column Title	Description
AHCRE_SF	Additional single family housing unit capacity on redevelopable parcels
AHCRE_TH	Additional townhouse capacity on redevelopable parcels
AHCRE_MF	Additional multi-family housing unit capacity on redevelopable parcels
AHCRE_SA	Additional senior apartment capacity on redevelopable parcels
AECV1_FM	Additional FIRE (mini-storage) employment capacity on pending parcels
AECV1_FO	Additional FIRE (other) employment capacity on pending parcels
AECV1_R	Additional retail employment capacity on pending parcels
AECV1_SF	Additional services (food) employment capacity on pending parcels
AECV1_SO	Additional services (other) employment capacity on pending parcels
AECV1_W	Additional WTU employment capacity on pending parcels
AECV1_M	Additional manufacturing employment capacity on pending parcels
AECV1_G	Additional government employment capacity on pending parcels
AECV2_FM	Additional FIRE (mini-storage) employment capacity on vacant parcels
AECV2_FO	Additional FIRE (other) employment capacity on vacant parcels
AECV2_R	Additional retail employment capacity on vacant parcels
AECV2_SF	Additional services (food) employment capacity on vacant parcels
AECV2_SO	Additional services (other) employment capacity on vacant parcels
AECV2_W	Additional WTU employment capacity on vacant parcels
AECV2_M	Additional manufacturing employment capacity on vacant parcels
AECV2_G	Additional government employment capacity on vacant parcels
AECPU_FM	Additional FIRE (mini-storage) employment capacity on partially-used parcels
AECPU_FO	Additional FIRE (other) employment capacity on partially-used parcels
AECPU_R	Additional retail employment capacity on partially-used parcels
AECPU_SF	Additional services (food) employment capacity on partially-used parcels
AECPU_SO	Additional services (other) employment capacity on partially-used parcels
AECPU_W	Additional WTU employment capacity on partially-used parcels
AECPU_M	Additional manufacturing employment capacity on partially-used parcels
AECPU_G	Additional government employment capacity on partially-used parcels
AECRE_FM	Additional FIRE (mini-storage) employment capacity on redevelopable
	parcels
AECRE_FO	Additional FIRE (other) employment capacity on redevelopable parcels
AECRE_R	Additional retail employment capacity on redevelopable parcels
AECRE_SF	Additional services (food) employment capacity on redevelopable parcels
AECRE_SO	Additional services (other) employment capacity on redevelopable parcels
AECRE_W	Additional WTU employment capacity on redevelopable parcels
AECRE_M	Additional manufacturing employment capacity on redevelopable parcels
AECRE_G	Additional government employment capacity on redevelopable parcels
AHCV1TOT	Sum of additional housing unit capacity for pending parcels
AHCV2TOT	Sum of additional housing unit capacity for vacant parcels
AHCPUTOT	Sum of additional housing unit capacity for partially-used parcels
AHCRETOT	Sum of additional housing unit capacity for redevelopable parcels
AECV1TOT	Sum of additional employment capacity for pending parcels
AECV2TOT	Sum of additional employment capacity for vacant parcels
AECPUTOT	Sum of additional employment capacity for partially-used parcels
AECRETOT	Sum of additional employment capacity for redevelopable parcels

Column Title Description						
AHCTOTAL	Total additional housing unit capacity					
AECTOTAL	Total additional employment capacity					

### **NAICS Employment Categories**

NAICS Code	Description
FM	Finance, Insurance and Real Estate (FIRE) - Mini-storage
FO	FIRE - Other
R	Retail
SF	Services - Food
SO	Services - Other
W	Wholesale Trade, Transportation and Utilities (WTU)
М	Manufacturing
G	Government

	nit_( ount	DWNERNAME	Parcel_ID	SITUSLINE1	GIS_ACRES	LABEL	StatusOv_1	AHCTOTAL	AECTOTAL	. Neighborhood	Comments
8	f	ORESTAR (USA) REAL ESTATE GROUP INC	01038000099400	UNKNOWN UNKNOWN	79.39	Medium Density Single Family residenses	Pending	200.00	0.00	ANNEXED ALREADY & BUILT: Monroe Woodlands - NW of Monroe, W of Robinhood.	Monroe Woodlands - built by DR Horton/Pacific Ridge. NW Monroe (W of Robinhood)- already built out, sold and ANNEXED into Monroe
1	J	OLK LEE & DONALD	00404400000500	13126 178TH DR SE	0.64	Medium Density Single Family residenses	Partially-Used	3.00	0.00	Robinhood	Vacant land: Robinhood area lot .20 acre triangle shaped lot used as a yard for adjacent home. In septic area. No room for an additional house with septic on this lot
0	5	SHARPE CHRISTOPHER G	00560000005300	12500 ROBINHOOD LN	0.29	Low Density Single Family residenses	Vacant	1.00	0.00	Robinhood	12500 Robinhood: (Robinhood Area) NO SEWER - may back up to North 41 but had a new home built in 2021. House size and lot coverage makes it unlikely to develop further.
0	ı	HERDT MITCHEL L	00623600001500	UNKNOWN UNKNOWN	0.48	Low Density Single Family residenses	Vacant	1.00	0.00	Robinhood	Vacant Land In Robinhood (.48 ac). NO SEWER. Subject to getting suitable perk for septic, which is doubtful since it has not been developed yet.
0	5	SIMMONDS KIM J & DENNIS A	00623600004500	18000 131ST PL SE	0.30	Low Density Single Family residenses	Vacant	1.00	0.00	Robinhood	Vacant Land In Robinhood. (.30 ac) NO SEWER. Subject to getting suitable perk for septic, which is doubtful since it has not been developed yet. Sold 8/21/2017 for \$117,500
0	ı	NELSON WILLIAM & LAURA E	00623600005200	17929 131ST PL SE	0.39	Low Density Single Family residenses	Vacant	1.00	0.00	Robinhood	Vacant land - owned by continguous lot owner
1	ſ	ELAKE DAVID & MARCIA	00443000001900	13424 181ST AVE SE	0.39	Low Density Single Family residenses	Vacant	1.00	0.00	Robinhood	Robinhood Neighborhoold - 13424 181st Ave SE: (1583 sf house on .42 ac, 2020 construction). Sold off market 6/21/21 for \$640,000
1	1	MORRISON RUSSELL L & DIANE R	28063600200900	13232 ROBINHOOD LN	1.29	Low Density Single Family residenses	Partially-Used	1.00	0.00	Robinhood	small .08 acre chip - common ownership with neighbor parcel #28063600200300 which is 1.32 acres. In Robinhood. Sewer would have to come up 179th, through HWY 2 bypass to serve properties.
1	١	WYNDHAM PAUL T & GAIL Y	28062600401400	12718 178TH DR SE	1.72	Medium Density Single Family residenses	Redevelopable	9.00	0.00	ANNEXATION REFUSED 2023 - North 41	12718 178th Dr SE: 1836 DW mobile on 1.8 acres, 1988 construction
2	l	JKIN HARRY K	28062600400800	12712 178TH DR SE	1.59	Medium Density Single Family residenses	Redevelopable	7.00	0.00	ANNEXATION REFUSED 2023 - North 41	12712 178th DR SE: 2550 sf house on 1 ac, 2014 construction.
1	(	GUIDICE TIMOTHY S	28062600401500	12724 178TH DR SE	1.45	Medium Density Single Family residenses	Redevelopable	7.00	0.00	ANNEXATION REFUSED 2023 - North 41	12724 178th Dr SE: 1695 sf DW mobile on 1.45 ac, 2023 construction
1	ŀ	(OOY JASON A & RHONDA A	28062600401600	12730 178TH DR SE	1.45	Medium Density Single Family residenses	Partially-Used	4.00	0.00	ANNEXATION REFUSED 2023 - North 41	12730 178th Dr SE: 2255 sf home on 1.45 acres, 1988 construction. Looks like they may have a large detached shop as well
1	ſ	PHIPPS NATHANIEL	01116300000100	17505 127TH ST SE	0.41	Medium Density Single Family residenses	Partially-Used	1.00	0.00	ANNEXATION REFUSED 2023 - North 41	17505 127th St SE: 1188 sf home on .45 acres, 2013 construction. Lot 1 of 10 homes in "Rose Park" plat #201003035001. (Housing Hope development in 2013)
1	١	NONG CHEUK YING	01116300000200	17513 127TH ST SE	0.41	Medium Density Single Family residenses	Partially-Used	1.00	0.00	ANNEXATION REFUSED 2023 - North 41	17513 127th St SE: 1545 sf home on .45 acres, 2013 construction. Lot 2 of 10 homes in "Rose Park" plat #201003035001 (Part of Housing Hope development in 2013).

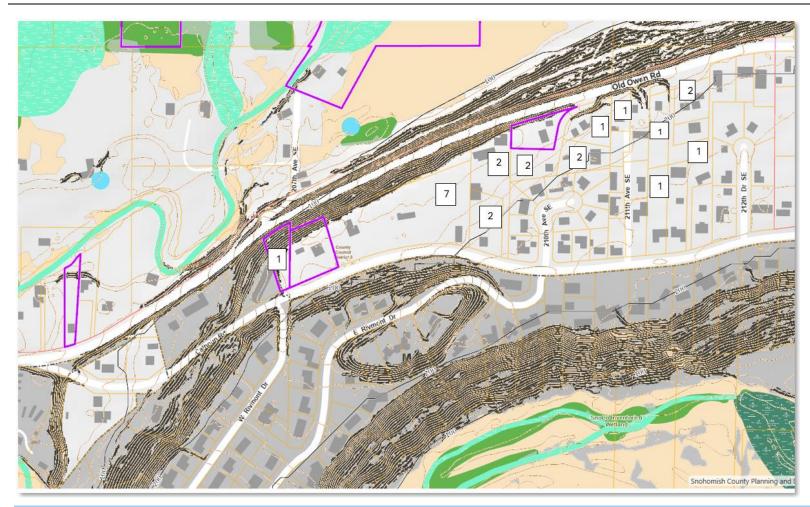
0	CONNELLY DOUG & LOUISE	28062600400900	UNKNOWN UNKNOWN	12.88	Medium Density Single Family residenses	Redevelopable	80.00	0.00	ANNEXATION PENDING: Monroe 30	VACANT LAND: 6.2 ac, no site address
1	COLVERT PAUL D	28062600400500	UNKNOWN UNKNOWN	5.65	Medium Density Single Family residenses	Partially-Used	38.00	0.00	ANNEXATION PENDING: Monroe 30	VACANT LAND: 4.68 acres, no site address
1	CLEMENT FREDRICK A	28062600401300	12611 175TH AVE SE	5.01	Medium Density Single Family residenses	Redevelopable	22.00	0.00	ANNEXATION PENDING: Monroe 30	1896 sf MH on 5.03 ac, 1985 construction
1	DOUGHTY JENNIFER/LARSON MATTHEW	28062600401700	12517 175TH AVE SE	2.51	Medium Density Single Family residenses	Partially-Used	16.00	0.00	ANNEXATION PENDING: Monroe 30	1836 sf MH on 2.51 ac, 2014 construction
2	NISSEN RODNEY J	28062600401200	12425 175TH AVE SE	2.51	Medium Density Single Family residenses	Redevelopable	15.00	0.00	ANNEXATION PENDING: Monroe 30	420 sf MH on 1 acre, 1954 construction
1	KIRKPATRICK DALE W & SANDRA J	28063500104600	13215 178TH DR SE	4.99	Medium Density Single Family residenses	Partially-Used	26.00	0.00	Robinhood area on N side of bypass	4.38 ac property in Robinhood, slopes down to Hwy 2 bypass. About 1/5th of lot impacted by steep slopes. Sewer would have to come up 179th, through HWY 2 bypass to serve properties. Potential to make assemblage with 3 properties to the west.
1	KLINKER SUSAN	28063500100100	13206 178TH DR SE	3.58	Medium Density Single Family residenses	Partially-Used	22.00	0.00	Robinhood area on N side of bypass	13206 178TH DR SE: (2192 sf house on 3.04 ac) No sewer - in Robinhood. Property slopes down toward Hwy 2 bypass. House is in the center of the lot. On septic, other properties to the east would have to cooperate in assemblage to bring in sewer. Unlikely to develop near term - not in the path of development.
1	MAYER SEAN & JONI*	28063500101700	13224 178TH DR SE	2.56	Medium Density Single Family residenses	Partially-Used	16.00	0.00	Robinhood area on N side of bypass	13224 178TH DR SE: (2,811 sf house on 2.67 ac) No sewer - in Robinhood. Property slopes down toward Hwy 2 bypass. House is in the center of the lot. On septic, no easy path for sewer. Unlikely to develop near term - not in the path of development.
1	BULLARD DAVID D & JODY R	28063500101600	13218 178TH DR SE	2.24	Medium Density Single Family residenses	Partially-Used	14.00	0.00	Robinhood area on N side of bypass	13218 178TH DR SE: (2,153 sf house on 2.34 ac) No sewer - in Robinhood. Property slopes down toward Hwy 2 bypass. House is in the center of the lot. On septic, properties to the east would have to cooperate in assemblage in order to bring in sewer. Unlikely to develop near term - not in the path of development
2	HILL JAYNE E	27070600100700	20729 CALHOUN RD	3.53	Low Density Single Family residenses	Partially-Used	7.00	0.00	Calhoun & Old Owen	20729 Calhoun Rd: (1611 sf house on 3.2 ac PLUS a DW mobile).  Although sewer could be extended to this site, there will be setbacks
										from the slope that goes down toward Old Owen Rd that will impact lot yield. Sewer currently serves apartment bldg at 20621 Calhoun roughly 400' away.
1	LAWSON TOM & DEBORAH	27070600100400	20915 CALHOUN RD	0.76	Low Density Single Family residenses	Redevelopable	2.00	0.00	Calhoun & Old Owen	lot yield. Sewer currently serves apartment bldg at 20621 Calhoun -
1	LAWSON TOM & DEBORAH  ST GEORGE WILLIAM	27070600100400 27070600103700	20915 CALHOUN RD 21016 OLD OWEN RD	0.76		Redevelopable Partially-Used	2.00	0.00	Calhoun & Old Owen  Calhoun & Old Owen	lot yield. Sewer currently serves apartment bldg at 20621 Calhoun-roughly 400' away.  20915 Calhoun Rd: (960 sf house on .73 ac). Sewer is roughly 1025'
					residenses  Low Density Single Family	·				lot yield. Sewer currently serves apartment bldg at 20621 Calhoun-roughly 400' away.  20915 Calhoun Rd: (960 sf house on .73 ac). Sewer is roughly 1025' west of this site on Calhoun Rd (serving apartment bldg).  21016 Old Owen Rd: (2300 sf DW mobile on .57 ac) 2001 construction. NO SEWER. No likelihood of ever having additional

1	COOPER KATE & JAMES	00435400000102	21204 OLD OWEN RD	0.53	Low Density Single Family residenses	Redevelopable	1.00	0.00	Calhoun & Old Owen	21204 Old Owen Rd: NO SEWER - Site already has a house on it. Unlikely to be able to accommodate an additional housing unit and septic
1	COBB GARY & CAROL	00435400000300	21120 OLD OWEN RD	0.58	Low Density Single Family residenses	Redevelopable	1.00	0.00	Calhoun & Old Owen	21120 Old Owen Rd: NO SEWER - Site already has a house on it. Unlikely to be able to accommodate an additional housing unit and septic
2	BATES KENNETH	00435400000400	21119 CALHOUN RD	0.69	Low Density Single Family residenses	Partially-Used	1.00	0.00	Calhoun & Old Owen	21119 Calhoun Rd: NO SEWER - site is fully developed with house & detached shop. No room for additional housing units or septic
1	CHRISTENSEN TYLER	27070600100500	21008 OLD OWEN RD	0.57	Low Density Single Family residenses	Partially-Used	1.00	0.00	Calhoun & Old Owen	21008 Old Owen Rd: (1670 sf house on .55 ac) with detached garage & outbuilding. SOLD \$492,000 on 4/14/2018. NO SEWER. Unlikely to have additional housing units.
1	DEXTER RED III	27070600101300	21020 OLD OWEN RD	0.61	Low Density Single Family residenses	Partially-Used	1.00	0.00	Calhoun & Old Owen	21020 Old Owen Rd: (1236 sf home on .62 ac) with detached shop. Completely updated, SOLD \$430,000 on 9/25/2020. NO SEWER. On uphill slope on Old Owen. Unlikely to develop more housing units.
1	ORDAZ REY & SANTIAGO BEATRIZ OSORIO	00435400000103	21206 OLD OWEN RD	0.68	Low Density Single Family residenses	Redevelopable	1.00	0.00	Calhoun & Old Owen	21206 Old Owen Rd: Flag lot with detached garage on it. Same owner as neighbor property. Septic area, no room for additional development. NO SEWER
1	YOUNG DONNA L & R EDWARD III	27070600101000	20703 CALHOUN RD	1.39	Low Density Single Family residenses	Partially-Used	1.00	0.00	Calhoun & Old Owen	20703 Calhoun Rd: (2760 sf house on 1.25 ac + additional .34 ac contiguous lot).
1	FURLONG DANIEL	27070500202700	14830 211TH AVE SE	0.53	Low Density Single Family residenses	Redevelopable	1.00	0.00	Calhoun & Old Owen	14830 211TH AVE SE: This property is accessed of Calhoun Rd, and is on the hillside above Old Owen. NO SEWER
1	BOSSE HERMAN C & JUDITH	00627600000100	21021 133RD ST SE	0.60	Low Density Single Family residenses	Partially-Used	2.00	0.00	East Monroe - Monroe Terrace plat	20121 133rd St SE: (2113 sf house on .31 ac). NO SEWER, septic area only. No room for additional development on this lot. Located off Ingraham Rd in older housing development
2	PULLEN ROMAN R & KAITLIN	00627600001800	20711 133RD ST SE	0.57	Low Density Single Family residenses	Partially-Used	1.00	0.00	East Monroe - Monroe Terrace plat	20711 133rd St SE: (1682 sf home on .57 acres). 1990 construction. accessed off Ingraham. NO SEWER
0	PREDMORE DAVID B	00627600004200	UNKNOWN UNKNOWN	0.28	Low Density Single Family residenses	Vacant	1.00	0.00	East Monroe - Monroe Terrace plat	Vacant Land single vacant lot on corner of Ingraham and 133rd. Site doesn't perk, NO SEWER
1	CLARK DOROTHY R	00627600002900	13309 208TH AVE SE	0.79	Low Density Single Family residenses	Partially-Used	1.00	0.00	East Monroe - Monroe Terrace plat	13309 208th Ave SE: There are 2 tax parcels owned by the same person, the house is on one lot and the septic system is on the adjacent lot. NO SEWER is available to this property, no further development possible.
1	INGRAHAM DEVELOPMENT LLC	28073100100600	13706 INGRAHAM RD	60.17	Low Density Single Family residenses	Pending	103.00	0.00	BUILT OUT BUT NOT ANNEXED YET: Woods Creek Vista - NE Monroe, off Ingraham Rd	Woods Creek Vista - plat is developed, homes are under construction and being sold now.

1	CARLYLE ROBERT W	28073100101200	20601 134TH ST SE	5.08	Low Density Single Family residenses	Redevelopable	4.00	0.00	East Monroe	20601 134th St SE: (1540 sf house on 5.1 ac) Wet? Accessed off Ingraham. Just North of Woods Creek Vista which is surrounded by wetlands, and South of Easton Cove retention pond area.
1	HILL FAMILY TRUST	28073100100300	UNKNOWN UNKNOWN	9.71	Low Density Single Family residenses	Partially-Used	3.00	0.00	East Monroe	Vacant Land: (5.15 acres) accessed off Ingraham Rd. I believe this property may be wet
1	SMITH CHRISTINA	28073100100500	13724 205TH AVE SE	9.79	Low Density Single Family residenses	Redevelopable	2.00	0.00	East Monroe	13724 205th Ave SE: (1344 sf DW mobile on 9.76 ac) Wet? zoned open space ag. Access of Ingraham. Located just west of Woods Creek Vista with wetlands on adjoining property line with this property. Bordered on the West by the Bungee property that is also zoned open space ag and ag conservation.
1	KELLOGG CHRISTINE L	28073100100100	20810 134TH ST SE	8.75	Low Density Single Family residenses	Redevelopable	2.00	0.00	East Monroe	20810 134th St SE: This property is accessed off Ingraham Rd. NO ACCESS TO SEWER. I suspect it is also quite wet based on Woods Creek Vista plat and wetlands associated with it.
1	MORGAN JOHN E	28073100402200	21005 WOODS CREEK RI	6.42	Low Density Single Family residenses	Redevelopable	5.00	0.00	Woods Creek & Ingraham - steep slopes	Vacant Land - Woods Creek Rd: Land is on Woods Creek Rd btwn The Farm and Ingraham Rd. It is severly impacted by steep slopes - very little room to build. See topo map and CASP on lots 4-021 and 4-024
0	JC WASHINGTON INVESTMENT LLC	28073100402000	UNKNOWN UNKNOWN	5.80	Low Density Single Family residenses	Vacant	4.00	0.00	Woods Creek & Ingraham - steep slopes	Vacant Land - Woods Creek Rd: Land is on Woods Creek Rd btwn The Farm and Ingraham Rd. It is severly impacted by steep slopes - no reasonable development potential. See topo ma and CASP on lots 4-021 and 4-024
1	WITT JAMIE	28073200202100	13930 INGRAHAM RD	1.02	Low Density Single Family residenses	Redevelopable	3.00	0.00	Woods Creek & Ingraham - steep slopes	13930 INGRAHAM RD: This lot is surrounded on two sides by Woods Creek Vista off Ingraham Rd which has wetlands all through here. Wetlands and setbacks would affect this site as well. No further development potential beyond current use. See Woods Creek Vista site plan, topo map and CASP on lots 4-021 and 4-024
1	GAMACHE SHAUN P	28073100402300	14016 INGRAHAM RD	1.70	Low Density Single Family residenses	Redevelopable	2.00	0.00	Woods Creek & Ingraham - steep slopes	14016 INGRAHAM RD: Land is off Ingraham Rd/Woods Creek Rd - severly impacted by steep slopes. Not a reasonable build site beyond current use. See topo map and CASP on lots 4-021 and 4-024
1	GIBSON ERNEST W & KAREN S	28073100402500	14024 INGRAHAM RD	1.30	Low Density Single Family residenses	Partially-Used	1.00	0.00	Woods Creek & Ingraham - steep slopes	14024 INGRAHAM RD: Land is off Ingraham Rd/Woods Creek Rd - severly impacted by steep slopes. Not a reasonable build site beyond current use. See topo map and CASP on lots 4-021 and 4-024
1	LINSE DONALD F & JUDITH S	00577900000201	16415 161ST AVE SE	1.05	Mixed use	Partially-Used	12.00	0.00	SW UGA	16415 161ST AVE SE: This is 2 parcels in SW UGA area.(.05 ac) and additional Parcel is 0057790000100 (.88 ac). 2295 sf house built in 1992 is roughly 100' from pond/creek drainage at back of lot. The buildable area may be only 7500 sf in the NW corner of the lot - so maybe a duplex or triplex could be built here?
4	MCNAUGHTON JOHN C & SHEREE C	577900000401	16601 161ST AVE SE	0.81	Mixed use	Partially-Used	9.00	0.00	SW UGA	16601 161st Ave SE: (3772 sf on .81 acre) 4-PLEX this site backs up to a pond/creek that would likely have more setbacks than what exists now. No sewer
1	AMORANTO ANTHONY C/SKOU MICHELLE L	57790000300	16511 161ST AVE SE	0.86	Mixed use	Partially-Used	4.00	0.00	SW UGA	16511 161st Ave SE: (1340 sf house on .85 acre) - this site backs up to a pond/creek that would likely have more setbacks than what exists now. No sewer

1	GLENNEY BRIAN & LISA	27061000101200	16409 162ND DR SE	0.40	Mixed use	Partially-Used	3.00	0.00	SW UGA	16409 162nd Dr SE: (792 sf house on .41 ac). In SW UGA area at 163rd & W Main St, SEWER at the east side of this intersection. May be far enough away from pond/creek to be developed to a higher density. Estimated distance to creek is ~190 ft.
1	SCHMIERER JUDITH A	00577900000200	16427 161ST AVE SE	0.69	Mixed use	Redevelopable	2.00	0.00	SW UGA	16427 161st Ave SE: (SW Monroe UGA area) (1564 sf DW mobile on .69 ac, built in 1999. Stick built house could replace current structure in the future, BUT - this site backs up to a creek that would likely have more setbacks than what exists now. No sewer
537							674.00	0.00		

### MONROE: Calhoun & Old Owen Neighborhood



### Old Owen & Calhoun Rd

Owen Road and Calhoun Rd exhibits a more rural character with steep slopes down toward the valley on the north and uphill to the south. The sewer goes up Calhoun to an apartment building (at 20621 Calhoun – marked in red on the map). Except for one 3.2 acre parcel with an anticipated 7 new housing units (per the 2021 BLR), the rest of the sites targeted for higher growth all have existing homes on them that take up a good portion of the lots. It is unrealistic to expect that these existing sites will produce any more housing units than what is present on the sites now given the existing development, absence of sewer, location and rural setting.

We are here tonight to ask for the city council to endorse our MON2 UGA expansion proposal because county planning policies specifically state "Any UGA expansion should have the support of affected cities. CPP DP-2 d.

Sue has explained in detail how the amt of buildable land is overestimated in Monroe's UGA. Puget Sound Regional Council routinely mentions good planning and efficient land use! If land is a limited resource then land on the city boundary should be seen in the same light. Currently we are zoned for building 3 additional homes on our 22 acres, all would be on septic. Imagine if this property had 70-100 homes with mixed density (single family, duplex, townhomes, fourplex?

Imagine if the existing Chain Lake trail were continued and went out to Chain Lake Elementary? Currently nearly all the students are bussed and /or dropped off by parents.

Development of the MON2 site will extend the trail 250 yards, leaving roughly 600 yards remaining to reach the school. There is funding available and we are willing to facilitate cooperation amongst the city, county, and school. We have reached out to representatives and are encouraged by the feedback so far.

The cities PROS plan directly states the #1 most requested priority from the citizens survey is "Building more trails and paths"

Imagine empowering students and parents to be able to walk or bike to school safely.

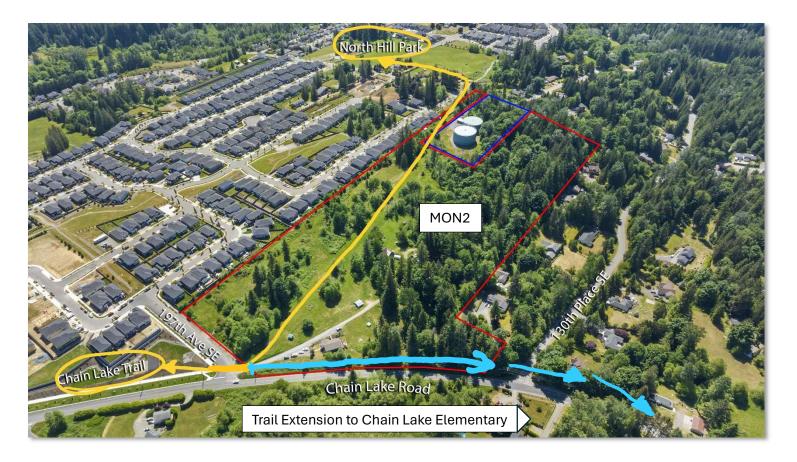
### Other reasons this makes sense.

- All roads to access our property are already in place and serviced by the City of Monroe.
- All utilities are available and accessible.
- This city's 6-year transportation plan already includes widening Chain Lake Road.
- The Fire Dept is relocating its fire station 32 closer to Chain Lake Road to better serve the citizens.
- The PUD upgraded the electrical grid by putting in a new switching station on Tjerne Pl.
- The city purchased North Hill Park land that is ¼ mile away from our property, they are just awaiting funding for the buildout.
- Our property is no longer rural. We are surrounded by the city on 3 sides, with 60% common boundary lines. We have 27 homes along our southern border, as well as small lot development on our other borders.

We ask that you Be Bold! Endorse our MON2 proposal. IT IS efficient land use and will provide needed housing and an opportunity to complete the chain lake trail to the elementary school!

We already paid to have the Draft Environmental Impact Statement completed on our property. If MON2 is supported by the city, and approved by the county, 100% of the ownership is agreeable to annexing into the city, which means it will be developed under the city of Monroe development plans NOT the county. We would encourage development that incorporates higher intensity/mixed density housing.

The bottom line... The state is in a housing crisis, and the only way out of it is to increase the supply of housing. The best way to do this is to increase availability of vacant, large parcels of land in the path of current growth. The MON 2 docket proposal can also contribute to Monroe parks and trails system by extending the current Chain Lake trail to the elementary school, which would make kids safer, and be an asset to the community.

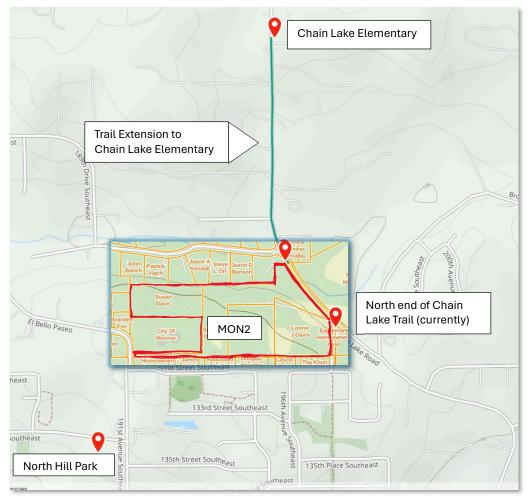


The MON 2 site above showing the North end of the Chain Lake Trail, North Hill Park, and a suggested pathway through the MON2 site.

Development of the MON2 site under City guidelines would require extension of the Chain Lake Trail north along Chain Lake Road, bringing it to within 600 yards of Chain Lake Elementary School.

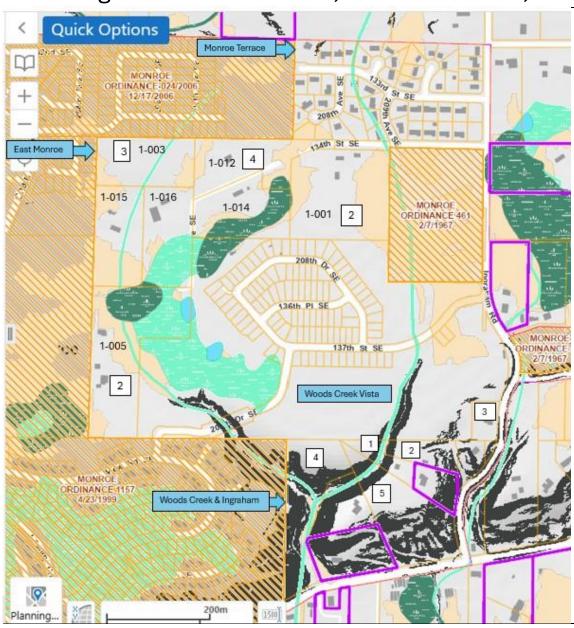
Nearly 100% of kids are transported by bus or car to school and extracurricular activities.

Extending the trail creates a "Safe Route to School" which helps our kids and the Monroe Community.



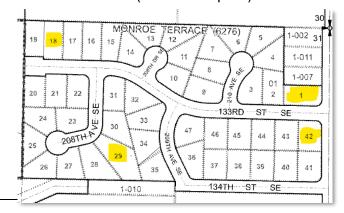
### MONROE – East UGA

### including Woods Creek Vista, Monroe Terrace, Old Owen & Ingraham Rd



### **Monroe Terrace**

- 47 lot plat with most homes built between 1968 1975, some in the 90's 2000's
- These homes are all on septic systems. It would be cost-prohibitive to extend sewer to serve these few sites (it is ~1500' just from 133<sup>rd</sup> & Ingraham to 137<sup>th</sup> & Ingraham, unsure if sewer extends to Ingraham from the Woods Creek Vista plat)
- The 2021 Buildable Lands Report unreasonably suggests there is additional capacity on:
  - Lot 1 2 units (it already has a 2,113 sf house on .31 acres)
  - Lot 18 1 unit (it already has a 1682 sf house on .57 ac – house, septic & reserve area that covers the entire lot)
  - Lot 29 1 unit (has a septic system on it that serves Lot 30)
  - Lot 42 1 unit (lot doesn't perk)



### MONROE – East UGA including Woods Creek Vista, Monroe Terrace, Old Owen & Ingraham Rd

### Woods Creek Vista PRD

- 103 lot PRD with new homes built in 2023/24
- There are significant wetlands mapped both onsite and offsite that affect development on this site and the surrounding sites.

### East Monroe - Remaining UGA Area around Woods Creek Vista

- This is a septic area
- Critical areas with associated setbacks limit development potential
- BLR suggests 11 more homes can be built on 4 of the lots around Woods Creek Vista IF sewer can come through the plat to the NW (Easton Cove), the northern 2 lots MIGHT be able to develop their 7 additional housing units. A more realistic expectation might be that these lots would add an ADU.

### Woods Creek Rd & Ingraham Rd (south of Woods Creek Vista)

- The area marked in black is steep slopes that aren't buildable (as they exceed 33% slope)
- Wetlands and hydric soils noted in the plat documents from Woods Creek Vista extend onto the subject sites from the north, limiting any further development on these sites.
- Access to upland area on these sites is off Ingraham Rd (a steep hill) via easement across neighboring lots there
  is no access through the plat of Woods Creek Vista.
- There are 2 critical area site plans (CASP) on these sites documenting the slope and limited area for building (lots outlined in purple: Rec #201012200510 and 9612180381). Note that there are no additional house sites on the CASP sites.

### **Kate Tourtellot**

From: Susan Davis <realestatesue@comcast.net>

**Sent:** Tuesday, April 23, 2024 9:52 AM

**To:** Kate Tourtellot; Lance Bailey; Hannah Maynard

**Subject:** RE: Presentation materials from planning commission mtg 4-22-24 **Attachments:** Sue's notes and presentation to the planning commission.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Kate, Lance and Hannah,

One more document - this one merges the documents that I provided at the planning commission last night. I have a couple more important points for you to consider:

Our big ask, of course, is for the city to support the MON2 UGA expansion. To that end, I have a couple more important points for you to consider:

- When you listened to the County Council meeting last week, you would have heard PDS staff
  commenting that growth in the rural county is expected to reach their 2044 growth target in
  2031 if permitting in the county continues at its current pace. Supporting MON2 will allow
  growth where city services can easily be provided (efficient land use), and slow some of
  that growth that would otherwise go into the county.
- Development of the MON2 property also provides an opportunity to meet City, County and State goals for creating "Safe Routes to School." Allowing development of the MON2 site under city development guidelines could include extending the Chain Lake Trail another 250 yards, leaving just 650 yards to Chain Lake Elementary School. The City and County can then apply for grant funding to extend the trail the rest of the way, and provide a safe way for kids to get to school and extracurricular activities held at this site. Here is a link to this program:

https://wsdot.wa.gov/business-wsdot/support-local-programs/funding-programs/safe-routes-school-program

Thank you!

Sue

On 04/23/2024 8:37 AM PDT Kate Tourtellot <a href="mailto:ktourtellot@monroewa.gov">ktourtellot@monroewa.gov</a>> wrote:

Hi Susan,

Thank you for providing an electronic version of the documents you presented to the Planning Commission last night. I'm working with Hannah this morning to prepare a follow up email to all the Commissioners regarding this information, include a copy of the materials you us via email.

### See you at Council tonight,



### **Kate Tourtellot, AICP | Planning Manager**

806 West Main Street | Monroe, WA 98272

360-863-4618 | ktourtellot@monroewa.gov

NOTE: This email is considered a public record and may be subject to public disclosure.

From: Susan Davis <realestatesue@comcast.net>

Sent: Monday, April 22, 2024 8:37 PM

To: Kate Tourtellot <KTourtellot@monroewa.gov>; Lance Bailey <lbailey@monroewa.gov>; Hannah

Maynard <a href="maynard@monroewa.gov">maynard <a href="maynard@monroewa.gov">maynard@monroewa.gov</a>

Subject: Presentation materials from planning commission mtg 4-22-24

You don't often get email from <a href="mailto:realestatesue@comcast.net">realestatesue@comcast.net</a>. Learn why this is important

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

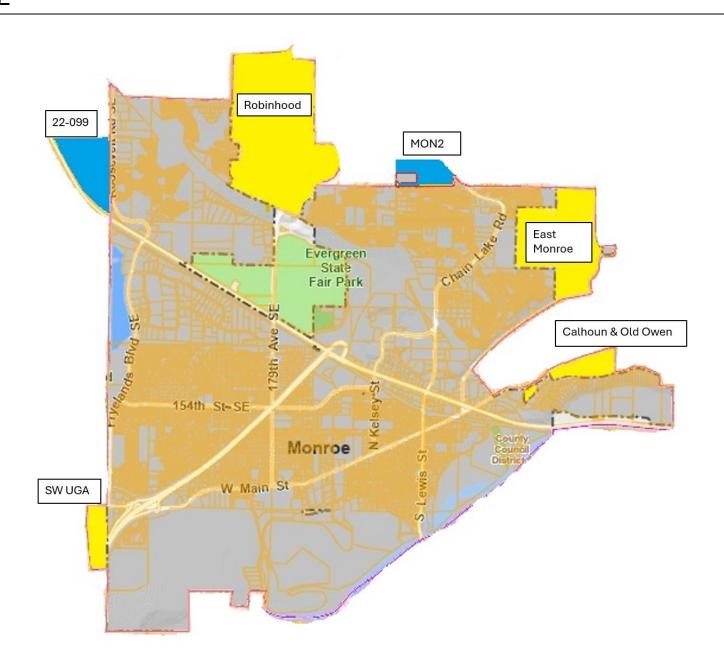
Hi Kate, Lance and Hannah,

Attached are the materials I handed out at the planning commission tonight. Can you please send them to the planning commission members who weren't there in person tonight?

Thank you!

Sue Davis

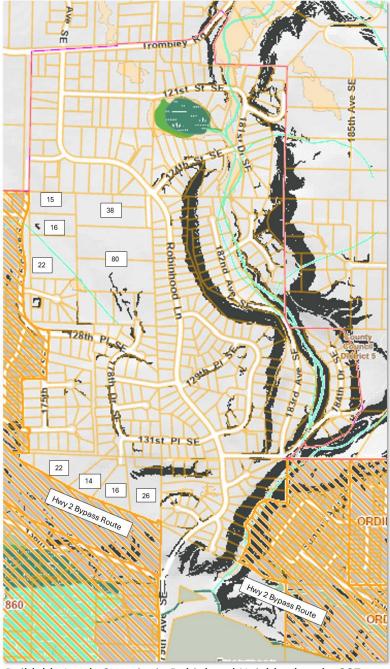
425-344-1029



**Current UGA** in YELLOW

Proposed UGA expansions in BLUE

### MONROE: Robinhood Neighborhood



### Robinhood Neighborhood

- The City of Monroe has tried to annex the Robinhood area at least 3 times in recent years to no avail.
- This is an unsewered area, and folks have all they need. Except for the parcels noted as "Monroe 30" below, there is no incentive for these property owners to become part of the city. The rest is built out and occupied.
- The 2021 BLR anticipates that 9 new housing units will be built in the Robinhood community. I would anticipate some ADU's being built here, but likely nothing beyond that.

### North 41 Annexation - 2022 (failed)

- The city approved a 10% annexation petition on this 41.69 acre assemblage of properties, which was approved on 8/10/22. The parties later withdrew their application in late 2023 when they couldn't get 60% approval.
- 6 parcels were deleted from the Monroe 30 Annexation petition.
   According to the consultant assisting with the application, these folks bought homes in the country and don't want to be in the city.
- Of the 6 deleted parcels, 2 have homes built in the late 1980's, 3 have homes built in the 2010's, and 1 just built in 2023.
- The 2021 BLR anticipated 29 new housing units would go on these lots, but these owners DON'T want to be in the city.

### Monroe 30 Annexation - 2024

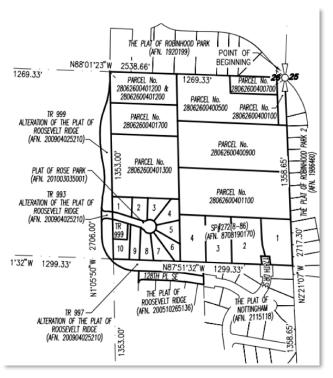
- The city approved a 10% annexation petition on this smaller assemblage of proerties, which was approved on 3/27/24.
- The 2021 BLR anticipates 171 homes will be built on this 31.32 acre assemblage.

### MONROE: Robinhood Neighborhood

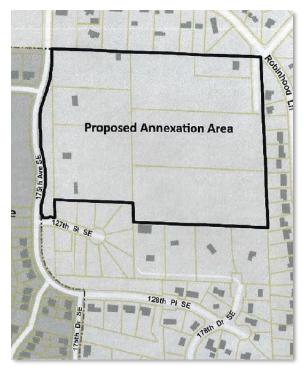
ABOVE: Image from Snohomish County PDS map portal - critical areas map theme.

The black lines represent steeps that exceed 33% slope – not buildable. The teal color represents some type of flowing water.

The locations are approximate only.



North 41 Annexation (couldn't get 60% approval)



Monroe 30 Annexation (current proposal)

### North of Hwy 2 Bypass

- The properties directly north of the Hwy 2 bypass route present a challenge in terms of site access (the road is steep from 178<sup>th</sup> Dr SE down into the site), sewer connection through the Hwy 2 bypass, and the overall slope of the site down to the bypass route. There are homes built on 3 of the 4 sites.
- The 2021 Buildable Lands Report suggests that 78 new housing units can go on this 13.37 acres assemblage.

### Buildable Lands & Land Capacity – Snohomish County's projected land capacity in Monroe's current UGA is overstated.

- The 2021 buildable lands report and the land capacity analysis overstates the availability of land available to meet the next 20 years of growth in the Monroe area.
- I did a deep dive into the Buildable Lands Data and looked at each of the parcels identified as having additional capacity.
- CITY OF MORNOE MAP UGA areas yellow, UGA expansion blue.
- I focused in on each UGA as a neighborhood to show you the current land use, where the BLR projects additional capacity, and then briefly summarized why these areas can't produce the additional housing that's suggested.
- Reasons like:
  - growth that has already occurred
  - o critical areas and setbacks limit development
  - o growth is projected on lots that already have homes on them in areas served by septic systems. (People already live in these homes, and they won't likely redevelop to higher densities in the outlying areas of Monroe because they are on septic they won't extend sewer because it's cost prohibitive for small lot projects)
  - the BLR and land capacity analysis relies too heavily on single, small lots being redeveloped. In cases where lots are close to each other, assemblage of these small lots into something more viable is super challenging.
- The 2021 BLR and land capacity suggests there is 371 unit capacity after removing the 2 large plats that have been completed. After my review, I believe the land capacity is more like 263 housing units (and that is still being generous).
- Going back to the overall map of Monroe, you have 2 UGA expansion proposals being considered by the
  Snohomish County Council. Ours is the MON 2 site where there is 1 habitable home on 22 acres,
  everyone agrees to go into the UGA and annex into the City of Monroe. The DEIS says this lot can produce
  70 lots. I suspect it could be more if it were a master planned community with mixed densities. This UGA
  extension should not be considered "sprawl" because:
  - o 60% of our property lines are shared with the City (it's surrounds us on 3 sides),
  - City streets already serve this site, with improvements to Chain Lake Road on their 6 year transportation plan (\$16 million)
  - o All utilities are reasonably available at the site, including city water and sewer.
  - The City already mows the utility corridor that bisects the property, making it an ideal east/west connector trail between the Chain Lake multimodal trail and the new North Hill park.
  - Including this property in the UGA provides an opportunity to extend the Chain Lake Trail further north. This trail can then be leveraged with the County and the State to apply for a grant under the "Safe Routes to School Program" to finish extending the trail north to Chain Lake Elementary,

where virtually all kids are currently bussed or driven to school. This would create a more walkable path to school. I'm told there are several kids that regularly walk or bike on this road – not a safe situation for kids for sure!

o It would also make a more logical city/county boundary line along Chain Lake Road. This boundary line has been known to create confusion when emergency services called... should it be Monroe police or the county Sheriff to respond?

In 2018 a shooting incident occured at our property, and it took the county Sheriff over an hour to respond. A stray bullet was shot through the corner of the house early in the morning of January 1<sup>st</sup>, 2019 while one of the residents was sitting on the couch 10' away. Then another stray bullet was shot into one of the Mainvue houses on 7/4/2020 in the middle of the day. That bullet cam from the same direction, through our property from the east side of Chain Lake Rd. This is now a "no shooting zone" (for anyone that knows about it), but the blurred line between city and county still makes no sense.

- We are in a housing crisis, and we need housing that is going to impact the market in the short term... we don't have another 10 years to wait until we revisit this, considering the Comp Plan process began in 2019 with the Buildable Lands Report (dated 4/1/2019).
- In the high interest rate market we have today (and considering that 80% of homeowners have rates below 5%), we need to rely on large builders to make big investments in housing instead of relying on mom and pops and single parcel small scale builds. Large builders need large parcels to work with to give them the economy of scale.
- We hope that you will support reasonable UGA expansions in areas that make sense (like MON2)

### **City of Monroe Housing Needs:**

- Per the City of Monroe's DRAFT Housing Element of their comp plan, the targeted growth by AMI includes
  - o 716 housing units from 0 to 50% AMI,
  - 381 housing units for 100% to 120% of AMI, and
  - 1,118 housing units for 120% AMI and above.

Income level	Income Band (AMI)	Projected housing need	Zoning Serving this Income Band needs		
Extremely	0-30% PSH	154			
Low	0-30% non-PSH	319	Low-Rise, Mid-Rise		
Very Low	>30-50%	243	Apartments + ADUs		
Low	>50-80%	0			
Moderate	>80-100%	0	Moderate		
ivioderate	>100-120%	381	Density		
Above Moderate	>120%	1,118	Low Density		
	Total	2,216			

• Rezoning land already in the City leads to displacement of people who already have affordable housing. We need to accommodate the growth in new planned communities where density can be mixed without displacing people. Please remember that we need housing in both the low AMI and at the high end.

### **MONROE - SW UGA Area**



### SW UGA Area

The 2021 Buildable Lands Report anticipates 30 new housing units on the sites identified on the adjacent map (which displaces the current 8 households (4 single family homes and a 4-plex)

There is a pond in the middle of these lots, with a drainage that extends north and south through the adjacent lots.

The north ½ of the SW UGA area is impacted by critical areas that would likely preclude

any further development beyond what is currently there due to setbacks from critical areas. That makes it unlikely that the footprint of any future development would be larger that what is here currently.

How long will the City be hostage to the anticipated capacity that these lots may someday provide, IF they sell to a developer who MAY develop them, and IF the critical areas ordinance become less restrictive that what it is today to make the increased density achievable?



**RIGHT:** Critical areas mapped by Snohomish County



### Department of Fish and Wildlife, Region 4

Region 4 information: 16018 Mill Creek Blvd, Mill Creek, WA 98012 | phone: (425)-775-1311

July 19, 2024

Kate Tourtellot, Planning Manager 806 West Main Street Monroe, WA 98272 Ktourtellot@monroewa.gov

### RE: WDFW's draft comments in relation to Monroe's draft Comprehensive Plan elements

Dear Ms. Tourtellot,

On behalf of the Washington Department of Fish and Wildlife (WDFW), thank you for the opportunity to comment on Monroe's draft Comprehensive Plan elements as part of the current periodic update. Within the State of Washington's land use decision-making framework, WDFW is considered a technical advisor for the habitat needs of fish and wildlife and routinely provide input into the implications of land use decisions. We provide these comments and recommendations in keeping with our legislative mandate to preserve, protect, and perpetuate fish and wildlife and their habitats for the benefit of future generations – a mission we can only accomplish in partnership with local jurisdictions.

Table 1. Recommended changes to proposed policy language.

Policy Number	Policy Language (with WDFW suggestions in red)	WDFW Comment	
	Land Use		
3.1.3.7	·	Many jurisdictions have within their developmental code a percentage of land that must be set-aside as open space and/or park space for all new residential development. We suggest Monroe implement this, while also requiring site plans demonstrate (to the greatest extent feasible) the connection of these spaces with nearby and adjacent parks and open spaces. This would achieve pedestrian linkage goals while simultaneously providing a pathway for habitat connectivity. Additionally, open spaces can act as climate-resilient assets that can serve as	

3.2.1.1	Update the Downtown Urban Centers Plan, including site and	community spaces. All development within UGAs or densely populated areas should strive for open space retention, creation, and connection for the benefit of people and the environment. According to <a href="ParkServe">ParkServe</a> , only 14% of Monroe's population lives within a 10-minute walking distance to a park. See comments above, highlighting the importance of connecting these areas for recreational and wildlife habitat corridor use. Similar comments can
	to development, parks, parking, transportation, and adjacent land uses. The updated plan should include:	be given for policy 3.2.1.2.
3.2.1.3	Develop a land use and urban design corridor plan for the US 2 corridor within the Monroe City Limits. This corridor plan should focus on multimodal accessibility and redevelopment of autooriented commercial into more walkable urban development.	Major redevelopment of highway 2 should incorporate elements from WDFW's Landscape Planning for Washington's Wildlife, especially "Chapter 6: Implementation through Comprehensive Plans, Development Regulations, and Incentive Programs," page 6-1.  For example, it is important to plan and prioritize culvert-related redevelopment and upgrades to ensure not only fish passage benefits, but adequate projected stormwater passage, as well as wildlife habitat corridor and pedestrian trail linkages. As highway 2 undertakes large scale redevelopment, we suggest considering wide bridges replace culverts for the purpose of pedestrian and wildlife corridor connection to the Skykomish River.  Further resources include WDFW's "Incorporating Climate Change into the Design of Water Crossing Structures: Final Project Report," as well as WSDOT's "Wildlife Habitat Connectivity Consideration in Fish Barrier Removal Projects." Combining redevelopment projects with multibenefit goals (such as climate change resiliency, pedestrian connections, and salmon recovery) brings about diverse funding opportunities.
3.4.2	Increase opportunities to implement low-impact development standards with Monroe. Where feasible, the city will make low impact development (LID) the preferred and most commonly used approach to site development.	We greatly appreciate the adjacent policy and propose that Monroe enhance it by incorporating the suggested language to increase its effectiveness. Monroe's unique geographic position underscores its crucial role in preserving, rehabilitating, and restoring salmon habitats. Policies within the Comprehensive Plan that support salmon recovery, such as those related to Low Impact Development (LID), are essential. As

		stated in the Snohomish River Basin Salmon Conservation Plan, the Skykomish has the highest Chinook recovery target set in Puget Sound. This basin also produces between 25-50% of coho in Puget Sound. Within the Snohomish River Basin Ecological Analysis for Salmonid Conservation, riparian function within Monroe is noted as some of the most degraded (<50% intact). This report further highlights how integral the French Creek and Woods Creek watershed are to salmon and aquatic species persistence and recovery.
3.4.2.1	while considering existing	We suggest this section contain a pop out box that highlights WDFW's <u>Habitat at Home</u> program. This program provides information on implementing wildlife habitat attributes in all types of public and private spaces. Individuals can apply for a free certification plaque, which can be displayed and inform neighboring properties of this program.
3.4.2.3	Revise Development Code regulations to include standards and incentive to increase the implementation of Low-Impact Development watershed management techniques.	See comments in response to 3.4.2 above, highlighting the need to enforce LID as the standard for all new development and redevelopment, to the greatest extent feasible.  Resources related to the adjacent policy suggestion include Olympia Rain Garden Incentive Program, Shoreline Soak It Up Rebate Program, Puget Sound Green Stormwater Infrastructure Incentives Programs, Green Stormwater Infrastructure Assistance Programs Guidebook, and the Rain Garden Handbook for Western Washington.  While these are generally small-scale projects, the cumulative impact of widespread implementation can be significant, especially with regard to watershed-wide salmon recovery goals.
3.4.4	Reduce damage in Monroe from flooding by retaining larger riparian management zones, as well as wetlands and their associated buffers to capitalize on the ecosystem services these resources provide.	FEMA's Flood Insurance Rate Map (FIRM) modeling does not take climate change projections into consideration. We suggest Monroe supplement FIRM maps with regulations that take Best Available Science (BAS) into consideration, including future climate-related conditions. For example, King County regulations place 'Flood Protection Elevations' three feet above base flood elevation for development within flood-prone areas. For resources, see Climate Mapping for a

		Resilient Washington, as well as FEMA's Resilience Analysis and Planning Tool (RAPT).
		We also recommend the adjacent policy be edited to be more actionable. It is important to highlight the ecosystem services provided by natural resources. Protecting and restoring natural assets is often more cost-effective than engineered solutions. For example, retained and restored wetlands and floodplains can help prevent flooding and reduce the need for flood-control infrastructure. Implementation of nature-based versus engineered options for climate response could result in cost-effective adaptation options for projects. Some examples include benefits of trees to sequester carbon dioxide and reduce air pollution. See the USDA Forest Service website. Additionally, see FEMA's guide Building Community Resilience with Nature-based Solutions, as well as software to track these resources from Natural Capital Project. Furthermore, see Kitsap County's approach to this through their Kitsap Natural Resource Asset Management Project.
	Shorelines and Nat	cural Environment
	Habitats and species of local	We suggest this edit to align this statement with
Section Intro	importance, including, but not limited to, areas designated as	WDFW's PHS program, which includes habitats and species, along with lists, maps, and specific
Habitat	priority habitats and species by the Washington Department of Fish and Wildlife's (WDFW) Priority	management recommendation documents.
Areas	Habitats and Species (PHS) program.	
	No anadromous species are documented as occurring within any of the streams in the French Creek Watershed.	WDFW has many documented cases of anadromous fish occurring within this watershed, including documented projects abiding by HPA regulations that ensure anadromous fish safety. Please reach out to me if you require these reports to make this edit.
Section intro	Table 2 lists required buffers by stream type.	We see that our new riparian guidance is mentioned in the paragraph below the stream buffer table, noting that the 215-foot SPTH value is only slightly higher than the existing buffer for type F streams. We want to reiterate that this science also calls for a minimum RMZ of 100ft for all streams for pollution removal. The 50-75ft buffer

		widths shown in the table fall short of our BAS. We recommend re-assessing this section to incorporate WDFW BAS, which no longer discriminates between fish bearing vs. non-fish bearing streams.
10.1.1		No net loss standards are often insufficient in addressing watershed-wide degradation. As WDFW's Net Ecological Gain Standard Proviso Summary Report 2022 states, "However, in the years since the introduction of NNL, Washington state has continued to face environmental degradation, indicating that the current NNL approach has been insufficient and that more rigorous standards, or more rigorous oversight of existing NNL requirements, are needed to adequately protect the state's many important species and habitats."
10.1.2	Maintain natural hydrological functions within ecosystems and watersheds and seek restoration opportunities identified in the Shoreline Master Program as well as WRIA 7 salmon recovery plans.	We recommend combining restoration opportunities identified in the Shoreline Master Program with restoration needs highlighted in local salmon recovery plans in order to align these projects. See links related to these plans in comments for 3.4.2 above.
10.1.4	Conserve and protect environmentally critical areas, including buffers, from loss or degradation. Maintain these areas in native growth protection tracts into perpetuity.	We recommend not only designating these areas as described in the adjacent policy, but also ensuring future use does not impact these areas by protecting them in perpetuity.
10.1.5	Conserve and protect trees and their canopies.	We strongly encourage the city of Monroe to prioritize heat mitigation, ecosystem health, and citizen health by implementing a city-wide tree canopy management plan.
		A plan that uses the sequential process below is what we have commonly seen utilized by jurisdictions in similar positions as Monroe:
		<ol> <li>Inventory and assess current conditions;</li> <li>Decide on goals, actions to achieve goals, and how these actions can be implemented;</li> <li>Track progress towards these goals annually, considering adaptive</li> </ol>

		management in order to pivot if goals are
		management in order to pivot if goals are not being met.
		This plan should also measure how well the City's tree-related ordinances are functioning in retaining trees on the landscape. It may not be enough to rely on ordinances if there is not a system in place to track cumulative impacts over time. Some examples of tree management plans include the City of Tacoma, the City of Snoqualmie, the City of Redmond, and the City of Renton. The Puget Sound Urban Tree Canopy and Stormwater Management Handbook provides additional guidance.
10.2.1.3	_	We greatly appreciate the adjacent policy. Some suggested resources to help achieve these goals include the city of Shoreline's "Deep Green Incentive Program," offering pathways for expedited permit review and fee waivers depending on the 'green' building project.
10.3.1.1		This policy is a bit misleading, as all impacts to critical areas must follow the mitigation sequence (WAC 197-11-768).
		This policy is greatly appreciated. Please reach out to us for assistance on how to incorporate WDFW's BAS as it relates to Fish and Wildlife Habitat Conservation Areas. As discussed previously, we recommend filling out the Riparian Management Zone Checklist for Critical Areas Ordinances.
Goal 10.5. Suggested Policy	Collaborate with WSDOT, Snohomish County, and neighboring jurisdictions to plan and prioritize public and private culvert upgrades to ensure fish passage barrier removal, adequate projected stormwater passage, and continued climate-related	See resources above in relation to 3.2.1.3.

	adaptations to handle water passage into the future.	
10.6.1	•	Even though this policy does not explicitly call out critical areas, we recommend following the mitigation sequence, which states to first <i>avoid</i> .
10.6.1.5	Employ wildlife habitat-friendly practices in designing and maintaining City parks.	For additional resources, see The Washington Wildlife Habitat Connectivity Working Group, WSDOT's Reducing the risk of wildlife collisions website as well as Wildlife Habitat Connectivity Consideration in Fish Barrier Removal Projects, Montana Fish, Wildlife, and Parks' How to Build Fence with Wildlife in Mind, and WDFW's website.
	Hous	sing
6.4.1	efficient housing design and construction methods to reduce	See Shoreline's <u>Deep Green Program</u> , as well as the Sustainable Development Code <u>website</u> , which provides specific resources for removing code barriers, creating incentives, and filling regulatory gaps in pursuit of green building goals, as well as the <u>Georgetown Climate Center's Green Infrastructure Toolkit</u> , which provides funding models and approaches from U.S. municipalities. Additionally, see how the <u>city of Boston</u> is identifying priority blocks that could yield the greatest benefits to residents in pursuit of a "cool" roof goal. Similarly, "green" roofs covered with sedum, native flowers, and other low-maintenance vegetation help insulate buildings from solar heat and provide pollinator habitat. Such rooftops help reduce building cooling costs and heat-related illnesses and deaths. Additionally, with the help of <u>Washington Sustainable Schools Protocol: Criteria for High-Performance Schools</u> , additional public or private infrastructure can be modeled after this example. See the <u>LEED rating system</u> for further resources aimed at all building types.
Goal 6.4	Prioritize set-asides for open spaces and parks within all new residential development with the goal of connecting these spaces	Please see comments related to 3.1.3.7 above.
Suggested Policy	for recreational and habitat connection opportunities.	
	Parks, Recreation	n & Open Space

Page 7-14	narks and usable open spaces that	See comments in relation to 3.1.3.7 and 10.6.1.5 above, as well as additional resources, which include the <u>Trust for Public Lands</u> , the NRPA <u>Safe Routes to Parks Action Framework</u> (which provides professionals with a "how-to" guide to implement Safe Routes to Parks strategies), and the <u>Sustainable Development Code</u> website.
	Provide Nature Preserves to protect sensitive natural resources in Monroe.	We recommend Monroe formulate a prioritization list for acquisition of these areas, taking into consideration parcels that are encumbered by critical areas, areas listed in WDFW's Priority Habitats and Species mapping data, riparian areas that encompass shade-offering vegetation, and other areas of importance noted within Monroe's CAO.
Page 7-15	Acquire (primarily through easements) trail corridors to support the trail linkages noted in the PROS Plan in combination with areas identified as important for habitat corridor linkages.	See comments above in relation to 3.1.3.7 and Page 7-14.
Page 7-16	Expand the trail network in Monroe, facilitating in-town connectivity, re-establishing habitat corridor linkages, and ties to regional trail networks.	See comments above.
Page 7-16	Work with WSDOT to identify options for US-2 bike and pedestrian bridge crossing near Traveler's Park that also serves wildlife movement. Ensure future WSDOT improvements to US-2 do not eliminate possibilities for a future trail alignment along the corridor.	See comments above.

Thank you for taking time to consider our recommendations to better reflect the best available science for fish and wildlife habitat and ecosystems. We value the relationship we have with your jurisdiction and the opportunity to work collaboratively with you throughout this periodic update cycle. If you have any questions or need our technical assistance or resources at any

time during this process, please don't hesitate to contact me.

Sincerely,

Morgan Krueger

Regional Land Use Lead, WDFW Region 4

425-537-1354

Morgan.krueger@dfw.wa.gov

CC:

Morgan Krueger, Regional Land Use Planner (Morgan.Krueger@dfw.wa.gov)

Kara Whittaker, Land Use Conservation and Policy Section Manager (Kara.Whittaker@dfw.wa.gov)

Marian Berejikian, Land Use Conservation and Policy Planner (Marian.Berejikian@dfw.wa.gov)

Timothy Stapleton, Regional Habitat Program Manager (Timothy.Stapleton@dfw.wa.gov)

Kirk Lakey, Assistant Regional Habitat Program Manager (kirk.lakey@dfw.wa.gov)

Liz Voytas, Habitat Biologist (liz.voytas@dfw.wa.gov)

Region 4 Central District (R4CPlanning@dfw.wa.gov)

Ted Vanegas, WA Department of Commerce (ted.vanegas@commerce.wa.gov)



September 9th, 2024

Kate Tourtellot Planning Manager 806 West Main Street Monroe, WA 98272

Emailed to: ktourtellot@monroewa.gov

Snoqualmie Tribe Comments on City of Monroe Comprehensive Plan

# **Dear Kate Tourtellot:**

On behalf of the Snoqualmie Indian Tribe (Tribe), please accept these comments on the draft City of Monroe Comprehensive Plan updates. The Snoqualmie Tribe has stewarded this land since time immemorial and seeks to work collaboratively with the City of Monroe to plan for the future by providing input on the City's Comprehensive Plan update. Comments are broken into plan elements.

# **Imagine Monroe and Guiding Principles Element**

In the history section of the element, we recommend the section covering the history of tribes in the region include language that acknowledges tribes are still present today, and they have reserved rights in the area. Suggested language to include:

"These tribes continue to exist into the current day, and have reserved rights including inherent, sovereign, and treaty rights to the area in which the City of Monroe now exists, and beyond."

# **Shorelines and Natural Environment Element**

**Goal 10.1.5 – Conserve and protect trees and their canopies:** Efforts around protecting significant tribal resources when making land use decisions are of utmost importance, particularly Critical Cultural Resources (CCRs), formerly called Culturally Modified Trees (CMTs). The following is a narrative describing this expanded term to be considered for some inclusion into 10.1.5 (and subsections).

A Critical Cultural Resource (CCR) is an organic archaeological object of high cultural significance to the Snoqualmie people. CCRs as trees are often Western red cedar; however, historical and traditional practices include other species, such as big-leaf maple or cottonwood. Often referred to as a Culturally Modified Tree (CMT) in archaeological terms, the Tribe prefers this broader term.



The defining characteristic of a CCR is the visibility of past human modification. Typical modifications on CCRs include tree branches, bark, and even tree clusters. These living historical markers and resources are an identifiable connection to locations and places of cultural/historical/archaeological significance for the Tribe.

The plan does not include any mention of water conservation and water use reduction by the City. Please include how the City plans to minimize and reduce water use in their current and future operations or any retail service or water use agreements.

Additionally, as the City looks to continue to bring its Critical Areas regulations into better agreement with <u>Best Available Science (BAS)</u>, it needs to do so with an eye toward achieving the best outcomes for the environment under the present day circumstances where so much of the City is already built out, frequently in ways that could be nonconforming when those regulations are updated.

Please update City of Monroe's Critical Areas Regulations to reflect Best Available Science (BAS) which indicates the importance of non-fish-bearing streams. BAS does not support less protective regulations for streams based on whether or not they currently host fish life. Washington Department of Fish and Wildlife and Washington Department of Commerce have provided guidance to cities and counties on how to implement riparian BAS in Critical Areas and Shoreline Regulations.

As part of Best Available Science, please include Indigenous Knowledge and Science on, at minimum, equal footing with Western Science. The Biden-Harris Administration has formally recognized Indigenous Knowledge and Science, also referred to as IK or TEK, as one of many important bodies of knowledge that contributes to the scientific, social, and economic advancement of communities in the United States, and the federal government has provided related guidance for federal agencies for many years. As stated in the 2022 Guidance, "It reaffirms that Agencies should recognize and, as appropriate, apply Indigenous Knowledge in decision making, research, and policies across the Federal Government. This guidance is founded on the understanding that multiple lines of evidence or ways of knowing can lead to better-informed decision making." We request that the City create policy to similarly recognize and incorporate IK in its future decision making, research, and policies.

# Parks, Recreation, and Open Space Element

While this element has aspects that align with Snoqualmie Tribe values, we encourage you to incorporate five more ideas that are represented in the Snoqualmie Tribe Ancestral Lands Movement (STALM) into the plan:

 Always consult with sovereign tribes in a meaningful way when developing recreation that impacts their ancestral lands within the City.



- Snoqualmie Tribe Executive Order 21-02 Training
- Ensure residents are informed about the impacts that certain behaviors associated with recreation may have on our ancestral lands: stay on trails, do not contribute to illegal trails, report illegal trails when you see them, pick up your trash and other trash you find, keep your dogs on leashes and pick up their poop to name a few.
  - o Relevant Post: Research Study on Impacts of Non-Motorized Recreation to Wildlife
- Develop trails in clusters rather than dispersed, whenever possible, to minimize impacts on wildlife and cultural resources.
  - Relevant Post: Snoqualmie Tribe Story Map Visualization of Human Recreation on Wildlife
- Invest in the decommissioning of illegal trails that impact cultural resources and wildlife, and present danger to the public – and whenever possible, for the decommissioning of trails to be prioritized whenever new trails are developed.
- Always work with tribes to make sure that they have access to critical areas for harvesting and gathering. These spaces are shrinking dramatically over time.

Thank you for the opportunity to comment, and please reach out with any questions.

Sincerely,

DocuSigned by:

Jaime Martin

55ECFF68F5D44FA...

Jaime Martin Government Affairs and Special Projects Director Snoqualmie Indian Tribe

# **Kate Tourtellot**

From: Bree Boyce <BBoyce@hopelink.org>
Sent: Monday, September 16, 2024 3:04 PM

To: Kate Tourtellot Cc: Lyn McCarthy

**Subject:** RE: City of Monroe Notice of Availability - Draft Monroe 2044 Comprehensive Plan

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Kate,

I hope you're doing well! This is perfect timing as our Snoqualmie Valley Mobility Coalition was just chatting last week about what we wanted to do to engage with Comprehensive Plan updates this year. We decided just to focus on encouraging each of the Snoqualmie Valley cities to adopt this one shared goal: "The city will partner with other cities and stakeholders on similar transportation policies and goals to ensure transit and transit infrastructure is accessible, affordable, convenient, dependable, and safe for its residents, businesses, and tourists." This same goal was already adopted by Duvall and Carnation a few years ago as well.

Does this email suffice in providing our comment or do we need to do anything else?

Also FYI, I'm CC'ing Lyn McCarthy who is our new Snoqualmie Valley Mobility Coordinator.

All the best,

# **Bree Boyce**

Senior Manager of Coalitions, Mobility Management

Pronouns: She/Her

t 425-943-6751 | c 425-495-3191

**f** 425-644-9956



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----Original Appointment----

From: Kate Tourtellot < KTourtellot@monroewa.gov>

Sent: Friday, September 13, 2024 3:59 PM

**To:** planreview@psrc.org; Jeff Aken; Brooke Eidem; Cyd Donk; Hal Hart; Killingstad, David; Canola, Eileen; Larson, Jay; mike.messer@srfr.org; Lisa LaPlante; Melissa Gray; Victoria Visintainer; Laufmann, Tom; Sophie Luthin;

Development.Review@commtrans.org; rooseveltwater@frontier.com; STAFF@HIGHLANDWATERDISTRICT.COM; Julia Gold; ryoung@tulaliptribes-nsn.gov; knelson@tulaliptribes-nsn.gov; Kelsey Payne; Adam Osbekoff;

klyste@stillaguamish.com; sthitipra@stillaguamish.com; kjoseph@sauk-suiattle.com; njoseph@sauk-suiattle.com; jjoseph@sauk-suiattle.com; stephen.semenick@BNSF.com; dawn.anderson@wsdot.wa.gov; pspirito@sno-isle.org; lanthony@sno-isle.org; Krueger, Morgan (DFW); lpelly@tu.org; info@PPTValley.org; SEPA@pscleanair.org; stevev@pscleanair.org; White, Daniel W. (DOC); ejackson@doc1.wa.gov; eric.heinitz@doc.wa.gov; Brock; Bree Boyce;

Amy Biggs; krystal.buoy@ziply.com; dawn.frank@ziply.com; jpritchard@republicservices.com; faye.ryan@pse.com; Styrna, Jacquelyn; John Warrick; crenderlein@snopud.com; Neilwheeler@comcast.net;

WWeiker@republicservices.com; Eileen.lefebvre@providence.org; Wilson, Doug; Mark Flury;

mailto:BJWhite@SNOPUD.com; Lara Thomas

Cc: Lance Bailey; Hannah Maynard; Anita Marrero; Amy Bright; Leigh Anne Barr

Subject: City of Monroe Notice of Availability - Draft Monroe 2044 Comprehensive Plan

(water/sewer/storm).

When: Tuesday, November 12, 2024 12:00 AM to Wednesday, November 13, 2024 12:00 AM (UTC-08:00) Pacific Time

(US & Canada).

Where: This is NOT a meeting request, this is a REQUEST FOR REVIEW

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.



THIS IS NOT A MEETING INVITE – THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUERETURNED BY 4:30 PM on Tuesday, November 12, 2024		
Project Title:	2024 GMA Periodic Comprehensive Plan Update, Monroe 2044	
Project Description:	This is the periodic update to the City of Monroe's comprehensive plan to accommod population, housing, and employment through 2044. This update also includes a new Plan, and updates to the Transportation Master Plan, and Utility System Plans	

	Monroe is using a Supplements Environmental Impact Statement to assess potential beyond those evaluated with the 2015-2035 Comprehensive Plan. The DSEIS docum available on the project website - <a href="https://www.monroe2044.com/">https://www.monroe2044.com/</a> , under Project Doc City anticipates issuing the FSEIS on October 14, 2024.
Applicant:	City of Monroe
Project Location:	Monroe Urban Growth Area (City + unincorporated UGA)
Application Materials:	https://bit.ly/3XJBHu8 The documents were also uploaded to the WA Dept. of Commerce Plan View Portal o

# Thank you,



NOTE: This email is considered a public record and may be subject to public disclosure.

# **Kate Tourtellot**

From: Hannah Maynard

Sent: Monday, September 30, 2024 11:11 AM

To: Brandi Blair; Jay Bull; Kelsi Dockins; Melanie Lockhart; Carla Lowe; Liz Nugent; Bob

**Patrino** 

**Cc:** Kate Tourtellot; Lance Bailey

**Subject:** Fw: Monroe Planning Commission Hearing 9/30/24

Good morning,

Please see the written public comment below for tonight's public hearing for the Comprehensive Plan update.



# Hannah Maynard | Planning Admin Assistant (they/them)

14841 179<sup>th</sup> Avenue SE, Suite 320, Monroe, WA 98272

Office: 360-863-4609 | Cell: 360-926-4012 | hmaynard@monroewa.gov

In office: Monday, Wednesday, Thursday. Working Remote: Tuesday & Friday

This email is considered a public record and maybe subject to public disclosure.

**From:** jenson sand <jensonsand@gmail.com> **Sent:** Monday, September 30, 2024 9:40 AM

**To:** Hannah Maynard <a href="maynard@monroewa.gov">hmaynard@monroewa.gov</a> **Subject:** Monroe Planning Commision Hearing 9/30/24

You don't often get email from jensonsand@gmail.com. Learn why this is important

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello.

Thank you for taking the time to read my comments. I am a Monroe citizen and homeowner. The current "what if" plans directly impact my life and my home. I understand the need for growth and expansion, but not at the cost of uprooting someone who has made sacrifices and built a life here. Changing my home's area into a commercial "mixed use land" tax bracket will make my life unlivable. And that is coming from a dual income (both public service jobs) family. Majority of my neighbors are senior citizens or have owned their home long enough to pay it off completely. These people are on fixed incomes and have no other options. Pricing someone out of their home so that a builder can come in and break it down to build apartments is completely unethical. What makes those people's lives more important than mine? I purchased my home with the goal to have a family in what used to seem like a great community.

As I said, I understand the need for growth. Why are we not expanding in areas that are willing to sell land? Areas that are not going to uproot families and elderly alike? Because I chose to buy a rambler in a quiet neighborhood shouldn't mean that I am at risk of being screwed because the city wants to make space for more people. As we have seen, there are plenty of developments coming in surrounding

towns like Sultan. The way of the world is we are always wanting to take more and make more space. But the reality is that there is only so much dirt to go around. Because someone bought dirt when they were able to, doesn't mean that same dirt should be essentially ripped away by the city... to help out other people? Monroe became so popular in the first place because it was central, and affordable. It allowed people to commute to work. Monroe is getting full, so that is transitioning to farther and farther away (Sultan, Gold Bar, Granite Falls, Duvall, etc.) Monroe is no longer affordable. The same builders who are building million+ dollar homes in Monroe have moved to Sultan to build 500,000+ dollar homes. It's the domino effect. No more space, so you move farther out.

Instead of uprooting current tax paying citizens, who have literally done nothing wrong other than choose a quiet neighborhood in Monroe. Why hasn't a builder developed a mixed- use building by Lowes where that plot of land has been for sale for what feels like forever? Why aren't we expanding the city limits to include acres and acres of land that could be incorporated to Monroe to build more homes/townhomes/condos. It seems like we are planning so far out, and not even using the available land we have now.

Like it was mentioned using land up by Monroe High School. Why isn't this being more investigated & pushed? The Prison has been talked about closing for years. It's at such a low capacity it has been argued that it shouldn't even be open. That area is acres of space that could be completely turned into a town center, especially with the proximity of 522 and the roundabout off of it. This wouldn't impact any current residents or put any of their homes at risk. This would be something that makes sense. Not robbing Peter to pay Paul.

As I have deep ties in this community, I would also like to make note that this entire process feels very very slimy. I, along with all my neighbors would not have even been made aware that this is happening unless someone in my family had not let us know. Apparently, there should have been postcards and newsletters informing us? I have not received one. This feels very much so like a behind closed doors deal that people just have to accept. It's not being "hidden" but it is definitely not getting the coverage it should considering how many people are directly impacted. I guarantee that if my neighborhood knew the severity of this, each and every person would be writing in, or attending in person. This completely changes the trajectory of all of our lives and livelihoods. Keeping this under wraps is wrong and very disheartening.

I am unable to attend in person, but I would like my thoughts heard and known.

Best, Jenson Peloquin Planning Commission Public Hearing - September 30, 2024

Dear Planning Commission Members,

I just found out Friday September 27, 2024 that the full Draft Monroe 2044 Comprehensive Plan document was available for the public to review through the Mayors "Monroe This Week" newsletter. I haven't had time to review the entire 827 pages but wanted to point out just a few things to you now. We will address the rest at a future planning commission meeting (if the public hearing is extended) or with the city council.

- 1) Lonnie and I submitted comments to the DSEIS on June 14, 2024 which are included in today's hearing packet on page 687 723. Pages 714 and 715 are presented incorrectly in the hearing packet, so I asked Kate and Lance to update them in the online record. I understand Kate will be bringing copies of the corrected document to you this evening as well. For easier viewing, I am attaching the entire document to this email as well.
- 2) Generally speaking, we are very concerned about the Comp Plan's "proposed actions" relating to upzoning in four areas:
  - a. Areas south of Hwy 2 (the comp plan identifies this as an "underserved neighborhood pg 38.") The proposed upzoning in this area conflicts with the City's stated goal of preserving affordable housing, and will lead to gentrification which will displace homeowners, renters and seniors at moderate risk of displacement that are living here already in currently "affordable housing."

On pg 38 of the Comp Plan under "Underserved Neighborhoods" it says:

"As infill development occurs, some areas of Monroe may see higher rates of development, particularly historically underserved areas of the city. This includes less affluent areas, particularly those south of US 2. Communities here often face challenges such as limited access to essential resources like grocery stores, healthcare, and educational opportunities. These challenges are often compounded by lower levels of education and household incomes. Addressing these disparities by prioritizing investments in the most underserved areas would not only align with regional, countywide, and state goals but also reflect Imagine Monroe's commitment to inclusive development.

Despite the fact that services south of Hwy 2 already include Grocery Outlet, Semar Health Services, Take the Next Step, SeaMar Health Services, Evergreen Health, and multiple schools and churches...

What specific investments could the city provide to make up for the loss of affordable housing for these renters and homeowners? Where would these people move in the community?

b. The "mixed use" zoning proposed for the triangle between 179<sup>th</sup>, the Evergreen Hospital (Hwy2) and SR 522. This is an established neighborhood that has one way in/out just south of the hospital and is mostly rambler style homes. This area is served by on-site

septic systems instead of sewers. Since I'm running out of time to get this to you before tonight's meeting, please see the attached comments regarding this neighborhood.

- c. Roosevelt "neighborhood node" see attached comments.
- d. Chain Lake "neighborhood node" see attached comments.
- 3) Housing Goals related to annexations suggest requiring "annexation agreements" that include "middle housing and/or housing options affordable to those earning 30-80% AMI as part of the annexation agreement." If you look at the existing four (4) UGA's surrounding Monroe, they are (for the most part) fully developed into housing already. The development potential for these areas is already very limited and have a demonstrated history of declining to annex in the past.

That being said, IF an area were to consider annexing (referring to the Robinhood, Calhoun, SW UGA, East Monroe - attached), it would encompass a bunch of small lots with multiple owners that won't develop together as an assemblage anyways. Adding another requirement like this to an annexation agreement will give them yet another reason to say no to annexation. It would be far better for the city to offer incentives to build housing for low AMI households such as density bonuses, fee waivers, housing tax credits and the like.

It is also important to note that the stated housing needs are mostly in the 100%+ AMI category (1,499 homes). Housing for the 30-80% AMI (243 homes) would be better sited closer to grocery stores and city services instead of further out in the city's UGA areas.

Table 6.7 - PROJECTED CAPACITY AND HOUSING NEED BY INCOME BRACKET

Incomo	Income			Projected	Aggregated	2044 Future Land Use Capacity	
evel	Band (AMI)	Category	Zone	housing need	Housing need	Total capacity	Surplus or deficit
Extremely	0-30% PSH		R25, DC, MN, MG	154	716	913	196
Low	0-30% non- PSH	Low-Rise, Mid- Rise Multifamily, ADUs		319			
Very Low	31-50%			243			
Low	51-80%			0			
Moderate	81- 100%	Moderate Density	R15,	0	381	425*	44
Moderale	101- 120%		Density DC, MN, MG	381	301	425"	44
Above Moderate	>120%	Low Density	R4, R7, DC, MN, MG	1,118	1,118	1,134*	16
	Total				2,215	2,472*	257

<sup>\*</sup>Housing units in Mixed use zones (DC, MN, MG) are allocated to multiple income categories (50% Low income, 20% Moderate income, 30% for Above Moderate income. Additional ADUs can be added to Low Income level capacity.

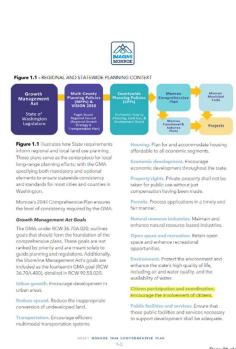
Source: Urban Footprint, MIG Analysis

# Thanks!

Susan & Lonnie Davis

# DRAFT City of Monroe 2044 Comprehensive Plan | Comments

# Chapter 1 Introduction, Page 1-3 "Citizen participation and coordination. Encourage the involvement of citizens."



Good communication is the key to a successful plan! I encourage the city to place A-boards with "notice of proposed zoning change" in each neighborhood where zoning changes are being considered <u>before finalizing the Monroe 2044</u>

<u>Comprehensive Plan.</u> Since the changes aren't property specific, putting them alongside the roadway would be appropriate (like the short term 'no parking' signs that the city uses for events). These A-boards should display a schedule of council meetings and include a QR code that links residents to a webpage outlining the proposed changes specific to each neighborhood.

The city should recognize that most people don't understand how zoning changes might affect them, and don't have time to navigate the Monroe 2044 website or interpret complex zoning and building codes. Therefore, each neighborhood QR coded link should educate the public about what the proposed changes are, and how the changes could impact their property rights using clear and accessible language. And since residents may not even know what questions to ask, it is crucial to present the information in an easy-to-understand format from the start. Suggested FAQ's might include answers to the following questions:

What are the potential impacts of a zoning change from residential to mixed-use for current homeowners, such as

- If a home becomes a "legal non-conforming use" due to a zoning change, would homeowners still have the flexibility to add an accessory dwelling unit (ADU), build an addition, or construct a detached garage as they could under residential zoning? Or would these options be restricted in any way under the new mixed-use designation?
- If a home is destroyed by fire, would the homeowner be allowed to rebuild it? What happens if the reconstruction takes longer than six months or even a year?
- Could a neighboring property be developed into a six-story mixed-use building, with commercial spaces like offices, retail, or restaurants and bars on the ground floor with apartments above? Would these new developments need to provide on-site parking, or would residents, employees, and patrons end up parking on the street? Would their hours of operation be limited, or could a bar be open until 2:00 am? How will exterior lighting and sound from these operations be managed to limit the impact on the surrounding neighbors?
- How would the zoning change affect property taxes? Could they increase or decrease? I believe that land zoned for mixed-use generally has a higher assessed value compared to land zoned for residential use. This higher land valuation would increase the total property valuation and assessment, even if a single-family home is present on the lot, ultimately leading to higher property taxes.

**Chapter 1 Introduction, Page 1-4** Historic preservation. Identify and Monroe should have a registry for historic buildings and building codes to help protect them as well as the history and character of Monroe. encourage preservation and Parks and Recreation, that the City of Comprehensive Plan update due to their **Regional Planning Policies** Puget Sound Regional Council (PSRC) is a representing King, Kitsap, Pierce, and Snohomish counties. PSRC developed the regional growth strategy, called VISION 2050, that provides a shared roadmap for the future and aligns policies across jurisdictions. comprehensive plans, development regulations, and regional policies, plans, and strategies adapt to and mitigate the effects of Within VISION 2050, there are Multicounty Planning Policies (MPPs) that set the groundwork for each county in preparing policies for Countywide Planning Policies (CPPs); which are more individualized and for habitat and development. county-focused, and for cities preparing local comprehensive plans. As a partner in The GMA also requires certain elements, or the Puget Sound region's growth and chapters, to be included in each Comprehensive Plan. These elements include: incorporating PSRC's VISION 2050's MPPs as Land Use well as GMA's requirements. SNOHOMISH COUNTY PLANNING POLICIES Snohomish County adopted its most current Utilities Countywide Planning Policies (CPPs) in 2023. The CPPs provide a consistent Rural Development - Counties only framework to guide each local jurisdiction's Transportation comprehensive planning and include the 20-year adopted population, housing and employment allocations for the County and Climate Change/Resiliency - Added in · Ports - For cities with an annual all Snohomish County cities (Table 1.1). In

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# **Chapter 1 Introduction, Page 1-6**



Services Advisory Board, the

Planning Commission

Attendance and participation at City
Council meetings

People in Monroe are engaged and invested

in the community, contributing to a visionary

comprehensive plan that achieves a broade

community vision. Chapter 2: Vision and

Guiding Principles provides more details

about public engagement conducted to create a roadmap for the future of Monroe

Economic Development Advisory Board, Parks Board, and the Monroe

# **Community Engagement**

The Menros 2044 Comprehensive Plan is the community's bluspint. Hundred of people participated firequipleut the process. Replic living, working, and visiting Morros interacted with City staff at hip-enron pop up cereis and community gatherings, participated in surveys, and shared this prospectives at Planning Commission and City Council meetings.

There were many ways that Monroe residents, employees, business, and property owners were actively involved, including:





commerce to particular the following community populy events during the project such as the Minnroo Farmers Marker, Monrae PRIDE, Junateenth, Belonging, and Monroo Chamber of Commerce Block Party, Monrae Commerce Block Party, Monrae Commerce Block Party, Monrae Chamber of Commerce Block Party, Monrae Chamber of Might Curi Against Crime
Completing one or more of the two

online surveys

Attendance and participation at

DEAL | NONROL 2004 COMPRESS NAMED IN

(a) Visiting the project website to read about the project

(b) Participation in five Community Advisory Committee meetings

(c) Attendance or participation at one or more of the following community pop-up events during the project, such as the Monroe Farmer's Market, Monroe PRIDE, Juneteenth, Belonging, and Monroe Chamber of Commerce Block Party, Monroe 2044 In The Classroom, National Night Out Against Crime

(d) Attendance and participation at many City-led committee meetings, such as the Community Human Services Advisory Board, the Economic Development Advisory Board, Parks Board, and the Monroe Planning Commission Attendance and participation at City Council meetings

- (a) A notice about the Comprehensive Plan Update should have been prominently displayed in large print at the top of the City of Monroe's website so it's easily visible when people first visit the site. Currently, the link is hard to find and requires multiple clicks, making it difficult to access unless you already know where to look. Please also see suggestions on page 1 to improve community engagement in areas that are proposed for upzoning.
- (b) Notices about Community Advisory Committee meetings and related materials were not made publicly available on the Monroe website. The only reason I knew about these meetings was by attending city council & planning commission meetings and asking staff directly. The public was allowed to speak for only three minutes at the beginning of the meetings—an inadequate opportunity, especially without access to agendas or supplemental materials in advance. Additionally, the public couldn't engage in conversations or ask questions during these meetings.
- (c) Attendance at these community events was limited to more outgoing individuals who enjoy crowded public gatherings, missing those who either prefer to avoid such settings, are working, or have physical challenges (such as elderly or non-ambulatory residents).

(d) People won't participate in meetings if they aren't aware that important decisions affecting their neighborhoods are being made. Improved public notice—through the website, mailers and neighborhood A-boards would help increase public awareness and encourage more community engagement See page 1



# 3 LAND USE

### Introduction

The Monroe 2044 Comprehensive Plan's Vision and Guiding Principles conceptualizes time. The Monroe community was clear in its desire to be a place where local busines thrive, where there are housing options for everyone, and where public spaces are connected by safe bicycle and pedestrian facilities.

The Land Use Element identifies how that vision translates into future development and supporting services, documented in a Future Land Use Map (Figure 3.4 page 3-12) and supported by land use polices and actions. It s the primary element that guides the Zoning Map and development regulations to implement the goals, policies and cions adopted in this Comprehensive Plan. See Appendix 3-A Land Use Capacity Analysis, for the general location, intensity, and future anacities in the Monroe UGA, which is location and distribution of uses, current and future population densities, and building

# intensities can be seen in more detail in Relationship to Other Plans

Appendix 3-A.

The Land Use Element guides growth within the Monroe City Limits and recommends how growth should occur in the City's Urban

Growth Area until those areas are annexed. This chapter was prepared in accordance with Section 36.70A.070 of Washington's GMA and aligns with Snohomish County's Countywide Planning Policies (CPPs) and Puget Sound Regional Council's VISION 2050.



# from Washington's GMA

This element must also address issues

- for public water supplies
- Consideration of environmental
- Planning approaches that promote physical activity and
- reduce vehicle miles traveled Draining, flooding, and stormwater runoff

Photo Source - City of Monroe, Belonging 2023

**Appendix 3-A Land Use Capacity** Analysis, for the general location, intensity, and future capacities in the Monroe UGA.

This state, county and city are in a housing crisis, and the goal should be to find realistic ways to increase the housing supply to meet our current resident's needs in the short term as well as future needs. The current methodology of accepting the "Buildable Lands Capacity" numbers that the county provides without question hurts the city.

I went through the entire Buildable Lands spreadsheet provided by Snohomish County and found that there are a significant number of properties that are misrepresented as having capacity for development for reasons such as:

- critical areas impact development potential (due to steep slopes, wetlands)
- existing structures on site that have more value than the county tax rolls represent (such as rehabbed homes)
- existing buildings on site that already occupy the buildable area
- properties that are encumbered by easements that benefit other properties, and therefore that additional square footage is not buildable

I previously sent a spreadsheet to the city and county that identified a significant number of properties where development potential should be reevaluated, and reasons why they aren't developable. Better care should be taken in the future to engage with the county about removing these properties from future capacity. This would also benefit the city's argument for expanding the UGA in the future.



most walkable streets, with essential services

nearby. Plans for areas like North Kelsey aim

to mix businesses, offices, and homes. While

residential development has not occurred as planned commercial uses have been

constructed, particularly along US 2 where the majority of large-format retail and services is

Approximately 46 percent of Monroe's land is developed as detached homes, showing a

development types. Mixed-use developmen

and attached residential uses make up a very

smaller percentage of the existing residential

strong focus on detached residential

Underserved Neighborhoods

Residential Development

# Land Inventory and Existing Conditions

Monroe continues to grow. Table 3.1 describes the existing and uses by general land use category. Substantial residential development has occurred north of US 2, typically as detached residential homes, where existing zoning allows larger lot sizes and other translates into more expensive homes. Areas south of US 2, particularly around 154th SES, feature a mix of detached and attached residential homes including apartments, condominiums, and other housing types. Development in these areas is often on smaller lots.

### Table 3.1 - EXISTING LAND USE TYPE

Category	Acres	Percen
Detached	1,820	46.0
Residential	0.50013300	-2004-0423
Attached Residential	92	2.3
Commercial	346	8.7
Mixed Use	167	4.2
Industrial	193	4.9
Others*	1,335	33.8
Total	3,953	100.0

Includes institutional, open space, parks, an

Source: 2021 Snohomish County Buildable Lands Repon

Monroe's Historic Downtown is a vibrant center where locals come together to suppor local businesses. Surrounded by older neighborhoods, it boasts some of the city's

> DRAFT MONROE 2044 COMPREHENSIVE PLAN 3-3

# **Underserved Neighborhoods**

- (a) As infill development occurs, some areas of Monroe may see higher rates of development, particularly historically underserved areas of the city. This includes less affluent areas, particularly those south of US 2.
- (b) Communities here often face challenges such as limited access to essential resources like grocery stores, healthcare, and educational opportunities. These challenges are often compounded by lower levels of education and household incomes.
- (c) Addressing these disparities by prioritizing investments in the most underserved areas would not only align with regional, countywide, and state goals but also reflect Imagine Monroe's commitment to inclusive development.

(a) Redevelopment in the area south of US2 is likely to lead to neighborhood gentrification, which has been identified as having a "moderate risk of displacement" for current residents. This could force people out of their homes in an already undersupplied housing market. See page 26

(b) Currently, services located south of Highway 2 include Grocery Outlet, Seamar Health Services, Evergreen Health, Take the Next Step, several schools, churches, and many others.

(c) What are **specific examples** of "investments" that would address the disparate impacts on the residents who currently live in these neighborhoods?



### Employme

Major employment centers are primarily in areas developed for commercial and industrial uses; however, Morroe is unique among cities in that a large portion of employment occurs at the stake's Monroe Correctional Complex. Many residents live in Monroe and commute to work in nearby cities like Everett, Bothell, Redmond, and Bellevue. This dual role highlights Morroe's importance in the regional economy (see Chapter 5: Economic Development). Ensuring a balance between housing and jobs is essential for Morroe's growth.



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DRAFT MONROE 2044 COMPREHENSIVE PLAN
3-4

Dogo 3

# development sit and north of SR s Fryelands indus

Monroe's development patterns have been influenced by its transportation system and natural features. While Monroe continues to grow and change these features continue to influence development in the city. Existing development patterns are illustrated in Figure 3.1. These include:

- The "Regional Benefit" area, is a part of Monroe that is home to key facilities serving the wider Sky Valley, including the North Kolley shopping area, and the North Kolley shopping area, and the North Kolley shopping area, and the City's vision for North Kelsey includes a walkable Village, boosting the commercial area's vitality, and benefiting the community socially, economically, and environmentally, additionally, there are the fairgrounds, Fryelands industrial parks, and Lake Tye. The Fryelands industrial Area is vital for employment and the economy, hosting various manufacturing and distribution facilities, stracting new businesses and jobs to Monroe.
- The "West Monree" area includes nearby neighborhoods and development situated south of US2 and north of SR 522, excluding the Fryelands industrial park. Policies in this zone prioritize enhancing connectivity and promoting infill opportunities to promote sustainable growth and community cohesion.

3-4

The "West Monroe" area includes nearby neighborhoods and development situated south of US 2 and north of SR 522, excluding the Fryelands industrial park. "Northwest" might be more descriptive?

# Chapter 3 Land Use, Page 3-5 This strategy, from linking Al Borlin capitalize (no s) Park to downtown, improving access to shoreline and regional trails, to capitalizes on one of Monroe's most unique assets. A "Central Monroe" area includes The City aims to create a continuous nearby neighborhoods and feature-rich greenbelt park along the developments south of US 2 and east of river, enhancing access and connections to the entire community. This strategy, from linking Al Borlin Park to downtown, improving access to revitalizing the Main Street corridor and downtown into a vibrant mixed-use hub, infill opportunities west of downtown, and strengthening shoreline and regional trails, to capitalizes on one of Monroe's most unique assets. The City desires to strengthen ties to this beautiful open connections to the scenic Skykomish River, enriching the community's natural and recreational amenities. space gem while prioritizing the protection and enhancement of natural Downtown Monroe, the city's historic areas to shape how and where center, embodies a lively mix of businesses, restaurants, and cultural The "Northern Neighborhoods" area, which extends from the WSDOT bypass right-of-way northward to the UGA. This area presents an opportunity to offer attractions essential to Monroe's identity. Serving as the community's central gathering place since its inception, Downtown has played a pivotal role in shaping the city's urban affordable and diverse housing options for the community. Focusing on landscape. creating a walkable, safe, and connected street network, integrating The "Skykomish Greenway" is an area in Monroe that includes all of Al Borlin with trails, and improving access to services and facilities. Park and shoreline/floodplain areas, including the Cadman site.



# **Future Land Use**

# Projected Growth

The Monroe City Limits and UGA, illustrated in Figure 3.2, are projected to accommodate a total of 26,276 residents by 2044, supported by approximately 2,600 new housing units (see Table 3.2). Employment opportunities are also projected to grow, with approximately 2,400 new jobs by 2044.

Increasing population will lead to a greater demand for housing, requiring the construction of new housing units for Monroe's growing and changing population.

With population growth comes the need for more opportunities and irrustructure to maintain the level of service of services and for public facilities such as schools, parks, open spaces, and community spaces.

A wide variety of housing types are needed beyond the current residential trend of detached homes, townhouses, and apartment buildings. New developments should consider more options such as accessory dwelling units (ADUs), duplexes, triplexes, townhomes, and mixed-use projects to meet various housing needs of the community,

Table 3.2 - GROWTH ALLOCATION BY 2044

Population in 2020	Population by 2044	Increase
19,699	24,302	4,603
1,567	1,974	407
21,266	26,276	5,010
Housing units in 2020	Housing units by 2044	Increase
6,228	8,379	2,151
1,567	1,974	407
7,795	10,353	2,558
Employment in 2020	Employment by 2044	Increase
10,096	12,420	2,324
164	241	77
10.260	12.661	2.401
	19,699 1,567 21,266 Housing units in 2020 6,228 1,567 7,795 Employment in 2020 10,096	19,699   24,302   1,567   1,974

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3-7

With population growth comes the need for more opportunities and infrastructure to maintain the level of service of services and for public facilities such as schools, parks, open spaces, and community spaces.

Delete "of services" (duplicate)



# Desired Future Land Use Patterns

Monroe's future initiatives will focus on revitalizing key areas, enhancing residential access to services, and increasing housing diversity. These initiatives include transforming key locations like North Kelsey and introducing mixed-use zoning along major thoroughfares, such as along 179th Avenue SE, and developing community focused nodes for mixed-use development. Other initiatives include enhancing residential access to amenitles promoting physical activity and reducing vehicle miles, improving Downtown's vibrancy, and expanding and diversifying housing options to meet the diverse needs of the community (See Chapters 4: Transportation and Chapter 7: PROS, as well as Appendices 7-A and 7-B for more detailed information on physical activity, wehicle miles, and multimodal LOS goals, which is hereby incorporated by reference). All areas of Monroe may see at least minor changes in how growth occurs over time, including:

- Incorporating middle housing into detached residential areas. All detached residential areas in Monroe will allow, at a minimum, accessory dwelling units and duplexes to provide flexibility for various housing types that diversify Monroe's housing stock. It also meets Sate requirements for permitting more housing types in detached residential zones.
- Expanding housing opportunities to meet various community needs. New mixed-use and higher density housing will be permitted along with existing

Washington Department of Fish and Wildlife: Habitat At Home Program

This program through WDFW explores alternative ways in which to connect residents to green spaces and nature. As the City looks towards new ways to accommodate growth, it's important to not lost these spaces, and to continue to positively engage with the wildliffer habitats in Monree. WDFW offers guidance on various habitats for spaces of varying sizes.

To learn more about the program, visit https://wdfw.wa\_pow/species-habitats/living/habitat-at-home, and for more information on how the City will review drainage, flooding, and se-mwater runoff see Chapter 10 and Append 10-B, which is hereby incorporated by reference.

Photo Source: WD

commercial services to create a dynamic and interconnected community. This type of development

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\_\_\_\_\_

...the City will review drainage, flooding, and stormwater runoff see **Chapter 10 and Append 10-B**, which is hereby incorporated by reference Should be "Appendix"

# Chapter 3 Land Use, Page 3-10 will be paired with increased bicycle bicycle amenities to make it easier to and pedestrian connectivity. Figure 3.3 get around by foot and on bike. This also demonstrates that Monroe includes improving connections across becoming increasingly diverse. As we look towards the future, it will be US 2 into Downtown and surrounding important to capture the needs of · Adding mixed-use development that various communities to ensure that serves local neighborhoods. Mixed-use everyone's needs are met. development will be introduced along Increasing residential and mixed-use 179th Avenue SE and in the northwest development in the North Kelsey and southwest edges of Monroe to providing locally serving commercia services and more housing options. area. Plans for North Kelsev include reimagining the area with multifamily and mixed-use development in addition • Creating neighborhood-serving to the commercial development that nodes in residential areas. Whe has been constructed. Future land uses feasible, integrate small-scale retail and in this area will focus on residential and nixed-use along Chain Lake Road to mixed-use development that is serve neighborhood needs. supported by improved pedestrian and Figure 3.3 - RACE AND ETHNICITY CHANGES OVER TIME ■2010 = 2016 ■ 2021 Source: American Community Survey, 5-year estimates (DP05), 2010, 2016, and 2020 DRAFT MONROE 2044 COMPREHENSIVE PLAN

(a) Increasing residential and mixeduse development in the North Kelsey area.

2 bypass.

opportunities in this area.

The city should not allow residential development without commercial development as this would further limit retail, restaurant and service

Most people in Monroe still leave town for a lot of their shopping needs. Stores that would be desirable include: Costco, Trader Joe's, clothing & home goods, and more sit down restaurants. Where could these (or similar)

(a) The North Kelsey area is landlocked by Hwy 2, SR522 and the future Hwy

(b and c) See page 12 for feedback on proposed mixed-use nodes

stores be sited in Monroe, if not North Kelsey?

# (b) Adding mixed-use development that serves local neighborhoods.

Mixed-use development will be introduced along 179th Avenue SE and in the northwest and southwest edges of Monroe to providing provide locally serving commercial services and more housing options.

# (c) Creating neighborhood-serving nodes in residential areas.

Where feasible, integrate small-scale retail and mixed-use along Chain Lake Road to serve neighborhood needs.



 Increasing development Downtown. Downtown will continue to be a central hub of activity in Monroe, reflecting the historic nature of Main Street but with increased housing and mixed-use development to increase walkability for residents to support local businesses.

### Future Land Use Map

The Future Land Use Map (FLUM), as shown in Figure 3.4, illustrates the direction for land use over the next 20 years to provide capacity to meet the projected growth surgest (Table 3.3). The Future Land Use designations identify general land use categories and the zoning dassifications to implement Imagine Monroe and accommodate the growth allocations. Devolopment regulations (e.g., zoning) must be consistent with the FLUM. The FLUM is intended to satisfy the needs of an increasing population and employment base by providing for a range of residential,

mixed-use, commercial, and industrial land to meet anticipated demand while also protecting natural features and critical areas. Land use needs are likely to change over the next two decades as poulation growth demands additional poulation growth demands additional housing and employment opportunities. Despite this growth, Monroe desires to retain the essential feeling and attributes that define Monroe. This means planning for growth and managing its impacts to ensure Monroe remains a great place to live.

Many of Monroe's land use designations remain unchanged in this plan update. Keeping changes minimal helps maintain consistency and predictability for the community and property owners.

Table 3.3 - FUTURE LAND USE CAPACITY

Housing units in 2020	Housing units by 2044	Increase	Future Land Use Capacity
6,228	8,379	2,151	2,471
1,567	1,974	407	479
7,795	10,353	2,558	2,950
Employment in 2020	Employment by 2044	Increase	Future Land Use Capacity
10,096	12,420	2,324	2,741*
164	241	77	109
10.260	12.661	2.401	2,850
	6,228 1,567 7,795 Employment in 2020 10,096 164	2020 2044 6,228 8,379 1,567 1,974 7,795 10,353 Employment in Employment by 2020 10,096 12,420 164 241	2020   2044   Increase   Increase   2,151   1,567   1,974   407   7,795   10,353   2,558   Employment in 2020   12,420   2,324   10,996   12,420   2,324   1,44   241   77

Source: Snohomish County Buildable Lands Report, 2021 and 2023

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Increasing development

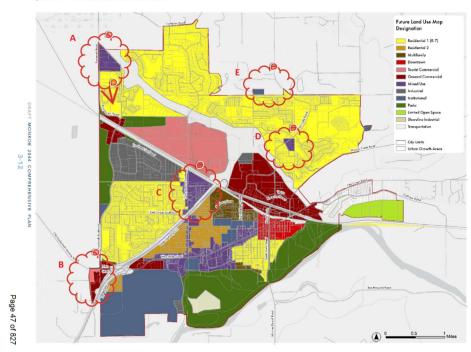
**Downtown.** Downtown will continue to be a central hub of activity in Monroe, reflecting the <u>historic nature</u> of Main Street but with increased housing and mixeduse development to increase walkability for residents to support local businesses.

Is the goal to encourage redevelopment in the downtown commercial area, where many homes and businesses currently exist, while leaving "Historic Main Street" untouched, or could those historic properties also be subject to redevelopment? See comments related to "historic preservation" on page 2 and the "integrated parking" goal on page 16.

If a historic building on Main Street were to burn down, what would be allowed in its place? Could a modern five- or six-story mixed-use building be constructed, or would it have to follow specific architectural guidelines to maintain the character of existing structures on Main St?

Are there established architectural guidelines for redevelopment within the downtown commercial area that would guide developers on how to "reflect the historic nature of Main St?"

Figure 3.4 - FUTURE LAND USE MAP (FLUM)



SITE A - Roosevelt Mixed Use Node (MIG's model output = 134 jobs, no residential units): This is a rural neighborhood with rural properties (R5-5 acre minimum lot size) to the north and agricultural properties (Ag-10-10 acre minimum lot size) to the west that are in the county's jurisdiction. Mixed use zoning (See page 13 for definition of mixed-use) is inconsistent with the surrounding neighborhood, too far away from the densely populated neighborhoods it is intended to serve, and is not served by transit.

**Alternative:** The Holzerland property at the NW intersection of Roosevelt and Foothills Roads is a more appropriate property for mixed-use zoning as it is centrally located near the neighborhood it would serve and is a short walk to transit on Hwy 2.

**SITE B - SW UGA** The northern half of these properties are fully developed with housing and are impacted by critical areas (with a creek and pond in the middle that flows north into the agricultural area across the street).

SITE C - Triangle Mixed Use/aka Strawberry Lane (MIG's model output = 75 jobs and 75 residential units): This triangle neighborhood is south of the hospital/east of 179<sup>th/</sup> west of SR522 and is an established (mostly rambler style) neighborhood with one way in/out, no sewer or storm water service and no road improvements such as sidewalks, curbs and street parking. It would be a significant disruption for this neighborhood to be upzoned to mixed-use. Many of these residents spoke in opposition to this upzone during October 2024 council meetings.

Alternative: A better option for accommodating high-intensity health services in multi-story buildings would be to redevelop the old single-story medical building currently leased by the school district. The school district can be "encouraged" to construct a multi-story admin building with a smaller footprint on one of their existing sites in town, such as the old school admin site or the Kelsey St track and field area.

**Map Error?:** the Future Land Use map on the left shows the sites west of the hospital as residential, but on the current comp plan and zoning map it is mixed-use medical. I assume this is a mapping error since there is nothing in the 2044 Comp Plan suggesting a change in zoning.

SITE D - Chain Lake Mixed Use Node (MIG's model output = 40 jobs and 40 residential units): The properties southeast of Chain Lake Road have steep slopes, wetlands, flowing water & flooding that impact the site and the surrounding neighborhood. The property northwest of Chain Lake Rd has a drainage from the development to the north running through the middle of it. This site is also within ½ mile of existing shopping/entertainment/dining in the North Kelsey general commercial area. A local resident (in addition to myself) spoke in opposition to this site at the 9/30/24 planning commission meeting.

**Alternative: SITE E** The proposed MON2 UGA Expansion on Chain Lake Road might be a better option to include some mixed-use zoning along with residential (if this area is approved as UGA expansion).

\*\* See previously supplied Davis comments to the DSEIS for more detailed information on each of the sites noted above, as well as Monroe's four unincorporated urban growth areas (UGA's).

# Chapter 3 Land Use, Page 3-16 Mixed-Use Characteristics Mixed-use areas are densely populated locations that can be considered to the construction of the same property. Mixed use areas can be larger developments, are also serve as locally serving redevelopments, are also serve as locally serving residential development. Specifications Specifications Transportation Uses Primary Retail, commercial, office, restaurant, multiannily residential serving and story of the same property industrial activities such as manufacturing, processing, wholesaling, accommodating additional small-scale commercial serving and story of the properties of the control of the ground floor, with residential units above or adjusted to the control of the ground floor, with residential units above or adjusted to the control of the ground floor, with residential units above or adjusted to the control of the ground floor, with residential units above or adjusted to the control of the ground floor, with residential units above or adjusted to the control of the ground floor, with residential units above or adjusted to the control of the ground floor, with residential units above or adjusted to the control of the ground floor, with residential units above or adjusted to the control of the ground floor, with residential units above or adjusted to the control of the ground floor, with residential units above or adjusted to the ground floor, with residential units above or adjusted to the ground floor, with residential units above or adjusted to the ground floor, with residential units above or adjusted to the ground floor, with residential units above or adjusted to the ground floor, with residential and activities such as manufacturing, who adjusted to the ground floor, and the ground floor of the ground floor. Characteristics Industrial operations while potentially accommodating additiona

Characteristics: Mixed-use areas are densely populated locations that can blend commercial, office, and institutional spaces with attached residential units

**Building Types:** Up to six stories (depending on zone) with retail on the ground floor, with residential units above or adjacent to commercial (depending on zone).

Changing the "Triangle/Strawberry Lane" area to mixed-use zoning would significantly impact this one-way-in, one-way-out neighborhood, as highlighted on page 12 and in public comments in October 2024.

The Roosevelt Mixed Use Node, located at the northwest edge of the Monroe UGA, borders the county line where there are rural (R5) zoned properties to the north and agricultural (AG10) zoned properties just across the street to the west. The proposed sites contain significant critical areas, which would be better suited to a flexible residential development instead of mixed use/commercial. Such an approach would have a lesser impact on both the critical areas and the surrounding rural and agricultural community.



# Goals, Policies, and Action Items

Goals and policies described in the Land Use Element set the direction for implementing the Imagine Morroe Vision while also meeting required regional and Courty policy direction. Goals and policies strive to preserve Morroe's unique story and character while fostering efficient and equitable land use decisions, increasing economic resilience, and enhancing the City's livability. Land use policies identify and prioritize how decisions can inform decision-making for equitable investments in infrastructure and programs that contribute to vibrant neighborhoods, and environmental protection.



"Monroe Farmland" photo credit Source: Redfin (https://www.redfin.com/WA/Monroe/ 27108-162nd-St-SE-98272/home/40022249) Does the city have a photo release from the photographer who took this image?

Citing the source as Redfin does not imply that the photographer has granted permission for the photo to be used beyond its original purpose.

Per the NWMLS photo release guidelines, the photographer only authorizes the listing agent—in this case, Richard Lamb from RE/MAX Northwest—to upload the photo to the NWMLS for marketing the property. I recommend contacting the listing agent's photographer to obtain a proper release for the rights to use this image.

Source: Redfin (https://www.redfin.com/WA/Monroe/27108-162nd-St-SE-98272/home/40022249)

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Policy	Action Item	
3.1.1		Identify and promote the development of neighborhood commercial centers that emphasize the need for services fo historically marginalized neighborhoods.
3.1.2		Identify and integrate other master or community plans that support a connected and accessible Monroe.
	3.1.2.1	Coordinate with Snohomish County to identify outcomes of the Fairgrounds Master Planning process.
	3.1.2.2	Develop an implementation strategy for the Fryelands Industrial Area and the Health Services District.
3.1.3		Consider potential residential or employment displacement as part of meeting County growth targets to reduce the potential impact or disproportionate burdens on marginalized communities.

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**Goal 3.1.2.2** Develop an implementation strategy for the Fryelands Industrial Area and the Health Services District.

What is considered the "Health Services District"?

Is the hospital planning to expand its footprint, and is this the reason behind the proposed upzone in the triangle area south of the hospital, east of 179th Avenue, and west of SR 522?

An alternative could be to replace the sprawling, single-story, older medical services building across from the hospital—currently leased to the school district—with a multilevel health services facility.

The school district could construct a new multi-story administration building on a smaller footprint at one of the other properties it owns in town, such as the old school administration site or the underutilized track and field site on Kelsey Street.



3.1.4		Periodically update the existing Development Code and Design Standards to be consistent with new district or subarea plans.
	3.1.4.1	Develop zoning regulations to require new development in the Downtown area to include integrated parking facilities.
	3.1.4.2	Utilize noise regulations for zoning districts that could produce high levels of noise pollution to prevent adverse noise impacts to adjacent land uses.
	3.1.4.3	Update the urban design requirements for infill development including residential and mixed-use development.
	3.1.4.4	Evaluate existing design standards, including those applying to the Downtown Commercial Zone, related to the orientation of public, commercial and residential structures to the street. The evaluation should also include consistency with regional and state requirements.
	3.1.4.5	Implement incentives, such as permit streamlining, impact fe waivers, land swaps and other strategies to increase the amount of high density residential and mixed-use housing near retail, health-care services, parks, and transportation routes. Incentives should prioritize the provision of affordable housing for these earning less than 80 percent of the Averag- Median Income (AMI).
	3.1.4.6	Create a new chapter within the Development Code that identifies methods to incentivize various development types, such as clusterina, parks and open space provisions and othe strategies that support compact and walkable development.
3.1.5		Develop a cultural resources and historic preservation program that considers pre-colonization and contributions o marginalized communities, in addition to more recent settlement patterns and development.

Goal 3.1.4.1 Develop zoning regulations to require new development in the Downtown area to include integrated parking facilities.

This sounds like a complete redevelopment of the downtown is the goal rather than encouraging infill.

For infill development: Lots in the downtown area are small in size, most of which have single family homes on them now. Integrated parking facilities (parking garages) within the footprint of a commercial or mixed-use building will be cost prohibitive on these small lots.

Commercially scaled new development (redevelopment) that would allow for onsite integrated parking would require assembling many properties (or entire blocks?) and larger-scale construction projects.



3.1.6		Establish and maintain opportunities for the community to practice a variety of urban agriculture throughout neighborhoods and projects, such as P-patches, community gardens, as well as rooftop and home gardens on private property.
	3.1.6.1	Adopt zoning regulations that establish community or home gardens as a permitted use in appropriate locations, and aliminate any soning, design standard, or other estratificions or home gardens and edible landscaping imposed on residental properties, including detached residential, multifamily, and residential mixed use.
	3.1.6.2	Adopt zoning regulations that establish urban farms as a conditional use in appropriate locations. Urban farms are compatible with all land use designations, with some restrictions in Critical Areas and Industrial Areas.
3.1.7		Designate adequate lands to meet existing and future land needs of the City.
	3.1.7.1	Regulatory and administrative actions regarding land use and as adopted by the Comprehensive Plan shall not unconstitutionally infringe upon private property rights or result in the unconstitutional taking of private property.
	3.1.7.2	Amendments made to land use will balance the rights of property owners and tribal lands with the other GMA goals.
3.1.8		Apply appropriate airport overlay zone to area surrounding First Airfield through development standards.

Goal 3.1.7.1 Regulatory and administrative actions regarding land use and as adopted by the Comprehensive Plan shall not unconstitutionally infringe upon private property rights or result in the unconstitutional taking of private property

Would changing the zoning from residential to mixed-use be considered an "infringement" or "taking" of property rights? This change would result in single-family homes becoming "legal non-conforming uses," potentially limiting homeowners' rights to improve or expand their properties as single-family residences.



3.5.2		Create an annexation process that meets the City's Imagine Monroe Vision and provides housing opportunities for those at varied income levels.
	3.5.2.1	Update the Development Code to require future annexations to include middle housing as part of the development proposal, including affordable opportunities for people making less than 80 percent AMI to either own or rent housing.
	3.5.2.2	Update the Development Code to require future annexations to develop with more that detached residential through higher zoning densities, incorporating various densities of residential uses, as feasible, to increase the types of housing in Monres.

Goal 3.5.2.1 Update the
Development Code to require future
annexations to include middle
housing as part of the development
proposal, including affordable
opportunities for people making less
than 80 percent AMI to either own or
rent housing.

Goal 3.5.2.2 Update the Development Code to require future annexations to develop with more that than detached residential through higher zoning densities, incorporating various densities of residential uses, as feasible, to increase the types of housing in Monroe.

Monroe has previously expressed a desire to annex all of its Urban Growth Areas (UGAs).

The city has four UGAs—Robinhood, SW UGA, Old Owen/Calhoun, and East Monroe. These areas are largely built out with housing (refer to prior Davis comments on the DSEIS). Imposing broad development requirements on annexations in these areas would further discourage annexation for the communities at large. These UGA neighborhoods are currently on septic systems, and extending sewer infrastructure for new development would be cost-prohibitive in most cases due to the very limited development potential.

It would be more effective to allow annexations without these additional requirements and offer **incentives to build housing** for low AMI households, such as density bonuses, fee waivers, housing tax credits, and city-preapproved ADU/DADU plans with reduced permitting costs and timelines.

Additionally, the city's current housing needs are primarily for households earning over 100% of AMI (1,499 homes). Housing for the 30-80% AMI range (243 homes) would be better located near grocery stores and essential city services, rather than in the city's outlying UGA areas.

3-29

# **Chapter 4 Transportation, Page 4-7**



### Vehicle Level of Service (LOS) Standards

Vehicle level of service is both a qualitative and quantitative measure of roadway operations. Vehicle level of service uses an "A" to "F" scale to define the operation of roadways described as follows:

# Monroe Level of Service Standards

Previously, the City of Monroe had based their readway LOS standard on interaction-based operations. However, as part of the 2024 comprehensive plan update, the City of Monroe adopted an updated LOS based on roadway travel speed. This updated roadway LOS standards of sandards for collectors, and LOS b for arterials (see Figure 4.3). The roadway LOS subset are based on percent of posted speed limit, as summarized in Table 4.1.

# State Highway Level of Service Standards

There are three Wallington state routes located within the city (as shown in red on Error! Reference source not found. 4.1) where W SDOT sets the LOS standard.

 US 2 runs generally east-west, starting in Everett Washington at I-5 and continues east, through Monroe terminating in the Upper Peninsula in Michigan.

- SR 522 connects Monroe with Seattle through the northeastern suburbs of Woodinville, Bothell, and Kemmore. It runs generally east-west, connecting I-5 to I-405, SR 9, and terminates in Monroe at US 2.
- SR 203 runs generally north south through the Snoqualmie Valley connecting Monroe with Duvall, Carnation, and Fall City. SR 203 provides connectivity between US 2 and I-90 in North Bend.

Portions of US 2 and SR 522 have been designated as Highways of Statewide Significance. The LOS standards for Highways of Statewide Significance are set by WSDOT. Within Monroe, both SR 522 and US 2 are considered Urban Highways of Statewide Significance and have an LOS standard of D.

Table 4.1 - MONROE ROADWAY LOS BASED ON POSTED SPEED LIMIT

Roadway Type	Percent of Posted Speed	Example Speed Threshold for 25 mph-signed Roadway
LOS A	> 85%	> 21.3 mph
LOS B	67 - 85%	16.8 mph - 21.3 mph
LOS C	50 - 67 %	12.5 mph - 16.8 mph
LOS D	40 - 50 %	10 mph - 12.5 mph
LOS E	30 - 40 %	7.5 mph - 10 mph
LOS F	< 30 %	< 7.5 mph

Note: Based on Exhibit 16-4 in Highway Capacity Manual

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There are three Washington state routes located within the city (as shown in red on Error! Reference source not found. 4.1) where W SDOT sets the LOS standard

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# Chapter 4 Transportation, Page 4-10



# **Active Transportation**

The active transportation network consists of facilities for residents and visitors to participate in active transportation modes and recreational activities in the City of Monroe. A combination of on-street facilities and offistered transportation provide the core network for vallexes, cyclists, and other active transportation users to travel. These facilities can be used for many of the same purposes as personal vehicles and transit, including commuter travel, grocery store trips, and other errands within the city. Active transportation facilities, particularly off-street pathways, are also used for recreational trips or access to parks and other recreational destination.

### Pedestrian Level of Service Standard

Pedestrian LOS standards were developed based on the future primary and secondary on-sidewalk, pathway, and trail system, as defined in the companion Transportation Master Plan decument. This pedestrian system was first identified in coordination with the City and emphasizes the completion of sidewalks, pathways, or multi-use trails on arterial and collector readways. The LOS designations are shown in green, orange, and red.

A green LOS (the standard) indicates a facility meets adopted roadway standards and has facilities on both sides of the street for primary routes, while a secondary facility may only have facilities on one side of the street. An orange LOS (acceptable) indicates a primary route has facilities on only one side of the

roadway, when both sides or a shared use path would be preferred. A red LOS indicates no designated facilities are provided for pedestrians and is considered unacceptable. The City utilizes these standards to prioritize investments in the pedestrian transportation network and identify where significant gaps in the system need to be addressed to serve the City's land use plan. The long stem project list identified in the Transportation Element would implement the green LOS for primary and, a) a minimum, orange LOS for secondary course. Error Reference source not found. Shows the resulting pedestrian LOS within Monroe.

# Bicycle Level of Service Standard

The bicycle LOS standards are based on the presence of bike facilities on primary or secondary corridors within the designated bicycle network within Monroe, as defined in the companion Transportation Master Plan document. Bike facilities include dedicated bike lanes, protected bike lanes, or multiuse paths within the roadway right of way (ROW). facilities that meet City design standards are present. An orange LOS (acceptable) is exclusively for off-road trails where a curren unpaved path is planned for being paved. A red LOS (poor) indicates a lack of dedicated bicycle facility. Monroe utilizes these bike LOS standards to prioritize investments in the bicycle transportation network and identify where significant gaps in the system need to be addressed to serve the City's plans. The resultant bicycle LOS map is shown in Figure

The long-term project list identified in the Transportation Element would implement the green LOS for primary and, at a minimum, orange LOS for secondary routes. Error! Reference source not found. s hows the resulting pedestrian LOS within Monroe.

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4-10

# Chapter 4 Transportation, Page 4-22



	centers, such as Main Street between Kelsey and 179th Avenue.	
4.2.5	Promote development and infill along the west Main Street corridor with improved multimodal connectivity along the corridor.	
4.2.6	Stimulate continued development of a health services district and commercial node along 179th Avenue with improved multimodal connectivity.	
4.2.7	Promote alternative modes of transportation by providing:  a. sidewalks b. walking and biking paths c. interconnected street networks d. improved transit systems e. safer crossings for pedestrians and bicyclists where need has been identified.	
428	Prepare a citywide active transportation connectivity study, identifying and evaluating short and long-term projects and strategies to:  a. Create alternative routes, improve walkability and creasing conditions at US 2, SR 203, SR 522, and the BNSF rail line; b. Connect public and private trails; c. Make Monroes a safer and more welcoming place for active modes of travel; d. Implement based on the results of the study and review and update at four-year intervals.	
4.2.9	Develop a grid-style street system, where feasible, that encourages the use of local streets as the primary routes fror one location in the city to another with separation of vehicle	

Goal 4.2.6 Stimulate continued development of a health services district and commercial node along 179th Avenue with improved multimodal connectivity.

Is the goal for 179th Avenue to implement mixed-use development across the entire area, just within the triangle between 179th, the hospital, and SR 522, or both?

The Strawberry Lane triangle area is a close-knit community with 45 existing rambler homes in a one-way-in, one-way-out neighborhood. Residents have repeatedly voiced their opposition to upzoning this area at city council meetings, emphasizing that such a change would significantly and negatively impact their neighborhood.

A more suitable option for higher-intensity health services in multi-story buildings would be to redevelop the old single-story medical building that is currently being leased by the school district.

The school district can certainly construct a multi-story facility with a smaller footprint on one of their existing sites in town, such as the old school administration site or the Kelsey track and field area.

# **Chapter 5 Economic Development Page 5-3**





# Weaknesses

Heavy trucks on SR203 limit options for outdoor dining and shopping in historic downtown especially east of SR203 due to cut-through traffic heading to eastbound US2.

# **Threats**

Monroe Correctional Complex could close, removing 1,000 jobs from the local community.

Fairgrounds Park and/or Evergreen Speedway could close, reducing local entertainment and event venues that currently support Monroe hotels and restaurants **Dealing with cut through heavy truck traffic:** Install clear signage designating an official "truck route" from the Lewis Street Bridge to Highway 2, explicitly prohibiting large trucks from making turns onto Lewis Street in either direction. This would help minimize cut-through traffic, enhancing the safety and ambiance of historic downtown for outdoor dining and shopping.

**"Threats" could also be opportunities:** If either the prison or fairgrounds were to close, the land could be repurposed and developed into a vibrant new commercial and residential town center(s), enhancing economic growth and providing new amenities for the community.

# **Chapter 5 Economic Development Page 5-4**



# Relationship to Other Plans

The Morce 2044 Economic Development Element complies with Washington's Growth Management Art (GMA) requirements to accommodate bousing and employment within Morreo's Uthan Growth Area (UGA) over the next 20 years. The GMA identifies guidelines for cities and counties to strategite economic development, with a particular emphasis on premoting opportunity for all community members, especially those that are disadvantaged or unemployed, as well as promoting the retention and expansion promoting the retention and expansion of existing businesses, and the recruitment of new businesses.

Puget Sound Regional Council's regional plan for growth, VISION 2050, includes 23 MultiSourgy Planning Policies (MPP3) related to economic development, recognizing goals toward a sustainable regional economy, supporting existing regional businesses, fostering an economy supportive of small, locally owned, women, and minority-owned businesses, and promoting an economy that creates prosperity for all and a diversity of living wage jobs for residents.

These MPPs serve as a framework for updating countywide planning policies. Snohomáh County's Countywide Planning Policies (CPPs) draw from these MPPs to create policies that promote an equitable and sustainable economy by building on the existing economic base and investing in diversification through

investments in education aining, infrastructure and management of land and

natural resources. The Monroe 2044
Economic Development Element must be consistent with the MPPs and CPPs. Goals and policies described at the end of this element are consistent with the MPPs and CPPs.

# Existing and Forecast Conditions

### DEMOGRAPHIC

Recent population growth since 2016, including growth due to in-migration, natural increase, annexations and development, shows Monroe's population aligning with countywide growth trends.

Notably, the city's demographic landscape is changing, marked by an increasing proportion of residents aged 30 to 39 and 50 to 69 (see Chapter 6: Housing, for more information on age changes in the population of residents). These shifts suggest workforce challenges that are indicative of these population groups, such as young adults seeking gainful employment or senior professionals seeking continued career engagement.

Over the past decade, Morree has witnessed a notable rise in its median household income, now approaching \$100,000, consisters with courtpwide income levels (Figure \$2.). Monree's population also display varying levels of educational astannems, with approximately one-fifth of the population holding a college degree or higher. Monree confinues to demonstrate higher percentages of Hispanic/Latino residents compared to both the county and

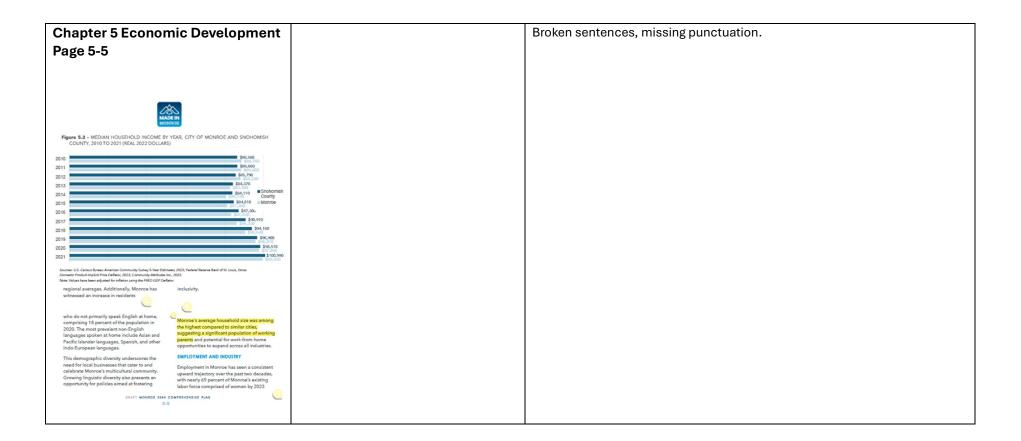
Snohomish County's Countywide
Planning Policies (CPPs) draw from
these MPPs to create policies that
promote an equitable and sustainable
economy by building on the existing
economic base and investing in
diversification through

investments in education and training, infrastructure and management of land and

Broken sentence.

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5-4



#### **Chapter 5 Economic Development** ... hanging fractional sentence, move Figure 5.4 so it is below this sentence, Page 5-7 so the paragraph is complete. City of Snohomish, and Kirkland (Figure 5.5). recent years, coupled with median househo Rising housing costs underscore the need for incomes tracking those of the County, Such Rising housing costs underscore the need for workforce housing initiatives that promote denser, more diverse, and affordable housing options within Monroe to provide housing indicators suggest potential opportunities fo Figure 5.4 - EMPLOYMENT BY INDUSTRY, CITY OF MONROE, SNOHOMISH COUNTY, options for Monroe's workers. AND PUGET SOUND, 2021 At the same time, a majority of Monroe residents commute outside the city to work in other Eastside communities (Figures 5.6). This trend points to the importance of strategies to increase economic opportunity and retain Monroe's vibrant workforce. MARKET AND DEVELOPMENT OPPORTUNITIES The real estate market for office, commercial, and industrial sectors in Monroe presents a nuanced landscape influenced by several In the industrial sector, Monroe has experienced an increase in lease rates since 2013, paralleled by a steady decrease in vacancy rates (Figure 5.7). Employment forecasts through 2050 project an estimated 2.710 new commercial and industrial employees in Monroe. Capitalizing on this growth potential may be dependent on preserving and optimizing industrial spaces, attracting industrial companies, and fostering commercial growth in the city's industrial zones. Over the past ■ Monroe ■ Snohomish County ■ Region decade, retail vacancy rates have displayed Sources: PSRC, 2022: Community Attributes Inc., 2022. diversified retail growth within Monroe. some variability, but retail space has seen an increase since 2008, maintaining a significant presence in Monroe's employment sector (Figure 5.8). This trend aligns with the steady population growth experienced by Monroe in

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Table 6.5 - NUMBER OF HOUSEHOLDS BY HOUSING COST BURDEN, CITY OF MONROE, 2019

	Owner Households		Renter Households	
	County	Percent	Count	Percent
Not Cost- Burdened (< 30%)	2,570	76%	1,105	59%
Cost-Burdened (30-50%)	560	17%	360	19%
Severely Cost- Burdened (> 50%)	259	8%	365	20%
Not Calculated	10	0.3%	40	2%
Total	3,399		1,870	

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ource: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS

Minority communities may face affordability challenges due to lower incomes and limited access to affordable housing options. High housing cost burden can result in financial stress, limited income for other necessities, and difficulty saving for future expenses or



vary based on location and neighborhood and may lead to people leaving the community. Some minority communities may face higher housing costs in areas with limited affordable housing option, fewer amenities affordable housing option, fewer amenities affordable housing option, fewer amenities affordable housing options, fewer amenities and fewer egi\_ overtuinate for exonomic advancement. According to Census data, the areas south of USZ and seat of \$85.22 have the highest potential for cost burdened households.

investments. Housing cost burdens can also

The overall share of cost-burdened households between the white and minority populations is similar at 30 percent and 28 percent, respectively. However, within the minority groups, nearly three quaters of Black or African American residents in Monroe are severely cost-burdened, spending more than 50 percent of their household income on housing expenses. For more information or racial disparities across housing, see Appendix 6-8.

"According to Census data, the areas south of US-2 and east of SR-522 have the highest potential for cost burdened households."

The city's rezoning efforts and encouraging redevelopment of this area will lead to displacement and gentrification for these same cost burdened households. See page 5

DRAFT Monroe 2044 Comprehensive Plan Comments submitted 11/4/2024 by Susan Davis

FRIENDLY MONROE

Table 6.7 - PROJECTED CAPACITY AND HOUSING NEED BY INCOME BRACKET

Income level	Income Band (AMI)	Calegory	Zone	Projected housing need	Aggregated Housing need	2044 Future Land Use Capacity	
						Total capacity	Surplus or deficit
Extremely Low	0-30% PSH	Low-Rise, Mid- Rise Multifamily, ADUs	R25, DC, MN, MG	154	716	913	196
	0-30% non- PSH			319			
Very Low	31-50%			243			
Low	51-80%			0			
Moderate	81- 100%	Moderate Density	R15, DC, MN, MG	0	381	425*	44
	101- 120%			381			
Above Moderate	>120%	Low Density	R4, R7, DC, MN, MG	1,118	1,118	1,134*	16
		Total		2,215	2,215	2,472*	257

\*Housing units in Mined use zones (DC, MN, MG) are allocated to multiple income categories (50% Low income, 20% Moderate income, 30% for Above Moderate income, Additional ADUs can be added to Low Income level capacity.

Source: Urban Footprint, MIG Analysis

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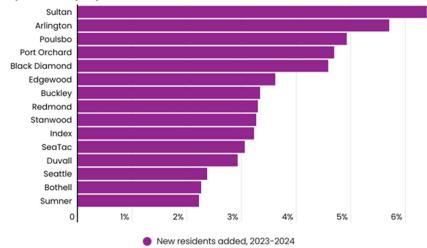
The caption for Table 6.7 reads...

\*Housing units in Mixed use zones (DC, MN, MG) are allocated to multiple income categories (50% Low income, 20% Moderate income, 30% for Above Moderate income. Additional ADUs can be added to Low Income level capacity.

Source: Urban Footprint, MIG Analysis The table shows that 30% of the above moderate-income homes (120%+AMI) will be accommodated in the DC, MN and MG zones. As a real estate agent in the Monroe community for 29 years, I would argue that people in this price bracket are looking for homes with yards for kids and pets, not condos. This housing style feels inconsistent with the density being proposed for the downtown commercial, mixed neighborhood and downtown commercial zones. If people can't find the housing style that meets their needs in Monroe, they will drive to markets further away to get them.

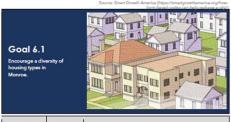
PSRC's "Regional Population Trends Report" from July 2024 shows that Sultan has the highest population growth rate from 2023-2024.

Top 15 Cities by Population Growth Rate, 2023-2024



If the goal of the GMA, PSRC and City is to meet the needs of the community locally and reduce miles driven, more attached and detached housing <u>with yards</u> will still be a very important housing style to accommodate in Monroe.





Policy	Action Item	
6.1.1		Permit a variety of smaller-sized housing, including cottage housing, manufactured home parks, tiny homes, and accessory dwelling units (ADUs).
	6.1.1.1	Update zoning and development codes to support housing diversity and affordability, including middle housing, Accessory Dwelling Units, and Planned Residential Developments.
	6.1.1.2	Require that land annexed into the City Limits include middle housing and/or housing options affordable to those earning 30-80% AMI, as part of the annexation agreement.
6.1.2		Provide adequate sites with zoning to encourage and facilitate a range of housing types.

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#### Goal 6.1.1.2

Require that land annexed into the City Limits include middle housing and/or housing options affordable to those earning 30-80% AMI, as part of the annexation agreement.

Requiring annexation agreements to include middle housing or housing options affordable to those earning 30-80% of the area median income (AMI) will create yet another barrier to annexation. The four existing urban growth areas (UGAs) surrounding Monroe are already largely developed as residential neighborhoods. The development potential in these areas is quite limited, and there is a proven history of these areas being resistant to annexation.

The Robinhood, Calhoun, East Monroe and Southwest UGA mostly consist of small lots with multiple owners, making cohesive development projects unlikely. Imposing additional annexation requirements would discourage annexation further. Instead, the city could more effectively promote housing growth and affordability through offering incentives such as density bonuses, fee waivers, housing tax credits, and preapproved ADU/DADU plans.

To support lower-income housing, the city could provide pre-approved plans for accessory dwelling units (ADUs) and detached accessory dwelling units (DADUs) with a variety of floor plans and facade options. By offering these plans with limited fees for site and utilities approval, the city could streamline the permitting process, reduce housing production costs, and increase the housing supply for lower-income households in Monroe.

It is also important to note that most of the city's identified housing needs are for households earning over 100% of AMI (1,499 homes). The need for housing in the 30-80% AMI range (243 homes) would be better addressed in areas closer to grocery stores and essential city services, rather than in the city's outlying UGAs. Allowing ADUs and DADUs in existing neighborhoods (i.e., the Triangle/Strawberry Lane) could help expand housing options for lower-income households and provide affordable living arrangements for seniors and adult children to reside on the same property as their families or rent them out for additional income.

Chapter 6 Housing, Page 6-17		ousing, Page 6-17	Goal 6.1.5 The city will continue to research historic documents, including CC&Rs that could have	change to "different"
	FREMONY MONROE		excluded difference segments of the population from attaining housing	
6.1.3		Increase awareness of incentives and developable sites and programs to increase the supply of varied housing types and ADUs among the development community.		
	6.1.3.1	Prepare a promotional handbook that highlights incentives, regulations, and possible sites for diverse housing types, including middle housing.		
6.1.4		Identify methods to provide incentives for high-density housing that provides for people making less than 80 percent of the medium household income.		
6.1.5		The city will continue to research historic abcuments, including CC&Rs that could have excluded difference segments of the population from attaining housing.		





Policy	Action Item	
6.2.1		Coordinate with private and non-profit developers to identify and remove barriers for increasing development of low to moderate income housing.
6.2.2		Encourage new housing for special needs populations by:  a. Integrating universal design standards;  b. Coordinating with housing and service providers serving special needs populations;  c. Promoting the development of supportive housing through permit streamlining and financial incentives;  d. Ensuring that a minimum of five percent of total develop units within a new multifamily

### Goal 6.2.2

Encourage new housing for special needs populations by:

- a. Integrating universal design standards;
- b. Coordinating with housing and service providers serving special needs populations;
- c. Promoting the development of supportive housing through permit streamlining and financial incentives;
- d. Ensuring that a minimum of five percent of total dwelling units within a new multifamily development (or at least one unit, whichever is greater) are ADA accessible.

Does multifamily just mean rental apartments and condos, or could that also mean townhomes? Adding a requirement for ADA accessibility for a minimum number of units would be challenging with today's townhome style of housing. The site elevation and size will limit choices for development and making this a broad requirement might limit development options. Making it an incentive with density bonuses might be a better approach.

# Chapter 6 Housing, Page 6-22 Goal 6.5.2.1 Support through City Change to "that help" staff locally funded tenant-based rental assistance programs that to prevent eviction with short-term emergency rental aid. Goal 6.5 Policy Action Item Periodically conduct a trends analysis to identify shifts in neighborhood demographics and rental prices, focusing particularly on areas with concentrations of communities of color, low-income households, and renters. 6.5.1 Provide financial assistance to renters either directly or indirectly to ensure housing stability, enhance opportunity, and promote long-term financial security. 6.5.2 Support through Carstaff locally funded tenant-based rental assistance programs that to prevent eviction with short-term emergency rental aid. 6.5.3 DRAFT MONROE 2044 COMPREHENSIVE PLAN 6-22



6.5.4		Support and invest in Community Land Trusts (CLTs) that acquire and manage land where affordable housing can be developed or preserved for low- and moderate-income residents to either own or rent these properties.
6.5.5		Encourage the preservation and rehabilitation of existing affordable housing to prevent the displacement of current residents.
	6.5.5.1	Provide tax abatement programs for property owners or developers for construction of new homes or rehabilitation projects on existing homes over a certain number of years.
	6.5.5.2	Support the creation of Limited Equity Housing Cooperatives to increase wealth creation through home ownership opportunities (LEHC).
6.5.6		Assist individuals in remaining in their residences by broadening tenant protections and offering support to households facing potential displacement.
	6.5.6.1	Assess the feasibility of developing and implementing programs that reduce the possibility of displacement what when properties are at risk of redevelopment or grentification including:  Limiting the circumstances in which property owners may evict tenants to a series of prescribed circumstances, such as non payment of rent and intentional damage to the property.  Allowing current tenants the right to renew their lease when the property owner cannot show any legality recognized basis for evident of property of the tenants and the property of the tenants are considered to the property of the tenants are property, chaoses to solid the property or convert it into a condominium.  Partnering with community groups and legal aid clinic to equip enterers with information and separate property greaters.

#### Goal 6.5.4

Support and invest in Community Land Trusts (CLTs) that acquire and manage land where affordable housing can be developed or preserved for low- and moderate-income residents to either own or rent these properties.

#### Goal 6.5.5

Encourage the preservation and rehabilitation of existing affordable housing to prevent the displacement of current residents.

#### Goal 6.5.6.1

Assess the feasibility of developing and implementing programs that reduce the possibility of displacement what when properties are at risk of redevelopment or gentrification including:

- Limiting the circumstances in which property owners may evict tenants to a series of prescribed circumstances, such as non-payment of rent and intentional damage to the property.
- Allowing current tenants the right to renew their leases when the property owner cannot show any legally recognized basis for eviction.
- Protecting tenants through right of first refusal by facilitating the safe transfer of property to the tenants or tenant association when the owner of a rental property chooses to sell the property or convert it into a condominium.
- Partnering with community groups and legal aid clinics to equip renters with information and legal assistance to fight eviction orders.

#### Goal 6.5.4

Has the city considered partnering with a Community Land Trust (CLT) to produce housing on the city owned site behind Fred Meyer?

#### Goal 6.5.5

Encouraging preservation and rehabilitation of existing affordable housing is in direct conflict with encouraging redevelopment of properties in areas South of Hwy 2 and East of SR522 that are currently affordable and at moderate risk of displacement. How can both objectives realistically be achieved in the same location?

#### Goal 6.5.6.1

Snohomish County already provides "Landlord-Tenant Resources" for tenants, along with the state's established Landlord-Tenant Laws. These resources can be found at:

https://snohomishcountywa.gov/5703/Landlord-Tenant

Adding a link to these resources on the city website and helping tenants connect to existing support would be more effective than introducing new city-specific legislation that would require monitoring and could lead to costly litigation for the city.

Further restricting landlords' rights to operate their rental properties beyond existing state regulations may drive small landlords out of the market, prompting them to sell their single-family homes and convert multifamily properties into condos (or do "lot splitting" if proposed legislation is enacted). This would increase owner occupancy rates but would in turn reduce rental housing options, leaving tenants with few choices beyond apartment living.

From: Kate Tourtellot

**Sent:** Tuesday, October 15, 2024 10:14 AM

To: Susan Davis

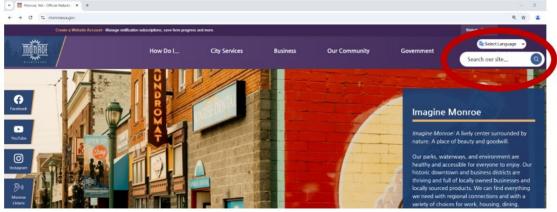
**Cc:** Lance Bailey; Deborah Knight; Geoffrey Thomas

**Subject:** Response for 2044 Comp Plan - Communication (2nd attempt, disregard 1st email)

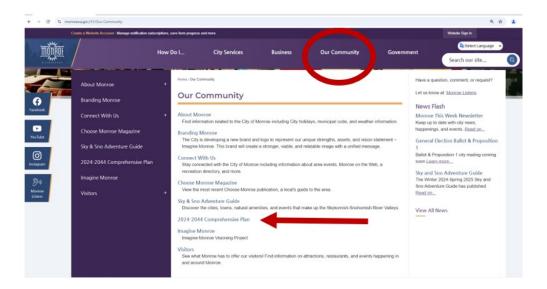
Hi Susan,

Thank you for your email. Below are responses to the concerns you raised below:

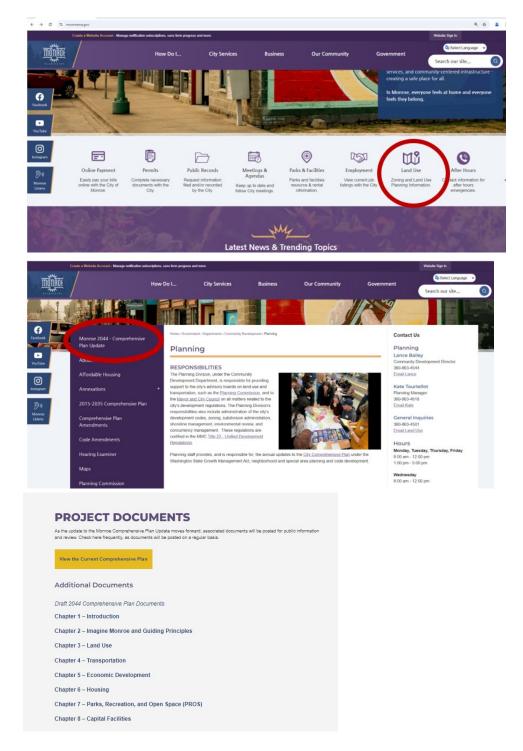
- 1. Draft Monroe 2044 Comprehensive Plan Materials: City of Monroe project website, <a href="https://www.monroe2044.com/">https://www.monroe2044.com/</a>, vs 9/30/24 Planning Commission packet. The website has the same documents as the 9/30/24 PC packet, except for the following items:
  - a. SEPA documents the Final SEIS is being issued this week and will be included as Appendix 1-B, SEPA. To ensure the Commissioners had all materials to review and consider with their deliberations after the public hearing, a link to the Draft SEIS was included in their packet along with the 11 comments received.
  - b. Appendix 1-D, Agency and Public Comments, was uploaded to the project website yesterday.
  - c. Appendix 6-E, Middle Housing Assessment, was uploaded to the project website yesterday.
- 2. City staff are preparing more links to the project website from the City of Monroe home page. Currently there are several ways to land on the project webpage, <a href="https://www.monroe2044.com/">https://www.monroe2044.com/</a>:
  - a. On the City's home page, type in "comprehensive plan update" in the "Search our site" it provides a link to the project page



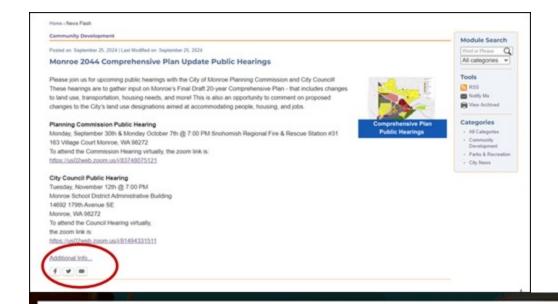
b. Click on "Our Community" on the home page header and then click on "2024-2044 Comprehensive Plan – it is a direct link to the project page



c. A link is provided at the top of the Planning page Menu bar after clicking on Land Use at the bottom of the Monroe Home page



d. A link was included in the News Flash article at the bottom of the City's home page, under "Additional Info, and the 9/27/24 *Monroe This Week* article had a link to the project webpage, you just need to close the "Review the Plan" box by clicking the "x" in the top right corner and scroll down the page to Project Documents.



# REVIEW THE PLAN AND ADD YOUR VOICE!

We've been hard at work! Review each chapter and add your input on the draft Comprehensive Plan here:

#### bit.ly/Monroe2044OpenHouse

You can also join us for an upcoming public hearing with the City Council!

The City Council will hear public testimony and take formal action on the Comprehensive Plan update, Future Land Use Map, zoning changes, and pre-annexation actions for unincorporated Monroe. The Planning Commission held a public hearing September 30th.

City Council Public Hearing - Tuesday, November 12th @ 7:00 PM

- 3. Monroe This Week the City has complied with and exceeded the adopted public participation plan for this comprehensive plan update process as outlined in Appendix 1-C, Community Engagement and Summary. The Monroe This Week articles were added as another means to encourage the public to participate. Another article will be included in the 10/18 and 11/1/24 issues for the final push to encourage public participation.
- 4. Other noticing the city uses postcard notices for ALL land use action notices that require notification for site specific development. The public hearing notices and notice of availability was also published in the Everett Hearld. This is not a site-specific land use action the city has gone beyond the adopted public participation process events, noticing, and activities outlined in Appendix 1-C. If the City Council approves the proposed changes to the Future Land Use Map, the City will process a Citywide Rezone, with additional outreach and public hearing notices to property owners.
- 5. "Things that can be better explained" comments noted.
- 6. State Roofing the property had been identified as "Multifamily" on the comprehensive plan Future Land Use Map since 1994. The zoning did not change until 2019 with the adoption the Monroe's Unified Development Regulations, Monroe Municipal Code Title 22, and the associated Citywide Rezone. In 2019, the City followed the administrative procedures for processing legislative actions before the Planning Commission and Council. As stated above, the City has taken extra steps, including two postcard notices to private property owners that were identified for potential land use classification

changes, as part of this process to further encourage public participation and providing information regarding these proceedings.

The comments provided in the October 13, 2024 email to Lance and me, along with the above responses, are being added to the public record for the draft Monroe 2044 Comprehensive Plan update record.

We appreciate your detailed review of the plan and continued participation throughout this 10-year periodic comprehensive plan update process.

Thank you,



NOTE: This email is considered a public record and may be subject to public disclosure.

From: Susan Davis < realestatesue@comcast.net >

**Sent:** Sunday, October 13, 2024 4:39 PM

**To:** Lance Bailey < <a href="mailto:lbailey@monroewa.gov">lbailey@monroewa.gov</a>>; Kate Tourtellot <a href="mailto:ktourtellet@monroewa.gov">ktourtellet@monroewa.gov</a>>> Cc: Geoffrey Thomas <a href="mailto:GThomas@monroewa.gov">GThomas@monroewa.gov</a>>>; Deborah Knight <a href="mailto:DKnight@monroewa.gov">DKnight@monroewa.gov</a>>>

Subject: 2044 Comp Plan - Communication (2nd attempt, disregard 1st email)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Kate and Lance,

Sorry about the email sent earlier today, I hit the wrong button and sent it before it was complete... please disregard it. Here is my 2nd attempt and hopefully it is more understandable.

I am reviewing the Comp Plan documents that I found in the 9/30/24 planning commission meeting agenda, but I'm realizing now that there isn't a link to the full (updated and corrected) Comp Plan on the City of Monroe website. The only access to the plan is through the bitly link that I found in the Mayor's "Monroe This Week" newsletter from 9/27/24. And FYI, there wasn't anything in the Mayor's newsletters on 10/4/24 or 10/11/24 about the comp plan update or an invitation for public comment. There also isn't a link to the comp plan on the city's 2044 Comp Plan either... just the "MIG 360 Virtual Open House" site that can only be viewed online – it isn't easy to navigate, nor is it downloadable or printable.

I feel like I have been working hard to stay on top of the proposed changes and timelines, and with 29 years of real estate experience in this community, I still find it challenging to find and navigate all the information that is being presented. I know the city sent out post cards, and while they may make sense to people "in the business," I would bet that 99% of lay people have no idea what the comp plan means to their community, not to mention the affect it will have on their neighborhood or their property. Those postcards are easily overlooked or set aside because it they are too general in nature.

To provide more clarity to the community, I would ask that you...

- Include information about the Comp Plan Update in future newsletters, include a link to the
  Draft Comp Plan where people can download and read it, (or where they can get a copy of it),
  as well as a posting of time/date for city council meetings where residents can provide oral or
  written comment. The website should have the same information in an easy to access way.
  People shouldn't have to dig to find the information it should be easy to find on the main City
  of Monroe website.
- I would also highly suggest that you post notices (i.e., A-Boards or yellow "Notice of Proposed Action" signs) in each neighborhood where changes to zoning are being proposed, along with a QR code that leads to a website that specifically outlines what changes are proposed for each individual neighborhood (what the zoning currently is, what it will change to (how will it look), and a summary of how homeowners property rights will be impacted by the change. This "neighborhood specific information" should be easy to find and navigate to from the City of Monroe homepage as well.

Things that can be better explained include:

- How does upzoning from R15 to Mixed Use General affect the property rights of folks living in
  the triangle between the hospital, 179th, and SR522? What about upzoning for the Roosevelt
  Mixed Use Node? Upzoning for the Chain Lake Mixed Use Node, etc. <u>Each of these are
  different</u>, and each of these areas are facing significant zoning changes. The homeowners in
  these areas (and the neighbors around them) should be given <u>specific notice</u> about how the
  proposed changes will affect their properties and their neighborhoods.
- My understanding from previous meetings is that a single-family home in an R15 zone would become a "non-conforming use" in a Mixed-Use General zone. Does this mean that additions outside the footprint of existing structures would NOT be permitted if it doesn't comply with the new "Mixed Use General" zoning? Can you add an accessory dwelling unit (ADU/DADU)? Can you add on to the garage or house? Build a detached garage/shop?
- How will potential new development look in terms of allowed building height? Hours of operation – could there be a bar operating late into the night or early morning in a previously quiet neighborhood? What will the lighting from these businesses be like? What kind of uses would be permitted? Will on-site parking be required, or will people be parking in the street in front of my house?
- Include a Q & A page for each neighborhood that can be updated as new questions are asked.
- The notice should also provide dates/times of upcoming city council meetings where the public can make comments, and where written comments can be provided. I think it is important for the city to do a better job of communicating in common language what these changes are with the people most affected by the changes.

I recall from previous city council/planning commission meetings that the State Roofing property owner was unaware that his property zoning was changed during the last Comp Plan update. I'm sure he got a postcard notice, but those are just too easily set aside because it's too hard and time consuming to figure out what it means, let alone whether it affects your property or your neighborhood. I think it will benefit the city in the long run to provide better notice now rather than hearing from angry property owners later.

Thank you for listening to my feedback on this.

Very sincerely,

# Sue Davis

From: Schmit, Quinten <Quinten.Schmit@co.snohomish.wa.us>

Sent: Thursday, October 17, 2024 8:09 AM

To: Kate Tourtellot Cc: Radke, Rodrick

**Subject:** RE: City of Monroe Assessment Inquiries relating to Rezones - From CA

Follow Up Flag: Follow up Flag Status: Flagged

You don't often get email from quinten.schmit@co.snohomish.wa.us. Learn why this is important

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Kate,

Please see our answers in red below:

- 1. Would the assessed value of the subject properties change as soon as the rezones are adopted or as development occurs, changing the mix of uses within the subject areas? Value changes would occur once development starts, and the properties are platted, etc. We value the <u>present use</u> of the affected properties. If the project resulted in separate parcels for each of the townhomes Residential would re-assess the parcels once the project has been platted; if it remained a multifamily project, Commercial would continue to assess it. Are there any examples you can provide from other cities that have approved rezones from residential to commercial, possibly the City of Arlington around the Island Crossing or Smokey Point areas? Most of the parcels in Island Crossing are already being assessed by our Commercial division.
- 2. Understanding the Assessor's office is divided into residential and commercial divisions, can you clarify who would oversee properties developed with fee simple townhomes within a Mixed-Use zone. Rodrick Radke oversees the Commercial Division, Quinten Schmit oversees the Residential division. And does this distinction make a difference relating to assess values, i.e., fee simple townhomes in a residential zone vs a mixed-use zone. Each separate use of a mixed-use project would be assessed once we knew the specifics. Retail, multi-family condos or apartment buildings, and fee-simple townhomes would receive different assessment amounts based on their use.

We do not have an example of your exact scenario to refer to. I do have an example of the reverse scenario – going from Commercial to Residential. Let me know if you'd like the details about that.

Hope this helps Kate. Let us know if you need anything else.

Thanks.

Q & Rowdy

Quinten Schmit, Residential Appraisal Manager Snohomish County Assessor

☎: 425.388.3556 | ☎: 425.388.3961 | ☒: <a href="mailto:quinten.schmit@snoco.org">quinten.schmit@snoco.org</a> 3000 Rockefeller Avenue, M/S 510 | Everett, WA 98201

From: Muscatell, Linda <Linda.Muscatell@co.snohomish.wa.us>

Sent: Wednesday, October 16, 2024 12:17 PM

To: Kate Tourtellot <ktourtellet@monroewa.gov>; Schmit, Quinten <Quinten.Schmit@co.snohomish.wa.us>; Radke,

Rodrick < Rodrick. Radke@co.snohomish.wa.us>

Subject: RE: City of Monroe Assessment Inquiries relating to Rezones - From CA

### Kate,

I am forwarding your e-mail to our Commercial/Residential Appraisal Department. If you do not hear from our office within 72 hours, please check your Spam folder, as it may have been filtered out and then call us at 425-388-3566 if you haven't received an email.

Linda Muscatell
Assessment Technician II
MSnohomish County Assessor

425-388-3540 Linda.Muscatell@SnoCo.org

3000 Rockefeller Ave, M\S 510, Everett, WA 98201

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Kate Tourtellot < <a href="mailto:ktourtellet@monroewa.gov">ktourtellet@monroewa.gov</a> Sent: Wednesday, October 16, 2024 12:02 PM
To: Contact Assessor <a href="mailto:ktourtellet@monroewa.gov">ktourtellet@monroewa.gov</a> Sent: Wednesday, October 16, 2024 12:02 PM
To: Contact Assessor <a href="mailto:ktourtellet@monroewa.gov">ktourtellet@monroewa.gov</a> Sent: Wednesday, October 16, 2024 12:02 PM

**Subject:** City of Monroe Assessment Inquiries relating to Rezones

### Hi Linda.

I was directed to contact you regarding some general information my City Council is requesting relating to Monroe's draft 2044 Comprehensive Plan and Future Land Use Map changes. The City is considering a handful of proposals to change properties currently designated and zoned Single-Family Residential to Mixed-Use that would allow for both attached housing (apartments, fee simple townhomes, and/or condos) and commercial uses. The questions I am hoping you or someone in your office can assist me with are:

- 1. Would the assessed value of the subject properties change as soon as the rezones are adopted or as development occurs, changing the mix of uses within the subject areas? Are there any examples you can provide from other cities that have approved rezones from residential to commercial, possibly the City of Arlington around the Island Crossing or Smokey Point areas?
- 2. Understanding the Assessor's office is divided into residential and commercial divisions, can you clarify who would oversee properties developed with fee simple townhomes within a Mixed-Use zone. And does this distinction make a difference relating to assess values, i.e., fee simple townhomes in a residential zone vs a mixed-use zone.

My next meeting with the City Council is on October 29, 2024. If possible, I would like to be able to answer these specific questions at that meeting. Please feel free to contact me if you have questions regarding this inquiry.

# Thank you in advance for your assistance,



NOTE: This email is considered a public record and may be subject to public disclosure.

**Practical Concerns:** 

From: Sent:

To:

Subject:	Anne Barr; Hannah Maynard; berickson@psrc.org; dsomers@psrc.org; srogers@psrc.org Opposition of rezoning for the triangle between 179th and the hospital
Follow Up Flag: Flag Status:	Follow up Flagged
Some people who receive is important <a href="https://aka.ms/Lear">https://aka.ms/Lear</a>	d this message don't often get email from chris.s.peloquin@gmail.com. Learn why this nAboutSenderIdentification>
[EXTERNAL EMAIL] DO NOT CLICK	links or attachments unless you recognize the sender and know the content is safe.
To the Mayor, Puget Sound Region	nal Council,City Council and Planning Staff,
introduce both housing and jobs.	to rezone several areas in Monroe from residential to mixed-use, which would These areas include Roosevelt Rd, Chain Lake Rd, and "The Triangle" south of the I am writing to oppose the rezoning of "The Triangle" as this will directly affect me and
originally purchased by my parent five, and my wife and I chose to se	I-generation Monroe resident and second-generation owner of my home, which was in 1995 and then purchased by me in 2017. I grew up in this house from the age of ettle here because it's a safe and stable community. Many of our neighbors have lived ed rezoning threatens the future we had envisioned for our family and community.
Financial Impact:	
property taxes. While Kate Tourte sell, I ask you to consider: who we large apartments and businesses? the kind of single-family homes ard o not wish to sell? Higher taxes we	reate significant financial strain by increasing property values and, consequently, llot, the city planner, suggested this would increase property value for those wishing to buld want to buy a home in a quiet, safe neighborhood only to find it surrounded by Though some may find this appealing, it is a niche market compared to those seeking and quiet neighborhood that currently define our area. And what about those of us who will force us to pay more simply because we chose to live in a quiet neighborhood that he. This is effectively pushing long-term residents out, which is commonly referred to as

Chris Peloquin <chris.s.peloquin@gmail.com>

Geoffrey Thomas; Kevin Hanford; Kyle Fisher; Heather Fulcher; Jacob Walker; Jason Gamble; Kirk Scarboro; Lance Bailey; Kate Tourtellot; Anita Marrero; Amy Bright; Leigh

Thursday, October 17, 2024 12:41 PM

Additionally, the proposed development of 75 homes and 75 jobs in my neighborhood raises practical concerns. Where will all these new residents and workers park? If the answer is the hospital parking lot, that's poor reasoning. That same lot was the subject of controversy in 2014 when the hospital acquired land through eminent domain, forcing people out at below-market prices. Those displaced became unhoused, and it seems like history is set to repeat itself.

Kate Tourtellot mentioned that Monroe's future challenge is not housing but finding jobs to support the city's growth (timestamp 1:57 in the October 15, 2024, City Council meeting video). However, this plan to place both housing and jobs in a small, residential area doesn't seem like a sustainable solution.

# Neighborhood Impact:

Many of the proposed lots, such as 14903 182nd Ave SE (home to an 80-year-old man and his 93-year-old wife who have lived there for 62 years) and 14915 182nd Ave SE (recently purchased as a "forever home"), are owned by long-term residents with no intention of selling. If this plan is approved, what will happen? Based on recent history, there's potential for these properties to be seized through eminent domain if the hospital were to expand, or face pressure from developers to sell, even though the owners have no plans to leave. The proposed changes will adversely affect this neighborhood filled with seniors and young families seeking a quiet and safe place to live.

# Lack of Adequate Notification:

I also want to highlight the lack of transparency in notifying residents about this rezoning plan. According to the city planner, postcards were sent out last spring to inform the community, yet not one person I've spoken to in my neighborhood received such a postcard. In contrast, when water service work was performed on our street, the project manager personally visited each house or left door hangers with information. Rezoning an entire neighborhood, which has far greater financial and lifestyle implications, deserves at least the same level of communication. This lack of notification feels like a deliberate attempt to keep residents uninformed.

During the meeting, Kate mentioned that the "community" identified our area as a potential site for upzoning (timestamp 2:01). I would like to know who she refers to as "the community" and what knowledge they have of our neighborhood and the consequences of rezoning it. Additionally, Susan Davis brought up the proposal to rezone Dave Holzerland's roughly 22 acre property at the intersection of Roosevelt and Foothills Roads, but this was shut down due to concerns about traffic congestion. That proposal would more likely result in fewer cars on the road since people would be able to walk to the store instead of driving to the North Kelsey area to shop. How is it that a property on an arterial road with multiple exits and close proximity to transit face rejection, while the 522 Triangle, an established residential neighborhood with one-way-in, one-way-out, is being considered?

### Conclusion:

In conclusion, I am firmly opposed to the rezoning of this neighborhood, especially after listening to the presentation by Kate Tourtellot and her team. I urge you to reconsider the impact this will have on long-term residents like myself, our neighbors, and the future of our community.

hank you for your time and consideration.
incerely,
hris Peloquin
esident of 14924 182nd Ave SE
lote: The referenced video is the October 15, 2024, Monroe City Council meeting available on the city's YouTube page

From: Paul Inghram <PInghram@psrc.org>
Sent: Friday, October 18, 2024 10:27 AM
Chris s pologuin@gmail.com

**To:** chris.s.peloquin@gmail.com

**Cc:** Kate Tourtellot; Lance Bailey; Becky Erickson; dsomers@psrc.org; Sheila Rogers **Subject:** FW: Opposition of rezoning for the triangle between 179th and the hospital

You don't often get email from pinghram@psrc.org. Learn why this is important

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mr. Peloquin,

Thank you for your comments to the Puget Sound Regional Council. We appreciate your engagement in this development proposal and recognize your opposition. While we are interested in development activity throughout the region, PSRC does not have a direct role in local development project reviews.

I encourage you to remain engaged with the city to express your concerns.

Best regards,

Paul Inghram, FAICP
Director of Growth Management
Puget Sound Regional Council

Phone 206-464-7549 pinghram@psrc.org www.psrc.org 1201 3rd Avenue, Suite 500, Seattle, WA 98101





From: Chris Peloquin <chris.s.peloquin@gmail.com>

Sent: Thursday, October 17, 2024 12:41 PM

**To:** gthomas@monroewa.gov; khanford@monroewa.gov; kfisher@monroewa.gov; hfulcher@monroewa.gov; jwalker@monroewa.gov; jgamble@monroewa.gov; kscarboro@monroewa.gov; bailey@monroewa.gov; KTourtellot

<KTourtellot@monroewa.gov>; Anita Marrero <amarrero@monroewa.gov>; abright@monroewa.gov;

labarr@monroewa.gov; hmaynard@monroewa.gov; Becky Erickson < BErickson@psrc.org >; dsomers@psrc.org; Sheila

Rogers < SRogers@psrc.org>

Subject: Opposition of rezoning for the triangle between 179th and the hospital

Some people who received this message don't often get email from chris.s.peloquin@gmail.com. Learn why this is important

To the Mayor, Puget Sound Regional Council, City Council and Planning Staff,

I recently learned of the proposal to rezone several areas in Monroe from residential to mixed-use, which would introduce both housing and jobs. These areas include Roosevelt Rd, Chain Lake Rd, and "The Triangle" south of the hospital between 179th and 522. I am writing to oppose the rezoning of "The Triangle" as this will directly affect me and my neighbors.

My name is Chris Peloquin, a third-generation Monroe resident and second-generation owner of my home, which was originally purchased by my parents in 1995 and then purchased by me in 2017. I grew up in this house from the age of five, and my wife and I chose to settle here because it's a safe and stable community. Many of our neighbors have lived here for decades, and the proposed rezoning threatens the future we had envisioned for our family and community.

# **Financial Impact:**

Rezoning the neighborhood will create significant financial strain by increasing property values and, consequently, property taxes. While Kate Tourtellot, the city planner, suggested this would increase property value for those wishing to sell, I ask you to consider: who would want to buy a home in a quiet, safe neighborhood only to find it surrounded by large apartments and businesses? Though some may find this appealing, it is a niche market compared to those seeking the kind of single-family homes and quiet neighborhood that currently define our area. And what about those of us who do not wish to sell? Higher taxes will force us to pay more simply because we chose to live in a quiet neighborhood that the city has now decided to upzone. This is effectively pushing long-term residents out, which is commonly referred to as gentrification.

### **Practical Concerns:**

Additionally, the proposed development of 75 homes and 75 jobs in my neighborhood raises practical concerns. Where will all these new residents and workers park? If the answer is the hospital parking lot, that's poor reasoning. That same lot was the subject of controversy in 2014 when the hospital acquired land through eminent domain, forcing people out at below-market prices. Those displaced became unhoused, and it seems like history is set to repeat itself.

Kate Tourtellot mentioned that Monroe's future challenge is not housing but finding jobs to support the city's growth (timestamp 1:57 in the October 15, 2024, City Council meeting video). However, this plan to place both housing and jobs in a small, residential area doesn't seem like a sustainable solution.

# **Neighborhood Impact:**

Many of the proposed lots, such as 14903 182nd Ave SE (home to an 80-year-old man and his 93-year-old wife who have lived there for 62 years) and 14915 182nd Ave SE (recently purchased as a "forever home"), are owned by long-term residents with no intention of selling. If this plan is approved, what will happen? Based on recent history, there's potential for these properties to be seized through eminent domain if the hospital were to expand, or face pressure from developers to sell, even though the owners have no plans to leave. The proposed changes will adversely affect this neighborhood filled with seniors and young families seeking a quiet and safe place to live.

### **Lack of Adequate Notification:**

I also want to highlight the lack of transparency in notifying residents about this rezoning plan. According to the city planner, postcards were sent out last spring to inform the community, yet not one person I've spoken to in my neighborhood received such a postcard. In contrast, when water service work was performed on our street, the project manager personally visited each house or left door hangers with information. Rezoning an entire neighborhood, which has far greater financial and lifestyle implications,

deserves at least the same level of communication. This lack of notification feels like a deliberate attempt to keep residents uninformed.

During the meeting, Kate mentioned that the "community" identified our area as a potential site for upzoning (timestamp 2:01). I would like to know who she refers to as "the community" and what knowledge they have of our neighborhood and the consequences of rezoning it. Additionally, Susan Davis brought up the proposal to rezone Dave Holzerland's roughly 22 acre property at the intersection of Roosevelt and Foothills Roads, but this was shut down due to concerns about traffic congestion. That proposal would more likely result in fewer cars on the road since people would be able to walk to the store instead of driving to the North Kelsey area to shop. How is it that a property on an arterial road with multiple exits and close proximity to transit face rejection, while the 522 Triangle, an established residential neighborhood with one-way-in, one-way-out, is being considered?

### Conclusion:

In conclusion, I am firmly opposed to the rezoning of this neighborhood, especially after listening to the presentation by Kate Tourtellot and her team. I urge you to reconsider the impact this will have on long-term residents like myself, our neighbors, and the future of our community.

Thank you for your time and consideration.

Sincerely, Chris Peloquin Resident of 14924 182nd Ave SE

Note: The referenced video is the October 15, 2024, Monroe City Council meeting available on the city's YouTube page.

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From: Susan Davis <realestatesue@comcast.net>

**Sent:** Friday, October 18, 2024 3:31 PM

**To:** Kevin Hanford; Tami Beaumont; Kyle Fisher; Heather Fulcher; Jacob Walker; Jason

Gamble; Kirk Scarboro; Geoffrey Thomas

**Cc:** PlanUpdate; Lance Bailey; Kate Tourtellot; Deborah Knight; Lonnie Davis

**Subject:** 2044 Comp Plan Comments - Capacity vs Growth Targets | Davis **Attachments:** 2044 Monroe Comp Plan Comments - Davis 10-18-24.pdf

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon Council Members,

Thank you for the opportunity to provide comments on the 2044 Monroe Comp Plan... please see the attached letter regarding Future Land Capacity vs Growth Targets as a follow up to my comments at Tuesday's council meeting.

As always, please feel free to call me if you have any questions!

Sue Davis

October 18, 2024

City of Monroe 14841 179<sup>th</sup> Ave SE, Suite 320 Monroe, WA 98272

Re: Future Land Capacity and Growth Targets

2044 Monroe Comprehensive Plan

City of Monroe 14841 179th Ave SE, Suite 320 Monroe, WA 98272

# Re: Future Land Capacity and Growth Targets - 2044 Monroe Comprehensive Plan

Dear Council Members,

I am following up on my testimony from Tuesday's council meeting (10/15/24) to explain in greater detail why the proposed action to upzone three specific areas of the city is not necessary (or appropriate) to meet the housing and jobs growth targets for Monroe.

### **Land Use Capacity vs. Growth Targets**

According to page 9 of Appendix 3-A "Land Use Capacity Analysis" of the Monroe 2044 Comprehensive Plan, the future land use capacity provides for 2,950 housing units and 2,850 jobs. See screenshot on the right.

These projections are based on the map shown in Figure 5 on page 10 of the same document.

Note that this is an updated map that does <u>not</u> include any upzoning on 154th Street (as proposed in the original Proposed Alternative). **Screenshot bottom right.** 

# **Future Land Use Map Capacity Analysis**

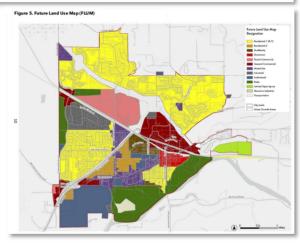
The Monroe Planning Commission and City Council determined that that Proposed Alternative analyzed in the SEIS is consistent with the community's future land use vision (Figure 5). There were no significant public comments that would require modifications to the assumptions. Additionally, the Proposed Action meets growth targets and income band requirements for housing types. Table 4 describes the future land use capacity for housing and employment, showing that there is sufficient capacity to meet both targets. In addition, there is additional assumed capacity for housing if permitted residential projects are constructed. The majority of those residential units would be detached residential products.

Table 4. Future Land Use Capacity

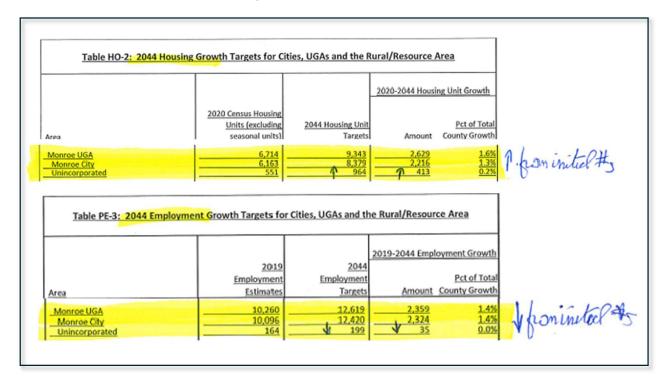
	Housing units in 2020	Housing units by 2044	Increase	Future Land Use Capacity
Monroe City	6,228	8,379	2,151	2,471*
Unincorporated UGA	1,567	1,974	407	479
Total	7,795	10,353	2,558	2,950
	Employment in 2020	Employment by 2044	Increase	Future Land Use Capacity
Monroe City	10,096	12,420	2,324	2,741
Unincorporated UGA	164	241	77	109
Total	10,260	12,661	2,401	2,850

<sup>\*</sup>The City of Monroe is responsible for meeting housing unit allocations within the Monroe City limits. These numbers do not include pending and permitted projects, which roughly total 1,000 units.

Source: Snohomish County Buildable Lands Report, 2021 and 2023



On the other hand, Snohomish County's adopted growth targets for Monroe<sup>2</sup> says that we need to accommodate a total of 2,629 housing units and 2,359 jobs by 2044. **See screenshots below** 



# Future Land Use Capacity minus Growth Targets = Surplus Capacity

Based on the numbers, it's clear that Monroe has **more than enough capacity** to meet both housing and employment targets **without rezoning the Triangle, Roosevelt and Chain Lake areas.** 

Category	Future Land	Snohomish	Surplus
	Use Capacity	County Adopted	Capacity
	for Proposed	Growth Targetst <sup>2</sup>	
	Action <sup>1</sup>		
Housing Units	2,950	2,629	321
<ul> <li>Triangle capacity<sup>3</sup></li> </ul>	-75		-75
Roosevelt capacity <sup>3</sup>	-0		-0
Chain Lake capacity <sup>3</sup>	-40		-40
Surplus capacity after removin	g Triangle, Roosev	velt & Chain Lake Rd	206
Employment	2,850	2,359	491
Triangle capacity <sup>3</sup>	-75		-75
Roosevelt capacity <sup>3</sup>	-134		-134
Chain Lake capacity <sup>3</sup>	-40		-40
Surplus capacity after removin	282		

- 1. The Future Land Use Capacity for the Proposed Action can be found on page 9, Table 4 "Future Land Use Capacity" in Appendix 3-A Land Use Capacity Analysis of the 2044 Comprehensive Plan.
- 2. Combined growth targets are based on an email I received from Lance Bailey on 5/17/24 which included the attachment entitled "Snohomish County Comprehensive Plan Population and Employment pages HO-8 (housing) and PE-11 (employment).
- 3. Housing and employment model numbers for the Triangle, Roosevelt and Chain Lake upzones referenced above were from an email received from Kate Tourtellot on October 7, 2024.

I would also like to offer the following summary comments on the neighborhoods that would be significantly impacted by the proposed upzoning. For a more detailed look at these sites, please refer to our comment letter on the Draft Environmental Impact Statement dated June 14, 2024, which should be part of the official record.

# The Triangle Area (75 jobs, 75 residential units)

This established residential neighborhood, located between the hospital, 179th and SR-522, consists of 45 mostly rambler-style homes on septic systems, with only one road providing access in/out of this neighborhood. Rezoning this area from residential to mixed-use would significantly disrupt this community as expressed during Tuesday's council meeting. A more appropriate option for this established area would be allowing accessory dwelling units (ADUs) and detached accessory dwelling units (DADUs) to increase the amount of affordable housing supply.

It is also important to note that the only reason this community is even aware of the zoning changes is because I shared the information with a couple of family members living in this neighborhood. They hadn't received the postcard notices, and neither have any of the neighbors that they are now talking with.

### Chain Lake Mixed-Use Node (40 jobs, 40 residential units)

This area faces significant environmental challenges, including steep slopes and wetlands, which cause water runoff and flooding on neighboring properties. It is also less than half a mile from the North Kelsey area, which already offers a variety of retail, dining, and entertainment options less than ½ mile away. I put photos and video links in our DSEIS comment letter that shows the water flowing through and out of these sites.

At the September 30, 2024 Planning Commission meeting, a nearby resident voiced opposition to the proposed zoning change. And, similar to the Triangle neighborhood, I believe most property owners and neighbors in this area are unaware of these proposed changes.

### Roosevelt Mixed-Use Node (134 jobs, no residential units)

This area also has environmental challenges is surrounded by large parcels of sparsely developed rural land to the north, agricultural land to the west, and the Hwy 2 bypass to the east. It also has steep slopes and wetlands that impact a significant amount of the site. Commercial development here would be out of character with the surrounding neighborhood, and completely disconnected from the more densely developed neighborhoods to the south, which it is intended to serve. This area would be better suited for residential development, which would provide greater flexibility for site development options, and protection and enhancement of the critical areas on the site. A critical area map is provided in the DSEIS comment letter.

And as noted previously, I would bet that most if not all property owners in this area are unaware of the proposed changes.

\*\* While not required to meet the growth targets in the current Comp Plan update, I believe the 22-acre Holzerland site at the northwest intersection of Roosevelt and Foothills Roads would be a more suitable location for commercial development to serve the Roosevelt neighborhood. This property is closer to transit services and high-density development, making it more likely to encourage walking to local shopping and services instead of driving to the North Kelsey commercial area or Downtown Monroe. In contrast, the proposed Roosevelt site is farther away from transit services and the residential neighbors it is intended to serve. This could be an area for the city to consider rezoning in the future.

#### Conclusion

In conclusion, the City Council can opt not to upzone the Triangle, Chain Lake, and Roosevelt areas and still meet the housing and job growth targets set by the Comprehensive Plan. This decision would also ensure the community's character and environmental constraints are respected, while keeping Monroe in compliance with PSRC guidelines and the Growth Management Act.

Thank you for your time and consideration.

Sincerely, Susan & Lonnie Davis

From: Kathleen Hanson <nkhanson787@gmail.com>

**Sent:** Monday, October 21, 2024 12:02 PM

**To:** Geoffrey Thomas; Kevin Hanford; Tami Beaumont; Kyle Fisher; Heather Fulcher; Jacob

Walker; Jason Gamble; Kirk Scarboro; Lance Bailey; Kate Tourtellot; Anita Marrero; Amy Bright; Leigh Anne Barr; Hannah Maynard; berickson@psrc.org; dsomers@psrc.org;

srogers@psrc.org

**Subject:** Proposed Rezoning of triangle residential neighborhood

Follow Up Flag: Follow up Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Council Members and Planning Committee,

I am writing to express my firm opposition to the proposed rezoning of the triangle residential neighborhood just south of the hospital, to a mixed-use designation. As a resident of Strawberry Lane for over 18 years, I am deeply concerned about the negative impacts this change would have on our community's character and quality of life of its residents.

My husband and I bought our home 18 years ago with the intentions of starting out our adult lives, raising our children, and being involved in the community. We wanted to be like so many of our neighbors and pass our home down to our children when the time comes. Up until now, that has been successful. We have been able to build good lives for ourself and our children, as a single income family of 4 because of this neighborhood. I understand that changing the re-zoning to mixed use doesn't automatically mean giving up our property but all it takes is one resident to succumb to the pressure of one builder to severely change the trajectory of our lives. As we have already seen in the past when the Kidney Center was put in, claiming eminent domain is now also a huge concern if this neighborhood is re-zoned.

This proposed re-zoning would significantly alter the character of this neighborhood. Strawberry Lane is sort of the last of its kind in Monroe. Mostly ramblers built in the 1970s, our neighborhood is currently characterized by its peaceful, safe, feel, predominantly occupied by generational owners, young families, senior citizens. Introducing mixed use development would drastically change this atmosphere, raise property taxes and potentially lead to increased noise, traffic congestion, crime, and disruption for our area and the surrounding neighborhoods. Beside our own personal reservations about the proposed re-zoning, the implications to our senior citizen neighbors could and will be detrimental and life changing. These people are on fixed incomes and cannot have their property taxes drastically increased due to increasing property values. We all would basically be priced out our own homes.

Instead of re-zoning this particular area, I urge the Council to reconsider other areas that would have less of an impact on its residents. These are not easy times for families. Our worries are magnified when decision are made that significantly impact our lives by people who are not impacted personally by the decisions. Feeling of powerlessness are not pleasant feelings.

I respectfully request that the Council carefully review the proposed rezoning plans and prioritize the concerns of the residents of Strawberry Lane and the surrounding areas. I strongly encourage you to vote against the rezoning proposal to preserve the character of our neighborhood and protect the well-being of its residents.

Sincerely, Kathleen Hanson 14929 182nd Ave SE Monroe, WA nkhanson787@gmail.com

From: Cherie Dubell <cdubell@gmail.com>
Sent: Monday, October 21, 2024 2:38 PM

**To:** Geoffrey Thomas

**Cc:** Kirk Scarboro; Jason Gamble; Jacob Walker; Heather Fulcher; kfisher@monroewa.fov;

tbeaumont@monrowa.gov; Kevin Hanford; Amy Bright; Anita Marrero; Kate Tourtellot;

Lance Bailey; srogers@psrc.org; dsomers@psrc.org; berickson@psrc.org

**Subject:** Monroe Comp Plan to Re zone Strawberry Lane to Mixed use

**Attachments:** Monroe City Council.docx

Follow Up Flag: Follow up Flag Status: Flagged

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please find my letter attached opposing the re zoning of Strawberry lane to Mixed use.

Thank you!

Cherie Dubell

Oct 21, 2024

City of Monroe 14841 179<sup>th</sup> Ave SE, Suite 320 Monroe, WA 98272

RE: 2044 Monroe Comprehensive Plan

Dear Council members

I was recently notified of the proposal to rezone several areas in Monroe from residential to Mixed use to accommodate the future growth plan. I am writing to oppose the rezoning of the Triangle Piece South of the hospital better known as Strawberry Lane. My parents purchased my home in 1971, and I then purchased it from them in 2002. Many of my neighbors have been here even longer than me. There is one way in and out of this neighborhood and that road is shared with the Church, Hospital and Medical Building. If you take a drive through on your way to your next council meeting, you will see what adverse impact this rezoning could have on this neighborhood and its residents.

In conclusion I firmly oppose the rezoning of this neighborhood as do all the neighbors I have personally spoken with. It is my understanding that you can still meet the housing and job growth targets set by the Comp Plan without rezoning this area. I hope the City Council will take that into consideration and opt not to rezone our little neighborhood.

Thank you for your consideration

Sincerely

Cherie Dubell (14936 182<sup>nd</sup> Ave SE)

From: Michelle Miller <shellshell3@hotmail.com>

Sent: Monday, October 21, 2024 7:25 PM

**To:** Geoffrey Thomas; Kevin Hanford; Tami Beaumont; Kyle Fisher; Heather Fulcher; Jacob

Walker; Jason Gamble; Kirk Scarboro; Lance Bailey; Kate Tourtellot; Anita Marrero; Amy Bright; Leigh Anne Barr; Hannah Maynard; berickson@psrc.org; dsomers@psrc.org;

srogers@psrc.org

**Subject:** Rezoning of "The Triangle" in Monroe, Wa

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[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

# To the City Council and Planning Staff,

I recently learned of the proposal to rezone several areas in Monroe from residential to mixed-use, which would introduce both housing and jobs. These areas include Roosevelt Rd, Chain Lake Rd, and "The Triangle" south of the hospital between 179th and 522. I am writing to oppose the rezoning of "The Triangle" as this will directly affect me and my neighbors.

My name is Michelle Miller, Monroe resident and living in my home for over 16 years renting but purchased my home from the previous owner over 2 years ago. This home was her family home, she raised her children in this home and I have now raised my children in it also. She was happy to sell it to me as she wanted to keep this home a place to raise families and a place to retire which are my plans. I am a long-time resident of Monroe, graduating from Monroe High in 2000, and I'm working at 2 different family-owned businesses in Monroe, one of those jobs I have worked at for over 26 years. This is my "American Dream" home as I thought that I would never be able to own my own home. Many of our neighbors have lived here for decades, and the proposed rezoning threatens the future we had envisioned for our family and community.

### **Financial Impact:**

Rezoning the neighborhood will create significant financial strain by increasing property values and, consequently, property taxes. While Kate Tourtellot, the city planner, suggested this would increase property value for those wishing to sell, I ask you to consider: who would want to buy a home in a quiet, safe neighborhood only to find it surrounded by large apartments and businesses? What about me and my family that didn't purchase this home to resale but to live our lives in our charming neighborhood? A Monroe resident that wants a of single-family home and quiet neighborhood that currently define our area, only to be pushed out of what we thought was our forever home. Higher taxes will force us to pay more simply because we chose to live in a quiet neighborhood that the city has now decided to upzone. Even if there is a cap of 1% tax increase per year but how many years will it take for me and my neighbors to be taxed out of our homes? Most of my neighbors are retired seniors and young families and we will be pushed out if the neighborhood was rezoned.

### **Practical Concerns:**

Additionally, the proposed development of 75 homes and 75 jobs in my neighborhood raises practical concerns. Where will all these new residents and workers park? If the answer is the hospital parking lot, that's

poor reasoning. That same lot was the subject of controversy in 2014 when the hospital acquired land through eminent domain, forcing people out at below-market prices. Those displaced became unhoused, and it seems like history is set to repeat itself.

Adding 75 or more cars in our neighborhood with only one entry/exit (149th) is impractical. With 22 new homes being built on the corner of 179th and 149<sup>th</sup> (Stanton Station) which is already approved, traffic concerns to exit our neighborhood at the same cross street will be problematic. We have an active family neighborhood, with children rides their bikes in the street, nurses and hospital visitors walking on breaks, neighbors walking our dogs, and retirees working on their yards. How will the addition traffic impact our daily lives?

How will this upzone and "non-conforming use" status affect our ability to use our land as we see fit? Would we still be able to add an ADU or addition to our existing home for our ageing parents which was in our long-term plans?

Kate Tourtellot mentioned that Monroe's future challenge is not housing but finding jobs to support the city's growth (timestamp 1:57 in the October 15, 2024, City Council meeting video). However, this plan to place both housing and jobs in a small, residential area doesn't seem like a sustainable solution.

# **Neighborhood Impact:**

Many of the proposed lots are owned by long-term residents with no intention of selling. If this plan is approved, what will happen? Based on recent history, there's potential for these properties to be seized through eminent domain if the hospital were to expand, or face pressure from developers to sell, even though the owners have no plans to leave. The proposed changes will adversely affect this neighborhood filled with seniors and young families seeking a quiet and safe place to live.

# **Lack of Adequate Notification:**

I also want to highlight the lack of transparency in notifying residents about this rezoning plan. According to the city planner, postcards were sent out last spring to inform the community, yet not one person I've spoken to in my neighborhood received such a postcard. In contrast, when water service work was performed on our street, the project manager personally visited each house or left door hangers with information. Rezoning an entire neighborhood, which has far greater financial and lifestyle implications, deserves at least the same level of communication. This lack of notification feels like a deliberate attempt to keep residents uninformed.

During the meeting, Kate mentioned that the "community" identified our area as a potential site for upzoning (timestamp 2:01). I would like to know who she refers to as "the community" and what knowledge they have of our neighborhood and the consequences of rezoning it. Additionally, Susan Davis brought up the proposal to rezone Dave Holzerland's roughly 22 acre property at the intersection of Roosevelt and Foothills Roads, but this was shut down due to concerns about traffic congestion. That proposal would more likely result in fewer cars on the road since people would be able to walk to the store instead of driving to the North Kelsey area to shop. How is it that a property on an arterial road with multiple exits and close proximity to transit face rejection, while the 522 Triangle, an established residential neighborhood with one-way-in, one-way-out, is being considered?

# **Conclusion:**

In conclusion, I am firmly opposed to the rezoning of this neighborhood. Rezoning this neighborhood will kill my "American Dream." I urge you to reconsider the impact this will have on long-term residents like myself, our neighbors, and the future of our community.

Thank you for your time and consideration.

Sincerely,

Michelle Miller

Resident of 15010 180th Ave SE

From: Sheila Rogers < SRogers@psrc.org > Sent: Tuesday, October 22, 2024 2:39 PM

To: Michelle Miller; Geoffrey Thomas; Kevin Hanford; Tami Beaumont; Kyle Fisher; Heather

Fulcher; Jacob Walker; Jason Gamble; Kirk Scarboro; Lance Bailey; Kate Tourtellot; Anita

Marrero; Amy Bright; Leigh Anne Barr; Hannah Maynard; Becky Erickson;

dsomers@psrc.org

Subject: RE: Rezoning of "The Triangle" in Monroe, Wa

**Follow Up Flag:** Follow up Flag Status: Flagged

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[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

#### Michelle,

Thank you for your comments to the Puget Sound Regional Council. We appreciate your engagement in this development proposal and recognize your opposition. While we are interested in development activity throughout the region, PSRC does not have a direct role in local development project reviews.

I encourage you to remain engaged with the city to express your concerns.

Best regards,

# Sheila Rogers

**Executive Administrator** 

**Puget Sound Regional Council** 

Phone 206-464-5815 Cell 206-354-6560 srogers@psrc.org www.psrc.org

1201 Third Avenue, Suite 500, Seattle WA 98101













From: Michelle Miller <shellshell3@hotmail.com>

**Sent:** Monday, October 21, 2024 7:25 PM

To: gthomas@monroewa.gov; khanford@monroewa.gov; tbeaumont@monroewa.gov; kfisher@monroewa.gov; hfulcher@monroewa.gov; jwalker@monroewa.gov; jgamble@monroewa.gov; kscarboro@monroewa.gov; Ibailey@monroewa.gov; KTourtellot < KTourtellot@monroewa.gov >; Anita Marrero < amarrero@monroewa.gov >; abright@monroewa.gov; labarr@monroewa.gov; hmaynard@monroewa.gov; Becky Erickson <BErickson@psrc.org>; dsomers@psrc.org; Sheila Rogers <SRogers@psrc.org> **Subject:** Rezoning of "The Triangle" in Monroe, Wa

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## To the City Council and Planning Staff,

I recently learned of the proposal to rezone several areas in Monroe from residential to mixed-use, which would introduce both housing and jobs. These areas include Roosevelt Rd, Chain Lake Rd, and "The Triangle" south of the hospital between 179th and 522. I am writing to oppose the rezoning of "The Triangle" as this will directly affect me and my neighbors.

My name is Michelle Miller, Monroe resident and living in my home for over 16 years renting but purchased my home from the previous owner over 2 years ago. This home was her family home, she raised her children in this home and I have now raised my children in it also. She was happy to sell it to me as she wanted to keep this home a place to raise families and a place to retire which are my plans. I am a long-time resident of Monroe, graduating from Monroe High in 2000, and I'm working at 2 different family-owned businesses in Monroe, one of those jobs I have worked at for over 26 years. This is my "American Dream" home as I thought that I would never be able to own my own home. Many of our neighbors have lived here for decades, and the proposed rezoning threatens the future we had envisioned for our family and community.

### **Financial Impact:**

Rezoning the neighborhood will create significant financial strain by increasing property values and, consequently, property taxes. While Kate Tourtellot, the city planner, suggested this would increase property value for those wishing to sell, I ask you to consider: who would want to buy a home in a quiet, safe neighborhood only to find it surrounded by large apartments and businesses? What about me and my family that didn't purchase this home to resale but to live our lives in our charming neighborhood? A Monroe resident that wants a of single-family home and quiet neighborhood that currently define our area, only to be pushed out of what we thought was our forever home. Higher taxes will force us to pay more simply because we chose to live in a quiet neighborhood that the city has now decided to upzone. Even if there is a cap of 1% tax increase per year but how many years will it take for me and my neighbors to be taxed out of our homes? Most of my neighbors are retired seniors and young families and we will be pushed out if the neighborhood was rezoned.

#### **Practical Concerns:**

Additionally, the proposed development of 75 homes and 75 jobs in my neighborhood raises practical concerns. Where will all these new residents and workers park? If the answer is the hospital parking lot, that's poor reasoning. That same lot was the subject of controversy in 2014 when the hospital acquired land through eminent domain, forcing people out at below-market prices. Those displaced became unhoused, and it seems like history is set to repeat itself.

Adding 75 or more cars in our neighborhood with only one entry/exit (149th) is impractical. With 22 new homes being built on the corner of 179th and 149<sup>th</sup> (Stanton Station) which is already approved, traffic concerns to exit our neighborhood at the same cross street will be problematic. We have an active family neighborhood, with children rides their bikes in the street, nurses and hospital visitors walking on breaks, neighbors walking our dogs, and retirees working on their yards. How will the addition traffic impact our daily lives?

How will this upzone and "non-conforming use" status affect our ability to use our land as we see fit? Would we still be able to add an ADU or addition to our existing home for our ageing parents which was in our long-term plans?

Kate Tourtellot mentioned that Monroe's future challenge is not housing but finding jobs to support the city's growth (timestamp 1:57 in the October 15, 2024, City Council meeting video). However, this plan to place both housing and jobs in a small, residential area doesn't seem like a sustainable solution.

## **Neighborhood Impact:**

Many of the proposed lots are owned by long-term residents with no intention of selling. If this plan is approved, what will happen? Based on recent history, there's potential for these properties to be seized through eminent domain if the hospital were to expand, or face pressure from developers to sell, even though the owners have no plans to leave. The proposed changes will adversely affect this neighborhood filled with seniors and young families seeking a quiet and safe place to live.

## **Lack of Adequate Notification:**

I also want to highlight the lack of transparency in notifying residents about this rezoning plan. According to the city planner, postcards were sent out last spring to inform the community, yet not one person I've spoken to in my neighborhood received such a postcard. In contrast, when water service work was performed on our street, the project manager personally visited each house or left door hangers with information. Rezoning an entire neighborhood, which has far greater financial and lifestyle implications, deserves at least the same level of communication. This lack of notification feels like a deliberate attempt to keep residents uninformed.

During the meeting, Kate mentioned that the "community" identified our area as a potential site for upzoning (timestamp 2:01). I would like to know who she refers to as "the community" and what knowledge they have of our neighborhood and the consequences of rezoning it. Additionally, Susan Davis brought up the proposal to rezone Dave Holzerland's roughly 22 acre property at the intersection of Roosevelt and Foothills Roads, but this was shut down due to concerns about traffic congestion. That proposal would more likely result in fewer cars on the road since people would be able to walk to the store instead of driving to the North Kelsey area to shop. How is it that a property on an arterial road with multiple exits and close proximity to transit face rejection, while the 522 Triangle, an established residential neighborhood with one-way-in, one-way-out, is being considered?

## **Conclusion:**

In conclusion, I am firmly opposed to the rezoning of this neighborhood. Rezoning this neighborhood will kill my "American Dream." I urge you to reconsider the impact this will have on long-term residents like myself, our neighbors, and the future of our community.

Thank you for your time and consideration.

Sincerely,

Michelle Miller

Resident of 15010 180th Ave SE

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From: sandra magana <sanderz.j.26@hotmail.com>

Sent: Monday, October 21, 2024 8:05 PM

**To:** Geoffrey Thomas; Kevin Hanford; Tami Beaumont; Kyle Fisher; Heather Fulcher; Jacob

Walker; Lance Bailey; Kate Tourtellot; Amy Bright; Leigh Anne Barr; Hannah Maynard

**Subject:** Strawberry Lane: Letter for council committee and planning committee:

Attachments: Blank 18.pages

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear.

Council meeting and planning committee,

I am writing to express my strong opposition to the proposed housing development in our neighborhood. I believe that this project would have a detrimental impact on our community. the proposed development is simply too large for our area. The increase in population would put a strain on our daily lives, the development would be the leading cause to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats. Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. Strawberry lane is known for its senior citizens, many of these homeowners have been here for over 20 years, including myself a second generation living in strawberry lane. I moved here at the age of three and I have never seen such an amazing community with homes that were built years ago. This community is quiet, safe and great for families. Building the proposed development here, would negatively impact the lives of many in.

Our seniors and children are safe in this neighborhood. Many neighborhood like strawberry lane no longer exist.

In conclusion, I strongly urge you to reconsider this proposed housing development. This development will not be a good addition to our neighborhood.

Sincerely,

Sandra Magana

From: Taylor Rooney <mrtaylorrooney@gmail.com>

Sent: Friday, October 25, 2024 6:41 PM

**To:** Geoffrey Thomas; Kevin Hanford; Tami Beaumont; Kyle Fisher; Heather Fulcher; Jacob

Walker; Jason Gamble; Kirk Scarboro; Lance Bailey; Kate Tourtellot; Anita Marrero; Amy

Bright; Leigh Anne Barr; Hannah Maynard

**Subject:** Strawberry Triangle Zoning changes

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Hello, My Name is Taylor Rooney. I am reaching out regarding the proposed rezoning: Hospital, 179th and 522 triangle. I am a resident/ homeowner located in the proposed new zoning area. I am also a small business owner. I am concerned about the upzoning from Single Family Residences to Multi Use designation. I am very against this change currently and would like to have more information regarding what this means to me.

What are the tax implications of this change?

When are the public meetings scheduled regarding the zoning changes?

Are there upcoming projects proposed regarding changing our zoning currently/pre-emptively?

What is the timeline/ timeframe for this zoning change and upcoming project to justify this change?

Why is our neighborhood being targeted for this change?

Why not an incremental change to Multi-Family vs Multi Use Why change this neighborhood vs other areas?

What are the other existing options to change vs my neighborhood?

Where can i find more public information on this zoning change?

and just why?

This neighborhood is currently a slow, family friendly, highly walked, tight knit community. Everyone who lives here is here for that reason. Additionally our neighborhood only has one street to enter and exit from (149th St SE). What positive changes are there to be had that would be greater than in its current condition? There is plenty of land, lots, more similarly zoned, and areas for improvement to be found in Monroe.

I don't understand why we are the area under review currently. I feel very uninformed about this process and have not received any information from the city regarding this change, I found out through my neighbors and do not like that this seems to be happening behind "closed doors".

I attended Tuesday's city council meeting to voice my concerns and I am following up to better inform myself. I would appreciate your assistance in understanding this process, open communication from the city with the potential affected residents, and receiving information regarding this proceess and changes.

Thank you for your time W Taylor Rooney 15010 180th St SE Monroe, WA 98272

**From:** Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>

Sent: Tuesday, October 22, 2024 1:02 PM

**To:** Kate Tourtellot

**Cc:** Sears, Tricia (DNR); Aken, Jeff (COM)

**Subject:** Monroe's Comprehensive Plan Amendment update (Commerce ID# 2024-S-7450): WGS

comments

Follow Up Flag: Follow up Flag Status: Flagged

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10/22/24

Hello Kate,

In keeping with the interagency correspondence principles, I am providing you with comments on Monroe's Comprehensive Plan Amendment update (Commerce ID# 2024-S-7450).

For this proposal submitted via Planview, I looked at the proposal and focused on areas related to WGS work. Of note, but not limited to, I look for language around the geologically hazardous areas, mineral resource lands, mining, climate change, and natural hazards mitigation plans.

Specifically in this proposal, I reviewed the documents Monroe 2024 Land Use, Appendix 10-A Climate Change Analysis Impact Memorandum, and Appendix 10-C Shoreline Master Program.

Monroe 2024 Land Use, page 3-22 and 3-26 mention critical areas. Page 3-27 includes, "Require special site plan review of proposed development in geological and flood hazard areas" and "Maintain eligibility for Federal Hazard Mitigation Grants." Those are good provisions. Suggest noting that land use will be impacted by climate change and critical areas, and refer to Appendix A.

Appendix 10-A Climate Change Analysis Impact Memorandum, on page 2 "Changes in air and stream temperatures, precipitation patterns, snowpack, streamflow, sediment dynamics, drought, and wildfire regimes will affect Monroe's ecological assets and critical areas, including fish and wildlife habitats, wetlands, critical aquifer recharge areas, and soils and geologically hazardous areas." Great to have that statement.

Appendix 10-C Shoreline Master Program, on page 27 it says the City's SMP links to the City's Critical Areas Regulations, and that is noted throughout the SMP. Great.

Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general:

• Consider adding a reference to WAC 365-190-120 geologically hazardous areas for definitions in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands.

- Consider adding a reference to the WGS Geologic Information Portal in other areas besides the CAO. If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so.
   Geologic Information Portal | WA - DNR
- If you have not checked out our Geologic Planning page, you may wish to do so. Geologic Planning | WA DNR

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 11/11/24.

Cheerio, Tricia

Tricia R. Sears (she/her/hers)

Geologic Planning Liaison

Washington Geological Survey (WGS)

Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: tricia.sears@dnr.wa.gov

From: hudyfamily@hudyplumbing.com
Sent: Tuesday, October 22, 2024 2:24 PM

To: Lance Bailey; Kate Tourtellot; berickson@psrc.org

**Subject:** Proposal rezone of the "Triangle"

**Attachments:** Triangle Rezone.pdf

Follow Up Flag: Follow up Flag Status: Flagged

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Please find attached our opposition letter to the above project.

October 22, 2024

To: City of Monroe, WA Planning Staff, the City Council and the Mayor.

Re: The Proposed Rezoning of "The Triangle" south of the Evergreen

Medical Facility

From: Steve and Ann Hudy

14902 181<sup>st</sup> Avenue SE Monroe, WA 98272

First let us state that no matter what the city has said, we did not receive any type of notice regarding the proposed Rezone. I am not a social media person, I very seldom look a the city's website and the Everett Herald. It was only by the concerns of our neighbors that we became aware of this potential catastrophic event to our neighborhood.

Ann and I moved both our business and ourselves from Redmond, WA in 2008 when the growth was starting to take off. Look at Redmond today, some would call it progress other's will call it too much. Either way Redmond will never be the same.

We purchased our home in 2009. We chose his neighborhood because at our age we wanted to be close to a medical facility and we wanted to be able to take walks around the neighborhood, say "hi" to our neighbor's on the quiet streets that we have.

Now our neighborhood's future is being decided by a city planner, seven council members and a Mayor, and to the best of my knowledge the only one I have meet or seen in our neighborhood since I have lived there is the Mayor. I meet Mr. Thomas when he first ran for the Mayor's office. He knocked on our door, introduced himself and explained why we should vote for him. We Did!

Ann and I strongly oppose the rezone of "the Triangle Neighborhood from residential to mix-use.

Please do not do to our neighborhood what Redmond has done to theirs.

Steve and Ann Hudy

From: Delcinda Stroman <cntryrntwo@yahoo.com>

**Sent:** Monday, October 28, 2024 11:47 AM

**To:** Kate Tourtellot

**Subject:** strawberrylane questions

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[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I live in the triangle that you are trying to upzone....why I have no idea so here are a lot of questions: (and we better get honest truthful answers since the city tried to hide this from us)

THe mayor stated on record at last meeting that imminent domain will not be an issue here true or false

- exactly what does "upzone' mean for the neighborhood you have single out specific lots in the neighborhood for this, why these and what does this mean for surrounding homes
- 2) affects of this on property values and taxes how is someone supposed to sell their home at market value if this goes thru and hanging over our heads I would not buy a house with this in play,..and no one else would either
- 3) Per information if this goes thru homeowners would not be allowed to outside do improvements, add-on etc that would require permitting by city

### true or false

- 4) questions if this is approved:
- no sewer in this neighborhood--cant put apartments and businesses on septic, will you stick the current homeowners with this upgrade cost which I have been told cost about 3 million to do

electric wires above ground--another cost

parking--there is absolutely no place to park the number of cars you are talking about

- 5) with the parking issue and having businesses tucked away with apartments, guarantee crime will go up as with them tucked back in residential area it is prime as its hidden away
- 6) in crease in traffic will be a nightmare here, there is only one direct out of neighborhood, I will not have all these cars parking in front of my home, blocking my driveway since there is no place for them to park
- 7) we have kids that paly here because traffic is so little, you will be putting them in danger
- 8) also, you have a large number of elderly residents, if we cant sell our home at market value we have nothing to move on

with money wise, it could truly cause financial ruin for those folks

I truly hope that you seriously reconsider the rezoning of the triangle, there are many other areas that would be much better

and easier to build, access and not displace families and the elderly. This is such a safe neighborhood and would hate to see it

go down the tubes because the city makes poor choices regarding peoples lives and housing

Delcinda Stroman 18024 150th PI Se



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**From:** Geoffrey Thomas

**Sent:** Wednesday, October 23, 2024 4:31 AM

**To:** jenson sand; beaumont@monroewa.gov; Heather Fulcher; Jason Gamble; Jacob Walker;

Kyle Fisher; Kevin Hanford; Kirk Scarboro; Lance Bailey; Jodi Wycoff; Deborah Knight

**Subject:** Re: Clarification of comments made 10/22/24

Thank you for the clarification.

Mayor Thomas

## Get Outlook for iOS

From: jenson sand <jensonsand@gmail.com> Sent: Tuesday, October 22, 2024 8:40:15 PM

**To:** beaumont@monroewa.gov <beaumont@monroewa.gov>; Geoffrey Thomas <GThomas@monroewa.gov>; Heather Fulcher <hfulcher@monroewa.gov>; Jason Gamble <JGamble@monroewa.gov>; Jacob Walker

<jwalker@monroewa.gov>; Kyle Fisher <kfisher@monroewa.gov>; Kevin Hanford <KHanford@monroewa.gov>; Kirk

Scarboro < KScarboro@monroewa.gov>

Subject: Clarification of comments made 10/22/24

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[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

#### Good Evening,

I wanted to send clarification for my comments made during the meeting this evening. I listened during the live stream after leaving the meeting in person, and there was some confusion.

The Mayor was correct in what he heard. In my comment I stated that I do NOT feel as though people will drive through a rambler residential neighborhood to go get their nails done, or a haircut. It does not make sense to have these types of businesses in the proposed lots.

Transitioning an entire neighborhood for a total of 5 lots that are deemed buildable would completely ruin my neighborhood.

Thank you, Jenson Peloquin

From: Rita Burwick < Rita.Burwick@PREMERA.com>

Sent: Thursday, October 24, 2024 7:03 AM

**To:** Cityclerk email

**Subject:** Strawberry Lane Meeting

**Attachments:** zoning.docx

You don't often get email from rita.burwick@premera.com. Learn why this is important

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

### Good morning,

Here is my letter concerning the rezoning of my neighborhood, please add this to the other emails and letters that you have received I was at the meeting on the 22<sup>nd</sup>, Thank you.

Rita Burwick Mailroom Specialist III

Mail Stop 501

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## Dear Monroe Citizens,

My husband and I moved into our home 15 years ago, we selected this house due to its being a dead end street, close to the hospital and Hwy 2. We knew it was an older home but was built well and just needed some repairs and improvements. We fenced in our yard, removed all the left over evidence of a swimming pool and removed some trees, we did this with the intention of never moving from this home. The neighborhood is great, we love the community of our streets. We do not want this new rezoning plan to take place in this area. We do not need or want more traffic unto our streets, we just had them repaved after the new water meter project. We cannot tolerate more cars on these small roads leading in and out of our homes. With this type of zoning, it would bring higher taxes and not be an improvement in our of our lives. We all have worked hard all our lives and some of us still due because of the high cost of living these days makes it hard to keep up our homes besides the necessities of life. Along with many others I protest this new zoning plan for Strawberry Lane.

Thank you.

## Case Details

Print Close

Case Number: 34276 Status: New

Tags: Request Type: Complaint

Customer: Snowden, Sonny

external customer

14204 197th Avenue Southeast

Monroe WA 98272 2068564075

sonnybreeze@gmail.com

Facility: N/A

Preferred Contact Method: Email

Submitted By: Snowden, Sonny Primary Owner: Barr, Leigh Anne

customer

Submission Channel: Citizen portal

Topic: Community Secondary Owner: Tourtellot, Kate

Development>Planning (Community Development)

Date/Time Created: 11/01/2024 17:26

Date/Time Closed:

Location of Request:

**Custom Fields** 

\* internal custom field

## **Original Request**

 $I\hat{a}\in^{\text{TM}}$ ve recently become aware that an area in our neighborhood is under consideration to be used as a mixed use development. This makes absolutely no sense. I live on 197th Ave SE which is off Chain lake rd. It is a nice quiet street (other than some vehicle noise from Chain lake rd.) This proposed development would increase the vehicle traffic on an already busy stretch of road. During peak times I will sometimes have to wait 2 or 3 minutes to make a left turn. There are plenty of vacant pieces of land downtown and elsewhere that could accommodate the increase of traffic. I really hope other locations are under consideration. I would hate to look out my front window and see a neon Subway sign instead of the trees that are there now. Thank you

From	Text	Date
auto notification	Auto Case Notification Created TO: sonnybreeze@gmail.com Date: 11/01/2024 Subject: Your inquiry has been received by the City of Monroe, Washington  Dear Sonny Snowden: Thank you for your letter received on 11/01/2024 concerning Monroe Listens>Monroe Listens. It has been assigned ID# 34276. You will receive a response to your letter within five business days. If you should have any further questions, please feel free to contact us again and refer to the	11/01/2024 17:20 Collapse
	identification number above. Sincerely, City of Monroe http://www.monroewa.gov	

# **Internal Activity**

#### **Internal Notes**

**From:** Deborah Knight

Sent: Thursday, October 31, 2024 10:16 PM

To: Jodi Wycoff

Cc: Kate Tourtellot; Lance Bailey
Subject: FW: Strawberry Lane Monroe

FYI



**Deborah Knight (she/her) | City Administrator** 14841 179<sup>th</sup> Ave SE, Suite 320 | Monroe, WA 98272

360-863-4500 (O) 360-913-0875 (C) |

dknight@monroewa.gov

NOTE: This email is considered a public record and may be subject to public disclosure.

From: Email <clm1957@juno.com>

Sent: Thursday, October 31, 2024 12:18 PM

To: Council Members < Council Members@monroewa.gov>

Subject: Strawberry Lane Monroe

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[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Cynthia Lucille Mailliard on

Rezoning of strawberry Lane from residential to multi use.

14918 181 Ave. S.E.

Monroe Wa.

98272

snohomish county partial number#

# 00588300001400

Strawberry Lane.

City of Monroe please to just hear, but listen to my story...

I was born March 30, 1957 at Monroe General Hospital.

My parents, Mr. Mrs. Mailliard had a dairy farm on 179th a.k.a. the Hospital Road.

• • • • • • •

My grandmother and grandfather Mr.&Mrs. Snoozy moved off the farm on Roosevelt Road into this Home of strawberry Lane the 70s, when my grandfather was diagnosed with Huntington's disease.

After the death of my grandfather, my grandmother stayed in this Home because of the safe neighborhood and she knew her neighbors.

I lived in this Home with my grandma Snoozy in the 90s and then stayed to cared for her until her death in 2008.

I lived in this Home with my husband Russell J. Farstead until we moved to Skagit county for 10+ years.

I recently lost my husband Russell J. Farstead in 2022. That's why I decided to downsize and move back to the beautiful city of Monroe Wa.

It's now almost the year 2025

I have just put \$200,000 into this Home to live my busy retirement out.

My community of Strawberry Lane would be devastating by the outcome of rezoning our neighborhood.

Please consider other options for the future growth planning of the city of Monroe.

My concerns are the same as everybody else's living in the triangle of strawberry Lane.

Traffic congestion.

Crime rate up.

Limited to what we can do with our property's.

Property taxes.

Property value.

Thank you for listing listening to my concerns.

Cynthia Mailliard 14918 181 Ave. S.E. Monroe, Wa. Cindy Mailliard 425-422-3923

From: Hannah Maynard

Sent: Wednesday, October 30, 2024 8:17 AM

To: Jodi Wycoff

**Subject:** Fw: Comments for rezoning

Good morning,

Please see below.

Hannah Maynard (they/them)

Planning Admin Assistant, Community Development 360-863-4609

From: Debora Pascan <debbiepascan@yahoo.com>

Sent: Tuesday, October 29, 2024 10:06 PM

**To:** Geoffrey Thomas <GThomas@monroewa.gov>; Kevin Hanford <KHanford@monroewa.gov>; beaumont@monroewa.gov>; Kyle Fisher <kfisher@monroewa.gov>; Heather Fulcher <hfulcher@monroewa.gov>; Jacob Walker <jwalker@monroewa.gov>; Jason Gamble <JGamble@monroewa.gov>; scarboro@monroewa.gov>; bailey@monroewa.gov <lbailey@monroewa.gov>; Anita Marrero <AMarrero@monroewa.gov>; Amy Bright <ABright@monroewa.gov>; Leigh Anne Barr <LABarr@monroewa.gov>; Hannah Maynard <hmaynard@monroewa.gov>; berickson@psrc.org <br/>dsomers@psrc.org <dsomers@psrc.org>; srogers@psc.org <srogers@psc.org>

**Subject:** Comments for rezoning

[You don't often get email from debbiepascan@yahoo.com. Learn why this is important at <a href="https://aka.ms/LearnAboutSenderIdentification">https://aka.ms/LearnAboutSenderIdentification</a>]

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good evening, I am writing in behave of strawberry lane triangle -proposed rezoning,

I want to address the notification process for this significant change. The postcard sent out was not only hard to read but also arrived with minimal time for us to organize and voice our concerns. I received mine this Saturday October 26th. This lack of transparency and communication is not only unprofessional but also deeply disrespectful to the residents who have made this neighborhood their home.

The proposed changes will significantly increase traffic congestion. The addition of apartment complexes and medical buildings will not only double, perhaps triple traffic. Our current road infrastructure in our neighborhood was not designed for this proposed population and vehicle density.

The potential for increased crime rates is a concern. With a denser population, there is a statistical correlation suggesting a rise in crime, which could compromise the safety of our community, especially our children and elderly.

What makes our neighborhood different from many others is the strong sense of family and community. When my

family moved here, neighbors didn't just pass us by; they welcomed us with open arms. They brought homemade gifts, offered help, and made us feel truly at home. When I had my third baby boy last year, the community rallied around us with gift cards, casseroles, and clothing for the little one. This isn't just a neighborhood; it's a family where everyone looks out for each other.

We understand the need for progress, but it should not be at the cost of our community's well-being. We ask that you:

- 1. \*\*Reconsider the zoning plan\*\* to ensure it aligns with this community's capacity and needs.
- 2. \*\*Improve communication\*\* with residents for all future projects. Provide clear, accessible information well in advance.
- 3. \*\*Consider alternative locations\*\* for development. Look into other land or lots in the Monroe area that might be more suitable for new apartment complexes or medical buildings, areas where the impact on existing communities would be less disruptive.

Our neighborhood is more than a location; it's a community where people have invested their lives and formed bonds. Let's ensure any changes made enhance, rather than diminish, the quality of life here.

Thank you for your attention, and I urge you to consider these points for the sake of our neighborhood's.

Debbie