

**CITY OF MONROE**  
**2024–2044 COMPREHENSIVE PLAN**  
**PERIODIC UPDATE**  
**DRAFT SUPPLEMENTAL**  
**ENVIRONMENTAL IMPACT STATEMENT**

**MAY 2024**

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May 14, 2024

**Subject: City of Monroe 2024–2044 Comprehensive Plan Update, State Environmental Policy Act (SEPA) Draft Supplemental Environmental Impact Statement**

Dear Community Members:

The City of Monroe is updating its Comprehensive Plan and planning for growth to the year 2044. The 2024–2044 Comprehensive Plan Update complies with the Growth Management Act and new standards and regulations focused on promoting sustainable and managed growth, while incorporating the community’s input. The Update sets the framework and describes actionable steps for making the community’s vision, *Imagine Monroe (2021)*, a reality.

The City plans to meet Snohomish Countywide growth allocations of an additional 4,603 residents, 2,216 housing units, and 2,324 jobs within City boundaries by the year 2044, representing a total of 24,302 residents, 8,379 housing units, and 12,420 jobs. The Update includes a Supplemental Environmental Impact Statement (SEIS) consistent with the requirements of the State Environmental Policy Act (SEPA) in Washington. The SEIS is intended to update and supplement the 2015 City of Monroe Comprehensive Plan Environmental Impact Statement (Appendix A of the 2015 City of Monroe Comprehensive Plan).

The SEPA process identifies and analyzes environmental impacts to help agency decision-makers, applicants, and the public understand how the proposal will affect the built and natural environment. The SEPA SEIS process is a tool for identifying and analyzing probable adverse environmental impacts, reasonable alternatives, and potential mitigation.

The City of Monroe issued a Draft SEIS that addresses changes to the City’s Future Land Use Map, zoning map, policies, and code that are part of the 2024 Comprehensive Plan Update. This Draft SEIS evaluates the No Action Alternative and the Proposed Action. The No Action Alternative represents the adopted 2015 plan that proposed eight goals. The eight goals addressed safety and security; environment and natural resources; regional growth alongside a resilient and stable economy; development that ensures land use compatibility, neighborhood character, and long-term sustainability; a range of housing types; utilities and transportation; parks and cultural facilities and activities; and a thriving Downtown Monroe.

The Proposed Action consists of the following proposals for land uses in the City, consistent with the 2024–2044 Comprehensive Plan Update:

- Change zoning along US 2 to allow high-density (R25) residential development within the General Commercial zone. This change would protect commercial development along US 2 and its side streets and allow residential uses behind the commercial development or as part of mixed-use development.
- Increase residential densities or shift residential densities between areas not previously considered for residential development in 2015. Higher residential densities south of US 2 may be moved to areas north of US 2 or allowed in certain commercial zones.

The Draft SEIS analyzes the impacts of the alternatives on elements of the environment such as Land Use, Aesthetics, and Parks, Recreation, and Open Space; Shorelines and Natural Environment; Population, Employment, and Housing; Capital Facilities and Utilities; and Transportation. The purpose of the analysis is to estimate the nature, severity, and duration of impacts that might occur and to compare the impacts of the Proposed Action and the No Action Alternative.

This SEIS adopts and supplements prior relevant SEPA documents including the City of Monroe 2015–2035 Comprehensive Plan (December 2015), <http://monroewa.gov/831/2015-2035-Comprehensive-Plan>.

Affected agencies, tribes, and members of the public are invited to comment on this Draft SEIS for the Monroe Comprehensive Plan Update.

Written comments are due no later than 4:30 p.m., June 14, 2024, and should be directed to:

Lance Bailey, Community Development Director  
SEPA Responsible Official  
Monroe City Hall  
14841 179th Ave SE, Suite 320  
Monroe, WA 98272  
Phone: 360.794.7400 | Email: [PlanUpdate@monroewa.gov](mailto:PlanUpdate@monroewa.gov)

The City of Monroe plans to hold a public meeting consistent with Washington Administrative Code (WAC) 197-11-535 at 6 p.m., June 5, 2024. This will be an in-person meeting for Commissioners and the public only, where participants may join via computer or phone. See the City's web page <https://www.monroe2044.com/> for more information.

Sincerely,

Lance Bailey  
Community Development Director and SEPA Responsible Official  
City of Monroe



# FACT SHEET Draft Supplemental Environmental Impact Statement

## PROJECT NAME

Monroe 2024–2044 Comprehensive Plan Update Supplemental Environmental Impact Statement (SEIS)

## DATE OF ISSUE OF DRAFT SEIS

May 14, 2024

## PROPOSED ACTION AND ALTERNATIVES

The City of Monroe is updating its Comprehensive Plan in accordance with the requirements of Washington’s Growth Management Act (GMA).

## PERMITS, LICENSES, AND APPROVALS LIKELY REQUIRED FOR PROPOSAL

Comprehensive plan updates must be considered and approved by City Council after recommendations are made. The Washington Department of Commerce coordinates state agency review during a required review period. The Puget Sound Regional Council certifies Transportation Elements of comprehensive plans and reviews comprehensive plans for consistency with Countywide Plans and Policies.

## DOCUMENTS SUPPLEMENTED OR ADOPTED

This City of Monroe Comprehensive Plan Update SEIS supplements the 2015 City of Monroe Comprehensive Plan EIS (Appendix A of the 2015 City of Monroe Comprehensive Plan). The 2015 City of Monroe Comprehensive Plan EIS is adopted per Washington Administrative Code (WAC) 197-11-630.

### Project Proponent and State Environmental Policy Act (SEPA) Lead Agency

City of Monroe Community Development Department

### SEPA Responsible Official

Lance Bailey, Community Development Director

### Authors and Contributors

A list of authors and contributors is provided in this Fact Sheet.

### Location of Background Materials

Background materials used in the preparation of this Draft SEIS are listed in Chapter 10, *References*.



## DRAFT SEIS PUBLIC COMMENT PERIOD

### Written Comments

Public Comment Period and How to Comment

Visit this website <https://comment-tracker.esassoc.com/monroe/index.html> to submit comments.

**Verbal comments** may be given at the in-person Draft SEIS public meeting on June 5, 2024, at 6 p.m.

**Written comments** may be submitted online at <https://comment-tracker.esassoc.com/monroe/index.html> or via email to the Community Development Department at [PlanUpdate@monroewa.gov](mailto:PlanUpdate@monroewa.gov).

**Mailed comments** can be sent to:

Attn: Community Development  
14841 179th Ave SE, Suite 320  
Monroe, WA 98272

**In-person comments** may be provided at the location of the public meeting.

This Draft Supplemental Environmental Impact Statement (Draft SEIS) will be available for a 30-day public comment period.

Date Written Comments Are Due

**Comment Deadline:** The Draft SEIS public comment period begins 8 a.m. Pacific time on May 14, 2024, and ends at 4:30 p.m. PST on June 14, 2024. All comments related to the Draft SEIS must be submitted by this date.

## DOCUMENT AVAILABILITY AND COST TO THE PUBLIC

Project-related information can be reviewed for free on the project website at <https://www.monroe2044.com/>.

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## **TIMING OF ADDITIONAL ENVIRONMENTAL REVIEW**

This SEIS was prepared in accordance with WAC-197-11-560. After the Draft SEIS comment period concludes, Monroe Community Development Department staff will review and respond to comments. A Final SEIS will be prepared that contains the responses to the comments and potential updates to the environmental document. The City anticipates releasing the Final SEIS and adopting the Comprehensive Plan Update in 2024. After the Preferred Alternative is chosen and the Final SEIS released, specific projects will undergo separate project-level SEPA review as they are funded for design or implementation. Project-level review may result in different procedural compliance for individual projects.



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# Abbreviations

Abbreviation	Definition
ACS	American Community Survey
ADA	Americans with Disabilities Act
ADU	accessory dwelling unit
AMI	Area Median Income
BAS	best available science
BID	Business Improvement District
BLR	Buildable Lands Report
BMPs	best management practices
BNSF	Burlington Northern Santa Fe
CAO	Critical Areas Ordinance
CARA	critical aquifer recharge area
CEQ	Council on Environmental Quality
CFP	Capital Facilities Plan
CHAS	Consolidated Housing Affordability Strategy
CIP	Capital Improvement Program
Commerce	Washington Department of Commerce
CPPs	Countywide Planning Policies
CRF	Community Revitalization Funding
CRS	Community Rating System
CTR	Commuter Trip Reduction



Abbreviation	Definition
CWA	Clean Water Act
DNR	Department of Natural Resources
DOC	Department of Corrections
DS	Determination of Significance
du	dwelling unit
EB	eastbound
EBL	eastbound left
Ecology	Washington Department of Ecology
EIS	Environmental Impact Statement
EMS	emergency medical services
EMT	emergency medical technician
EPA	U.S. Environmental Protection Agency
ESA	Endangered Species Act
FAA	Federal Aviation Administration
FCC	Federal Communications Commission
FC-O	Fryelands Commercial Overlay District
FEMA	Federal Emergency Management Agency
FERC	Federal Energy Regulatory Commission
FLUM	Future Land Use Map
FRA	Federal Railroad Administration
FTE	full-time equivalent
FWHCA	Fish and Wildlife Habitat Conservation Area
GC	General Commercial
GHG	greenhouse gas
GIS	geographic information system
GMA	Growth Management Act
gpc	gallons per capita
gpd	gallons per day
HB	House Bill
HCM	Highway Capacity Manual
HMP	Hazard Mitigation Plan
HPA	Hydraulic Project Approval





Abbreviation	Definition
HSS	Highway of Statewide Significance
HUD	U.S. Department of Housing and Urban Development
IBC	International Building Code
IFC	International Fire Code
IPaC	Information for Planning and Consultation
IRP	Integrated Resource Plan
LI/FC-O	Light Industrial/Frylands Commercial Overlay District
LID	low-impact development
LIFT	Local Infrastructure Financing Tools
LOS	level of service
LUV-it	Land Use Vision – Implemented Allocations
MDth	thousand dekatherms
MFTE	Multi-family Tax Exemption
MG	Mixed Use-General
mgd	million gallons per day
MHI	Median Household Income
MM	Mixed Use-Medical
MMC	Monroe Municipal Code
MN	Mixed-Use Neighborhood
MPPs	Multicounty Planning Policies
MPWD	City of Monroe Public Works Department
MS4	municipal separate storm sewer system
MSD	Monroe School District
MW	megawatt(s)
MWh	megawatt-hours
NB	northbound
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NIBRS	National Incident-Based Reporting System
NK/TP-O	North Kelsey/Tjerne Place Overlay District
NMFS	National Marine Fisheries Service
NPCC	Northwest Power and Conservation Council



Abbreviation	Definition
NPDES	National Pollutant Discharge Elimination System
NPIAS	National Plan of Integrated Airport Systems
NPMS	National Pipeline Mapping System
NRPA	National Recreation and Park Association
NWIFC	Northwest Indian Fisheries Commission
OHWM	ordinary high water mark
OMD	City of Monroe Public Works Operations & Maintenance Division
OSPI	Washington Office of Superintendent of Public Instruction
PD	Police Department
PHS	Priority Habitats and Species
PROS Plan	Parks, Recreation, and Open Space Plan
PRV	pressure reducing valve
PSE	Puget Sound Energy
PSH	permanent supportive housing
PSRC	Puget Sound Regional Council
R15	Single-family Residential 15 Units per Acre
R25	Multifamily Residential 25 Units per Acre
R4	Residential 4 Units per Acre
R7	Residential 7 Units per Acre
RCO	Recreation and Conservation Office
RCRA	Resource Conservation and Recovery Act
RCW	Revised Code of Washington
RTP	Regional Transportation Plan
SB	southbound
SCPUD	Snohomish County Public Utility District
SCT	Snohomish County Tomorrow
SED	shoreline environment designation
SEIS	Supplemental Environmental Impact Statement
SEPA	State Environmental Policy Act
SF	Single Family
SFR	Single-family Residential



Abbreviation	Definition
SI/GI	Shoreline Industrial/General Industrial
SMA	Shoreline Management Act
SMP	Shoreline Master Program
SRFR	Snohomish Regional Fire & Rescue
SRO	single-room occupancy
SSD	Snohomish School District
STRACNET	Strategic Rail Corridor Network
TDM	transportation demand management
TIP	Transportation Improvement Program
TMDL	Total Maximum Daily Load
TPL	Trust for Public Land
UGA	urban growth area
USFWS	U.S. Fish and Wildlife Service
V/C	volume-to-capacity
VMT	vehicle miles traveled
WAC	Washington Administrative Code
WB	westbound
WBL	westbound left
WDFW	Washington Department of Fish and Wildlife
WM	worst movement
WNHP	Washington Natural Heritage Program
WRIA	Water Resource Inventory Area
WSDOT	Washington State Department of Transportation
WUTC	Washington Utilities and Transportation Commission
WWTP	wastewater treatment plant



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