

Appendix 1-D Agency & Public Comments

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

Date	Commenter	Comment Summary	Response/Revision	Response Goal/Policy
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
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
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, page 3-21 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, page 3-24 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, " <u>Where feasible, the city will make low impact development (LID) the preferred and most commonly used approach to site development.</u> "	Incorporated	Ch 3, page 3-26 policy 3.4.1.3
		Ch 3 Policy 3.4.2.1 recommend this policy include a pop-out box for WDFW Habitat at Home program	Incorporated	Ch 3, page 3-9
		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, " <u>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.</u> "	Incorporated	Ch 3, page 3-27 Policy 3.4.3.3
		Ch 10 Shoreline & Environment – update fish & wildlife conservation area comment to, " <u>Habitats and species of local importance, including, but not limited to, areas designed as priority <u>habitats and species</u> by the WDFW <u>Priority Habitat Species</u> program.</u> "	Incorporated	Ch 10, page 10-15

Ch 10 - update fish & wildlife conservation area section: the statement that no anadromous species in French Creek Watershed is not correct.	Addressed	Ch 10, beginning on page 10-14
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	Ch 10, page 10-29
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	Ch 10, page 10-29
Ch 10 – Policy 10.1.4 update to add the following to the end of the statement, “into perpetuity.”	Incorporated	Ch 10, page 10-30
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	Comment noted	
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	Ch 10, page 10-34
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 adaptations to handle water passage into the future.”	Noted and incorporated as policy statement	Ch 10, page 10-38 Policy 10.5.1.2
Ch 10 Policy 10.6.1 Revise to, “ <u>Avoid</u> impacts to wildlife and water quality from 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 <u>connected</u> system of parks and useable open spaces that supports passive and active recreation, protects unique features, <u>increases habitat connectivity</u> , 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 with areas identified as important for habitat corridor linkages.</u> ”	Comment noted	
		Ch 7 page 7-16, rewrite sentence to, “Expand the trail network in Monroe, facilitating in-town connectivity, <u>re-establishing habitat corridor linkages</u> , and ties to regional trail 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 <u>that also serves wildlife movement</u> . 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 the 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 Ancestral 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 policies 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	<p>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.</p> <p>Complaint that they did not receive the postcard notice and only learned of the proposed change from a neighbor.</p>	<p>Comments noted</p> <p>Staff agree that land is limited, and further acknowledge that the City is not free to increase its UGA due to state and county policies and regulations.</p> <p>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.</p>
9/30/24	<p>Susan & Lonnie Davis</p> <p>Letter and oral testimony during the public hearing</p>	<p>Complaint about late notice that the draft plan was available for review.</p> <p>Request correction of the DSEIS comments pages 714 & 715 of the PC packet.</p> <p>Concern regarding the upzoning for areas south of US-2 and conflict with identified underserved areas and gentrification.</p> <p>Concern with the proposed Mixed-Use designation for the area south of the hospital and along Chain Lake Road.</p> <p>Concerns with the proposed annexation goal to require Development Agreements to see the development of housing for persons who make 30-80% AMI – services are located in the downtown core.</p> <p>The projected housing needs indicate that 1,118 units are needed for people making 120+% AMI.</p>	<p>Comment noted</p> <p>Appendix 1-B SEPA includes the corrected sheets and will be included in the FSEIS being issued on 10/14/24.</p> <p>Comments noted</p> <p>Comments noted</p> <p>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 densities for areas identified for future annexation to “protect” the downtown core.</p> <p>Comment noted</p>
9/30/24	Steve Jenson	<p>Oral testimony – concerns regarding the location of essential public facilities and that they do not need to be in every zone within the City.</p>	<p>Comment noted</p>
9/30/24	Wenyi Zou	<p>Oral testimony – concerns regarding the proposed FLUM changes for parcels along</p>	<p>Comment noted</p>

Chain Lake Road to Mixed-Use. Concern about incompatibility: height, use, etc.		
9/30/24	Sherry Novak	<p>Oral testimony – comments regarding property downtown and how the zoning has changed negatively impacting her and concerns about unintended consequences of changes.</p> <p>Comment noted</p> <p>Issue related to code compliance relating to detached accessory structure.</p>

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.

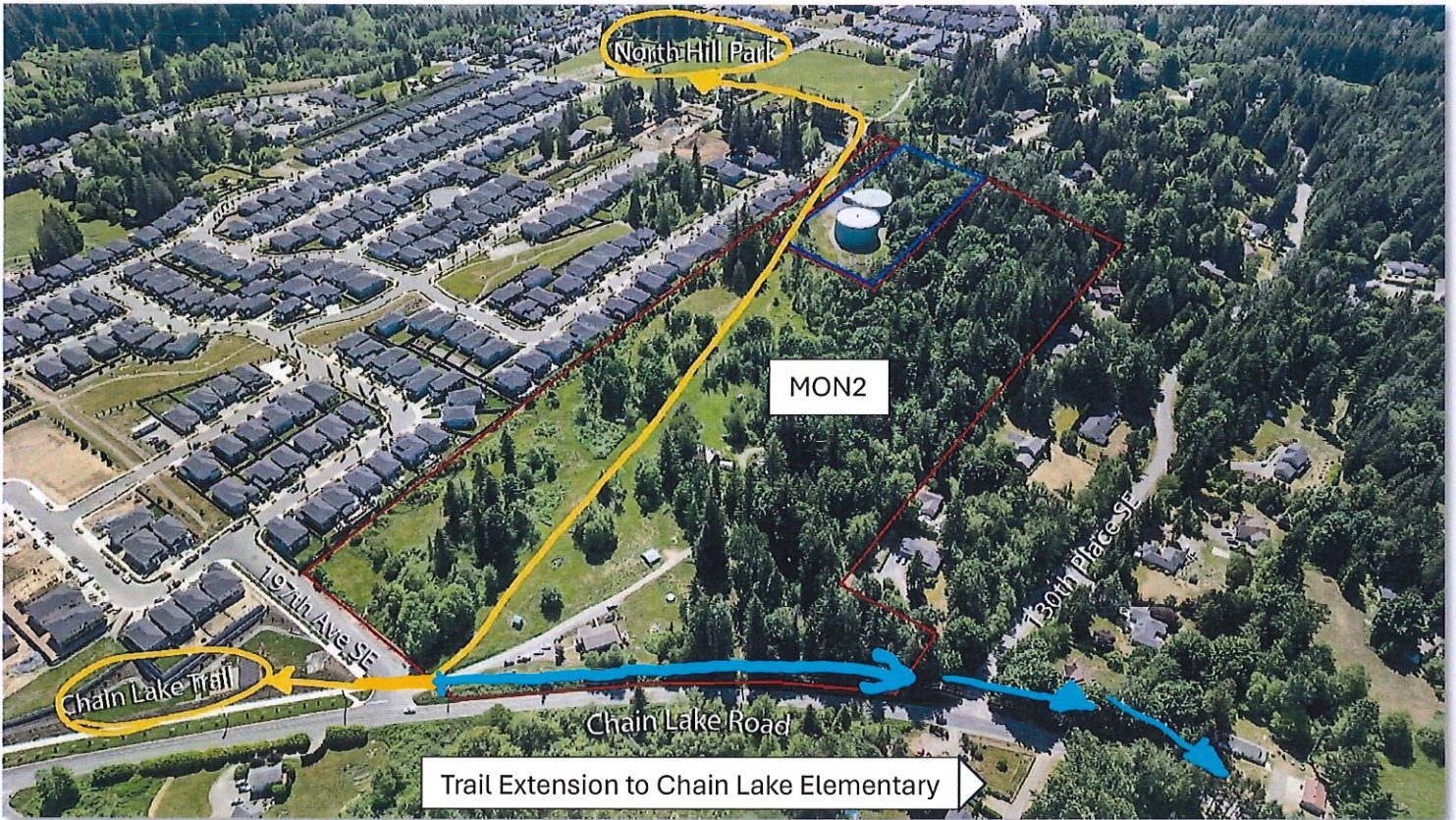
Other reasons this makes sense.

- 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.

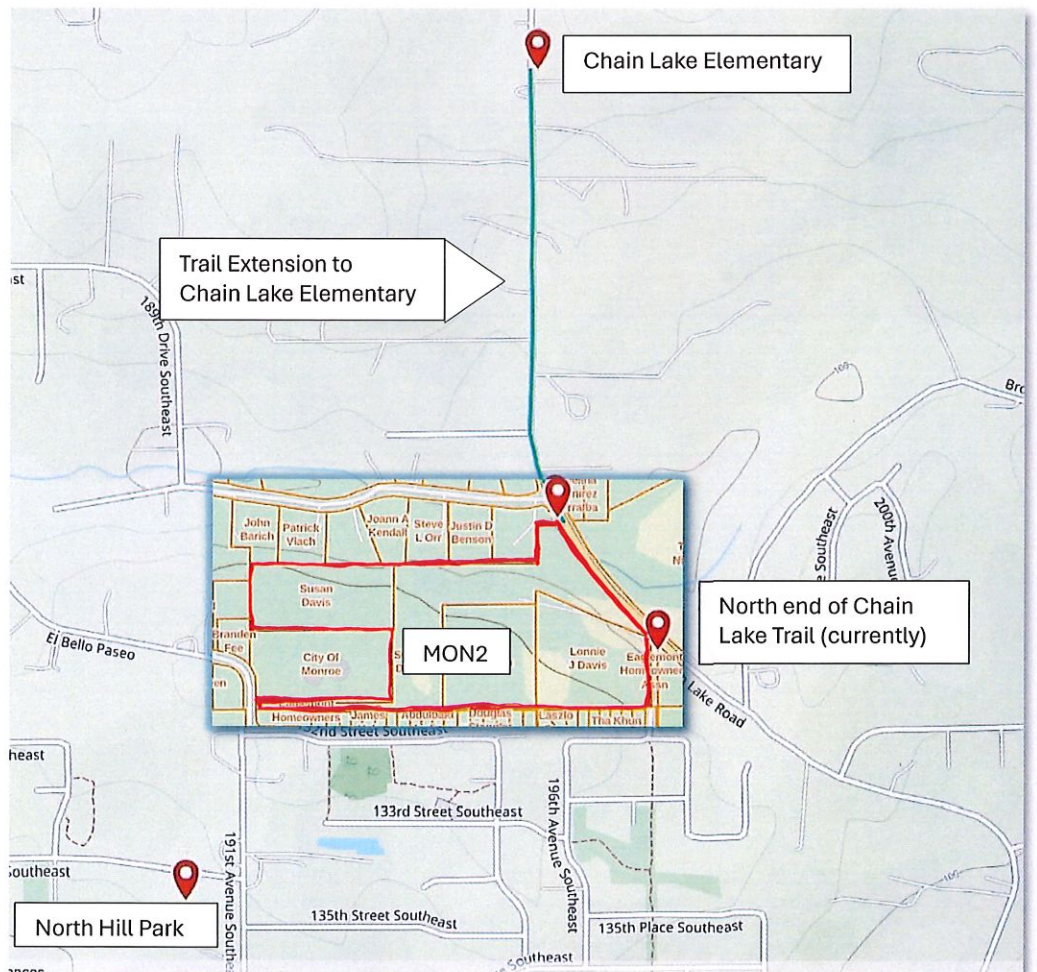


The **MON 2** site above showing the North end of the Chain Lake Trail, North Hill Park, and a suggested pathway through the MON2 site.

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.



NOTES – Susan Davis (28 year real estate agent in Monroe) 425-344-1029

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
 - critical areas and setbacks limit development
 - 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:
 - 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,

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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 occurred 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 1st, 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 came 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)

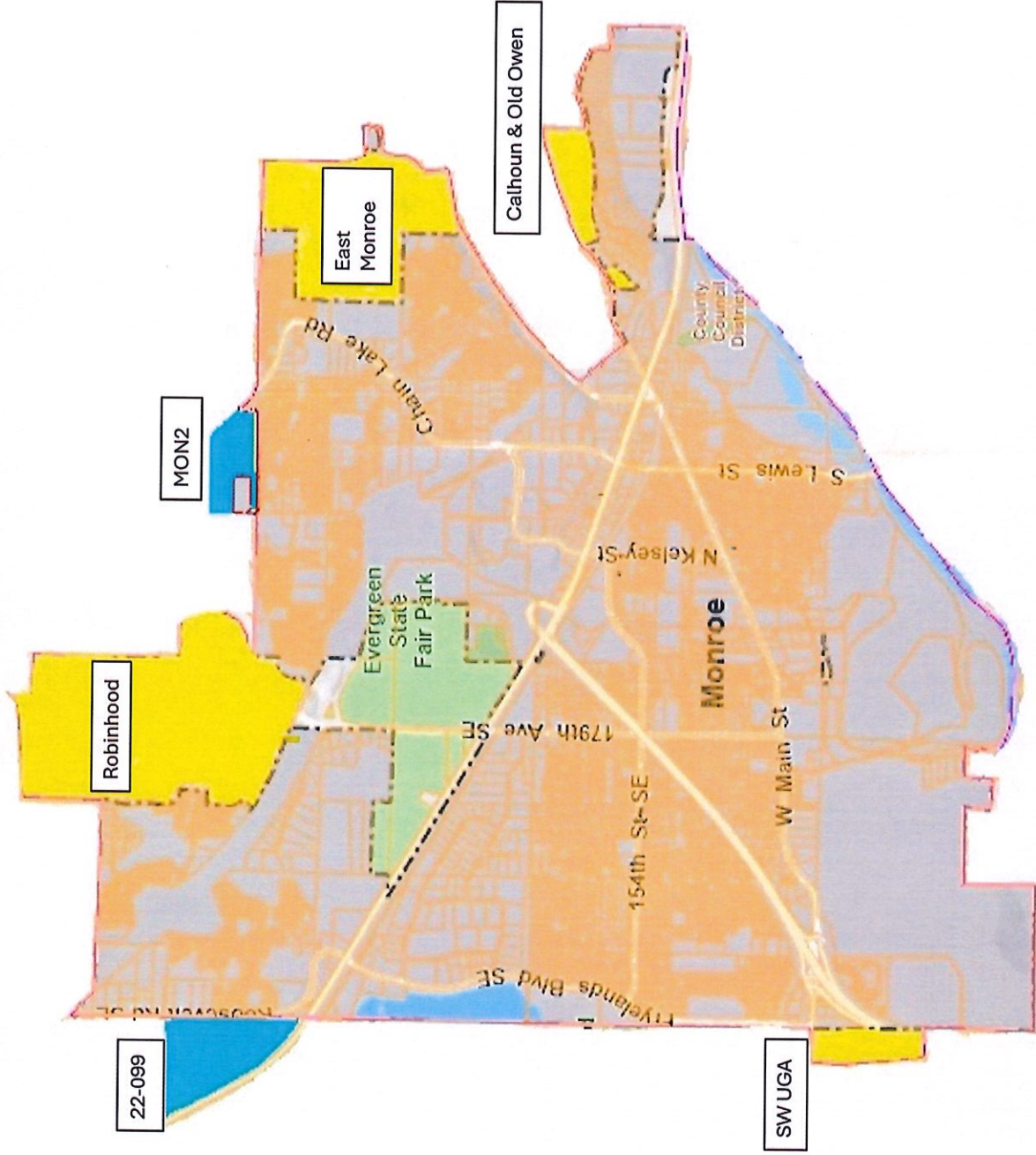
City of Monroe Housing Needs:

- 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 Low	0-30% PSH	154	Low-Rise, Mid-Rise Apartments + ADUs
	0-30% non-PSH	319	
Very Low	>30-50%	243	
Low	>50-80%	0	
Moderate	>80-100%	0	Moderate Density
	>100-120%	381	
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.

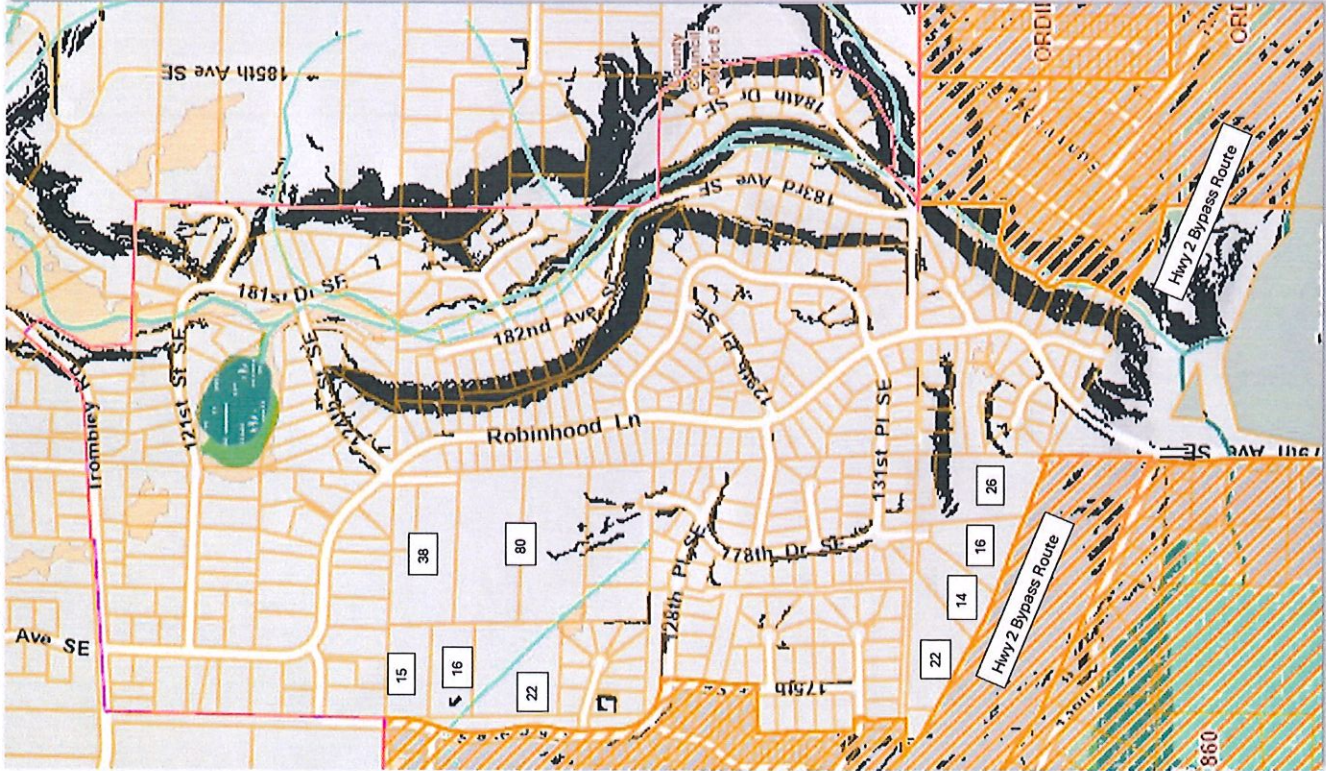
MONROE



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)

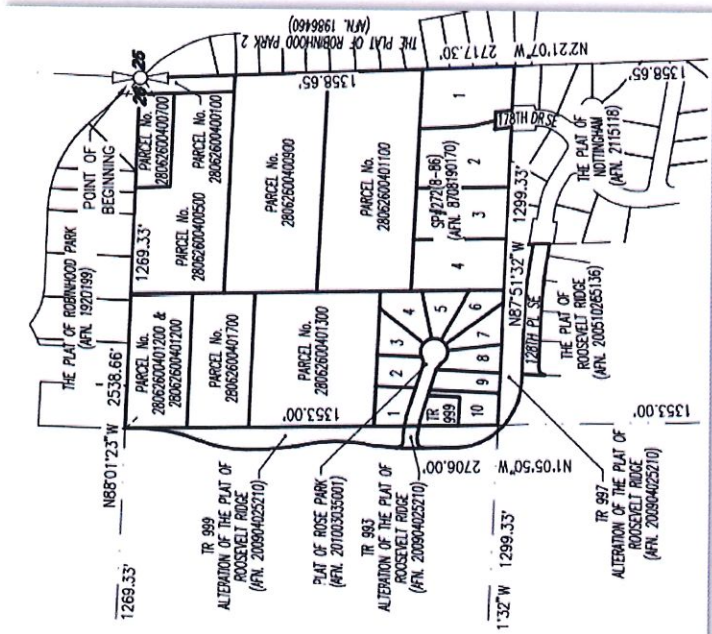
- The city approved a 10% annexation petition on this 41.69 acre assemblage of properties, which was approved on 8/10/22. The parties later withdrew their application in late 2023 when they couldn’t get 60% approval.
- 6 parcels were deleted from the Monroe 30 Annexation petition. According to the consultant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

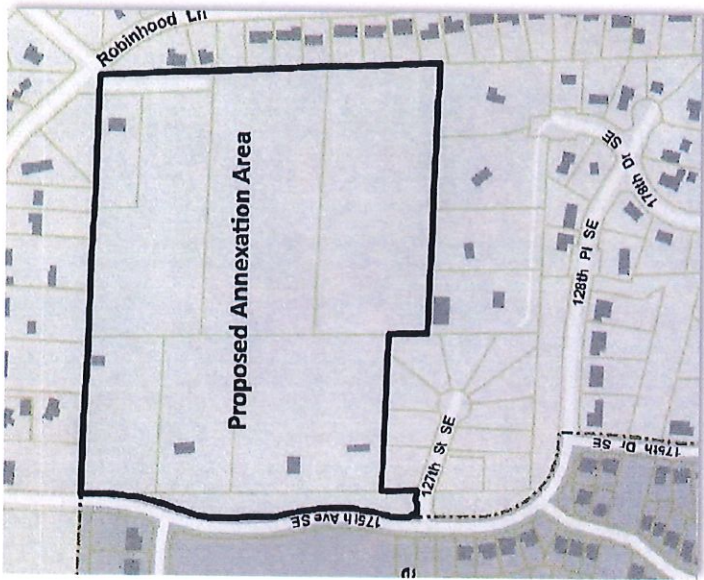
ABOVE: Image from Snohomish County PDS map portal – critical areas map theme. The black lines represent steeps that exceed 33% slope – not buildable. The teal color represents some type of flowing water. The locations are approximate only.



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

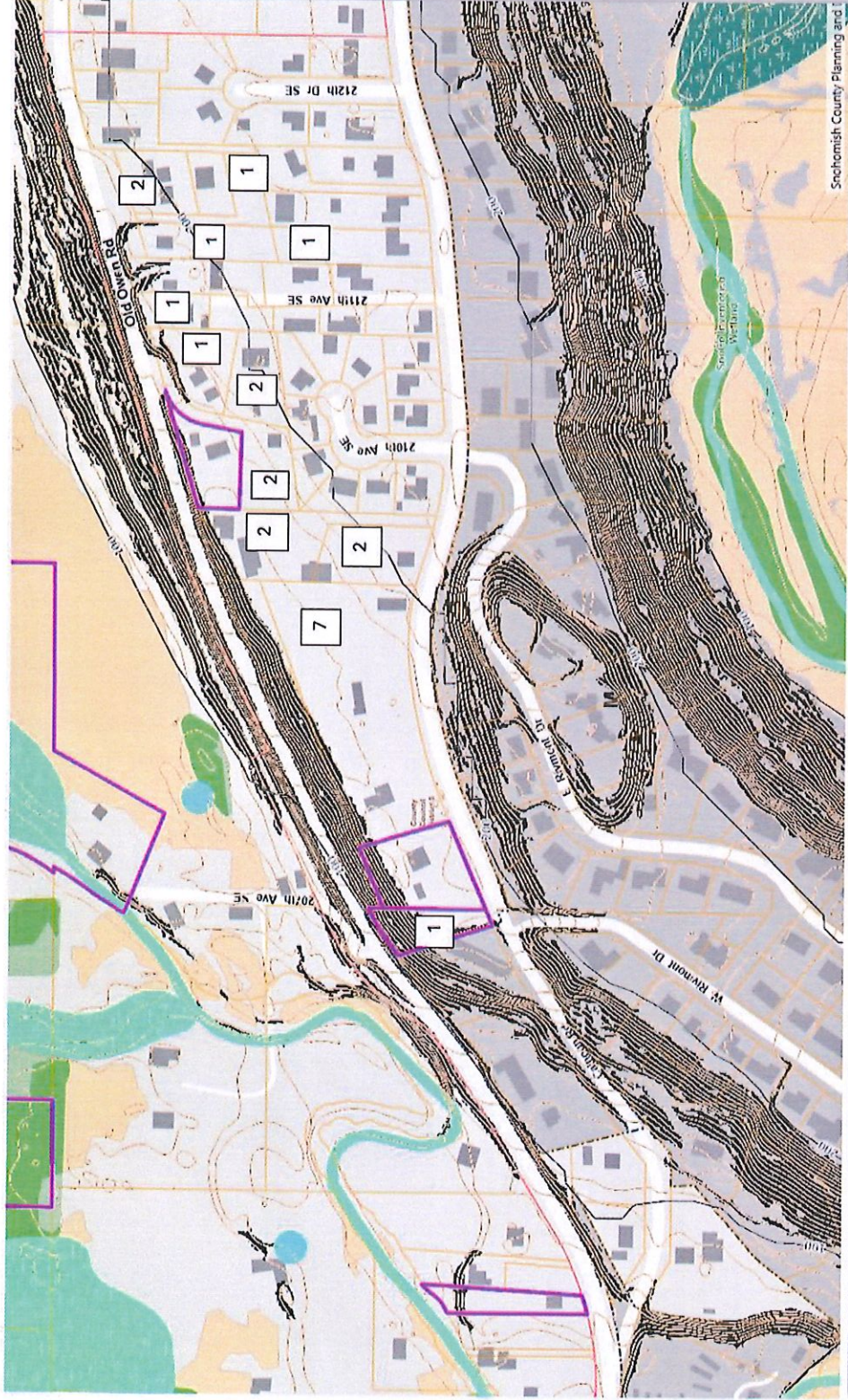
North of Hwy 2 Bypass

- The properties directly north of the Hwy 2 bypass route present a challenge in terms of site access (the road is steep from 178th 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.**



Monroe 30 Annexation (current proposal)

MONROE: Calhoun & Old Owen Neighborhood

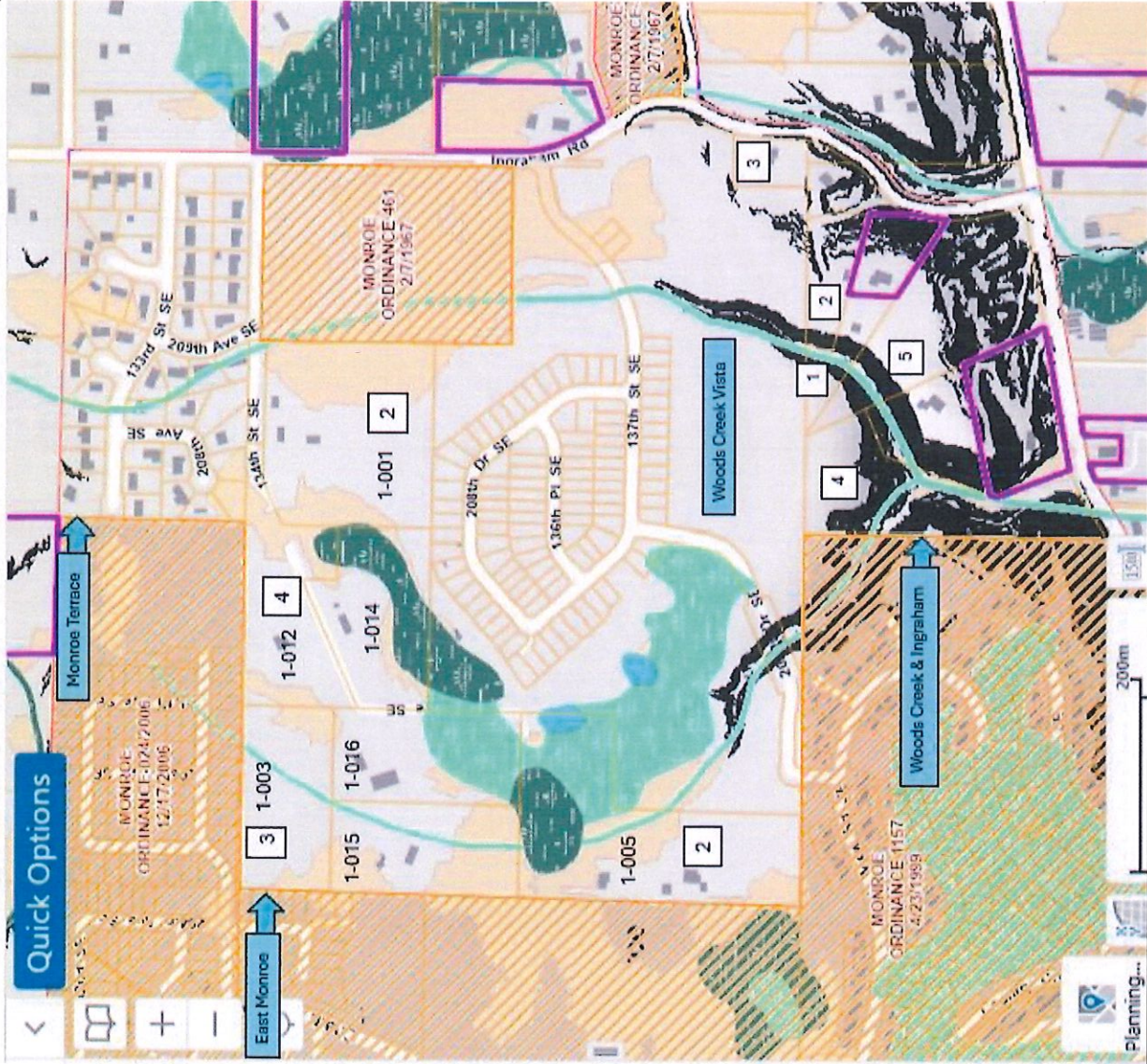


Old Owen & Calhoun Rd

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.

MONROE – East UGA

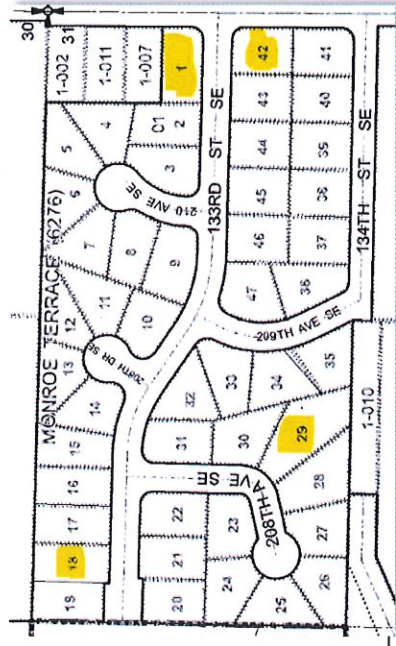
including Woods Creek Vista, Monroe Terrace, Old Owen & Ingraham Rd



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 133rd & Ingraham to 137th & 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)



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 CASP sites.

MONROE - SW UGA Area



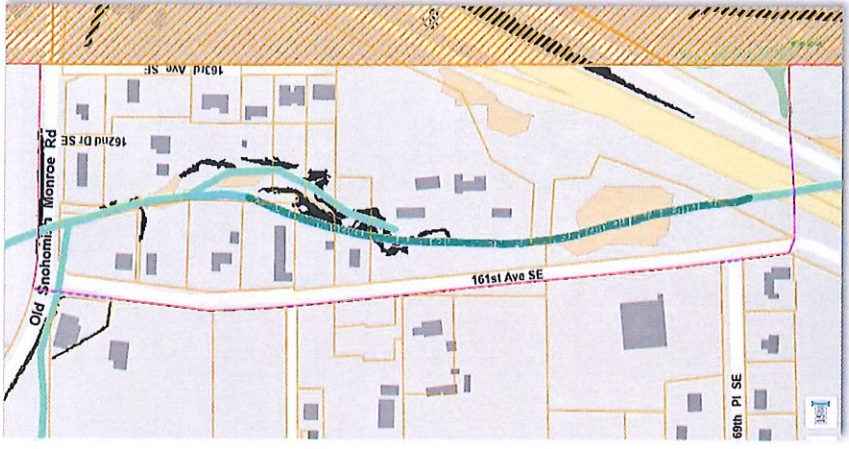
SW UGA Area

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 1/2 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 than 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 than what it is today to make the increased density achievable?



RIGHT: Critical areas mapped by Snohomish County

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

Column Title	Description
LOTCOVER	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
P_Th	Number of pending townhomes
P_SFR	Number of pending single family residences
P_MFR	number of pending multifamily units
P_Sr_Apt	Number of pending senior apartments
Pend_Notes	Any notes on pending project square footage or unit counts.
P_Com1_sf	Pending square footage for known pending project 1
P_Com1_Use	Employment use for known pending project 1
P_Com2_sf	Pending square footage for known pending project 2
P_Com2_Use	Employment use for known pending project 2
P_Com3_sf	Pending square footage for known pending project 3
P_Com3_Use	Employment use for known pending project 3
UB_Acres	Number of unbuildable acres from critical areas, buffers, and easements.
Roofprnt21	Sum of roofprint area in square footage derived from aerial imagery
MUGA_name	Name of Municipal Urban Growth Area (MUGA) within SWUGA
City12	Name of city if parcel was within December 2012 city boundary
City21	Name of city if parcel is within current June 2021 city boundary
MKTREADY	Market ready status which indicates property is known to have owner interest to sell. No need to apply market reduction factor.
MKTCOMMENT	Additional info or source about the market ready status
Shape_Area	Area of economic unit in square feet
Seq_Num	Unique identifier for each parcel used in capacity calculations
SF_DENS	Single family assumed density per buildable acre based on development history
TH_DENS	Townhouse assumed density per buildable acre based on development history
MF_DENS	Multifamily assumed density per buildable acre based on development history
SA_DENS	Senior apartment assumed density per buildable acre based on development history
LANDTYPE	Identifies generalized future land use/zoning designation
FM_EPAVR	Employees per acre assumed for FIRE (mini-storage) uses on vacant & redevelopable land
FM_EPAPU	Employees per acre assumed for FIRE (mini-storage) uses on partially-used land
FO_EPAVR	Employees per acre assumed for FIRE (other) uses on vacant & redevelopable land
FO_EPAPU	Employees per acre assumed for FIRE (other) uses on partially-used land
R_EPAVR	Employees per acre assumed for Retail uses on vacant & redevelopable land
R_EPAPU	Employees per acre assumed for Retail uses on partially-used land
SF_EPAVR	Employees per acre assumed for Services (food) uses on vacant & redevelopable land
SF_EPAPU	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)
M	Manufacturing
G	Government

Unit_ Count	OWNERNAME	Parcel_ID	SITUSLINE1	GIS_ACRES	LABEL	StatusOv_1	AHCTOTAL	AECTOTAL	Neighborhood	Comments
8	FORESTAR (USA) REAL ESTATE GROUP INC	01038000099400	UNKNOWN UNKNOWN	79.39	Medium Density Single Family residences	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	JOLK LEE & DONALD	00404400000500	13126 178TH DR SE	0.64	Medium Density Single Family residences	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	SHARPE CHRISTOPHER G	00560000005300	12500 ROBINHOOD LN	0.29	Low Density Single Family residences	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	HERDT MITCHEL L	00623600001500	UNKNOWN UNKNOWN	0.48	Low Density Single Family residences	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	SIMMONDS KIM J & DENNIS A	00623600004500	18000 131ST PL SE	0.30	Low Density Single Family residences	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	NELSON WILLIAM & LAURA E	00623600005200	17929 131ST PL SE	0.39	Low Density Single Family residences	Vacant	1.00	0.00	Robinhood	Vacant land - owned by contiguous lot owner
1	FLAKE DAVID & MARCIA	00443000001900	13424 181ST AVE SE	0.39	Low Density Single Family residences	Vacant	1.00	0.00	Robinhood	Robinhood Neighborhood - 13424 181st Ave SE: (1583 sf house on .42 ac, 2020 construction). Sold off market 6/21/21 for \$640,000
1	MORRISON RUSSELL L & DIANE R	28063600200900	13232 ROBINHOOD LN	1.29	Low Density Single Family residences	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	WYNDHAM PAUL T & GAIL Y	28062600401400	12718 178TH DR SE	1.72	Medium Density Single Family residences	Redevelopable	9.00	0.00	ANNEXATION REFUSED 2023 - North 41	12718 178th Dr SE: 1836 DW mobile on 1.8 acres, 1988 construction
2	LIKIN HARRY K	28062600400800	12712 178TH DR SE	1.59	Medium Density Single Family residences	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 residences	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	KOOY JASON A & RHONDA A	28062600401600	12730 178TH DR SE	1.45	Medium Density Single Family residences	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	PHIPPS NATHANIEL	01116300000100	17505 127TH ST SE	0.41	Medium Density Single Family residences	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	WONG CHEUK YING	01116300000200	17513 127TH ST SE	0.41	Medium Density Single Family residences	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).

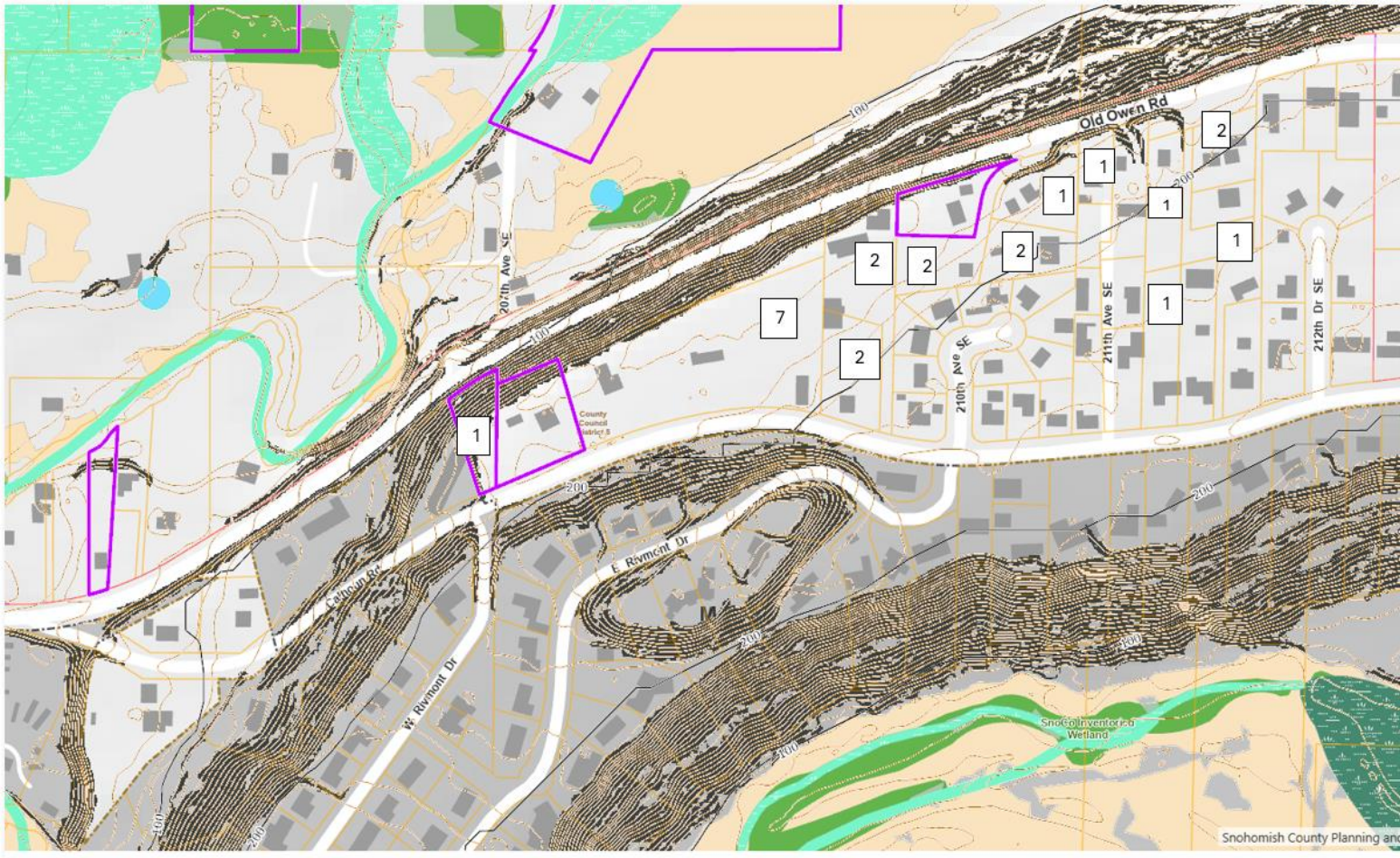
0	CONNELLY DOUG & LOUISE	28062600400900	UNKNOWN UNKNOWN	12.88	Medium Density Single Family residences	Redevelopable	80.00	0.00	ANNEXATION PENDING: Monroe 30	VACANT LAND: 6.2 ac, no site address
1	COLVERT PAUL D	28062600400500	UNKNOWN UNKNOWN	5.65	Medium Density Single Family residences	Partially-Used	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 residences	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 residences	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 residences	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 residences	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 residences	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 residences	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 residences	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 residences	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 residences	Redevelopable	2.00	0.00	Calhoun & Old Owen	20915 Calhoun Rd: (960 sf house on .73 ac). Sewer is roughly 1025' west of this site on Calhoun Rd (serving apartment bldg).
1	ST GEORGE WILLIAM	27070600103700	21016 OLD OWEN RD	0.57	Low Density Single Family residences	Partially-Used	2.00	0.00	Calhoun & Old Owen	21016 Old Owen Rd: (2300 sf DW mobile on .57 ac) 2001 construction. NO SEWER. No likelihood of ever having additional housing on this lot.
1	THORPE BRIAN	27070600103800	20927 CALHOUN RD	1.11	Low Density Single Family residences	Partially-Used	2.00	0.00	Calhoun & Old Owen	20927 Calhoun Rd: (2080 sf house on 1.57 ac).
1	MASSIE DARREN C	27070600104300	21012 OLD OWEN RD	0.76	Low Density Single Family residences	Redevelopable	2.00	0.00	Calhoun & Old Owen	21012 Old Owen Rd: (1512 sf DW mobile on .80 ac) 2019 construction. FLAG LOT (weird shape). NO SEWER. No chance this site will produce additional housing.

1	COOPER KATE & JAMES	0043540000102	21204 OLD OWEN RD	0.53	Low Density Single Family residences	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	0043540000300	21120 OLD OWEN RD	0.58	Low Density Single Family residences	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	0043540000400	21119 CALHOUN RD	0.69	Low Density Single Family residences	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 residences	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 residences	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	0043540000103	21206 OLD OWEN RD	0.68	Low Density Single Family residences	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 residences	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 residences	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 residences	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 residences	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 residences	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 residences	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 residences	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 residences	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 residences	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 residences	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 residences	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 RT	6.42	Low Density Single Family residences	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 severely 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 residences	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 severely 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 residences	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 residences	Redevelopable	2.00	0.00	Woods Creek & Ingraham - steep slopes	14016 INGRAHAM RD: Land is off Ingraham Rd/Woods Creek Rd - severely 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 residences	Partially-Used	1.00	0.00	Woods Creek & Ingraham - steep slopes	14024 INGRAHAM RD: Land is off Ingraham Rd/Woods Creek Rd - severely 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	577900000300	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.

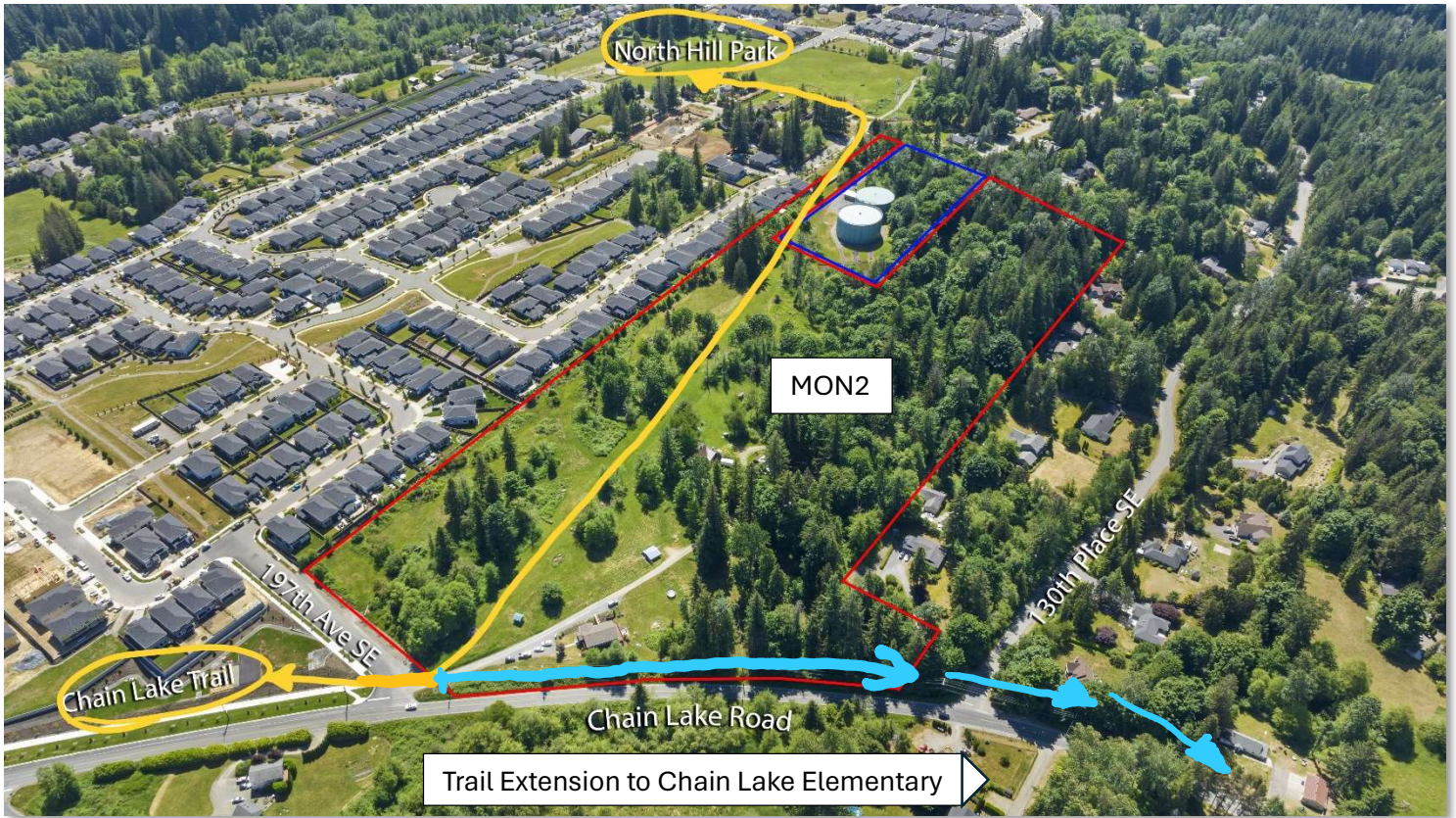
Other reasons this makes sense.

- 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.

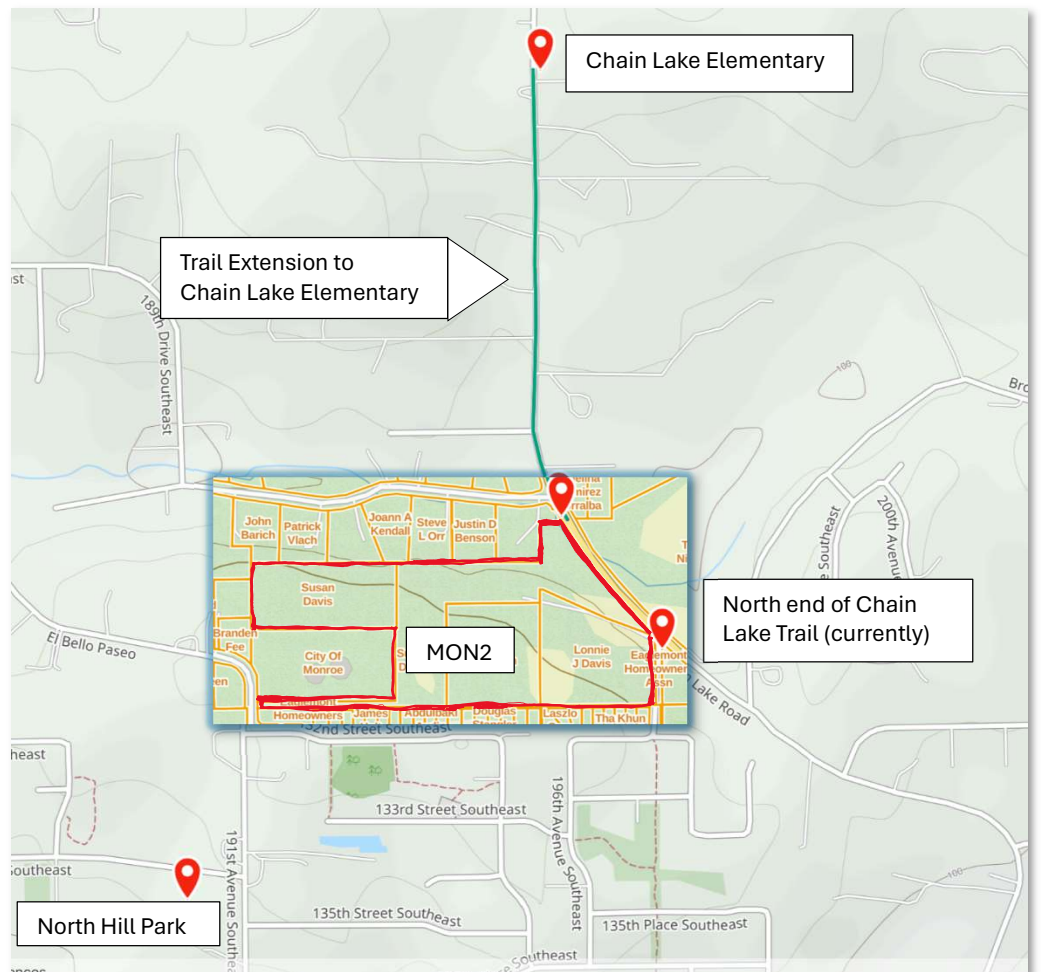


The **MON 2** site above showing the North end of the Chain Lake Trail, North Hill Park, and a suggested pathway through the MON2 site.

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.

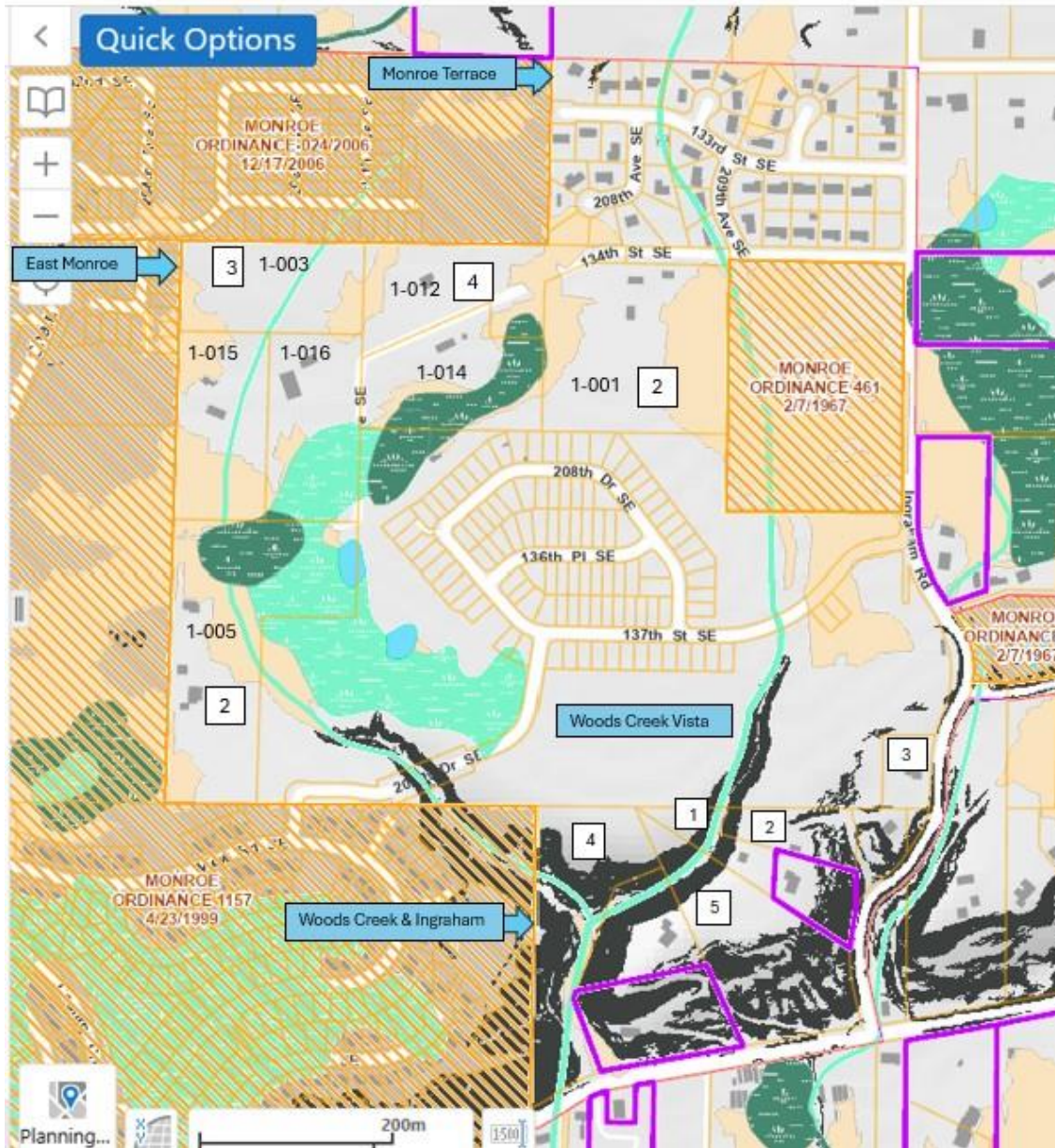
Nearly 100% of kids are transported by bus or car to school and extracurricular activities.

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



MONROE – East UGA

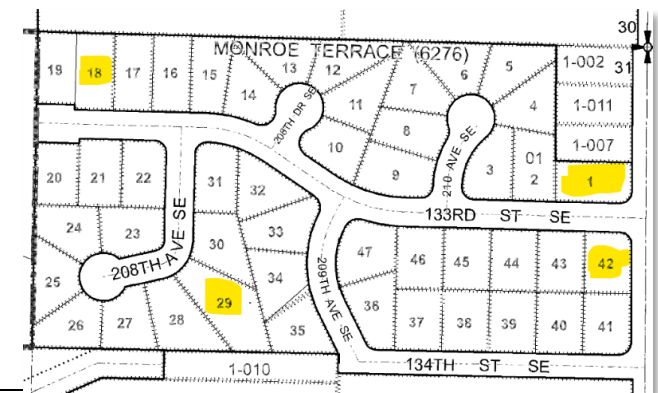
including Woods Creek Vista, Monroe Terrace, Old Owen & Ingraham Rd



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 133rd & Ingraham to 137th & 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)



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 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 <ktourtellot@monroewa.gov> 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 <hmaynard@monroewa.gov>

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

You don't often get email from realestatesue@comcast.net. [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,

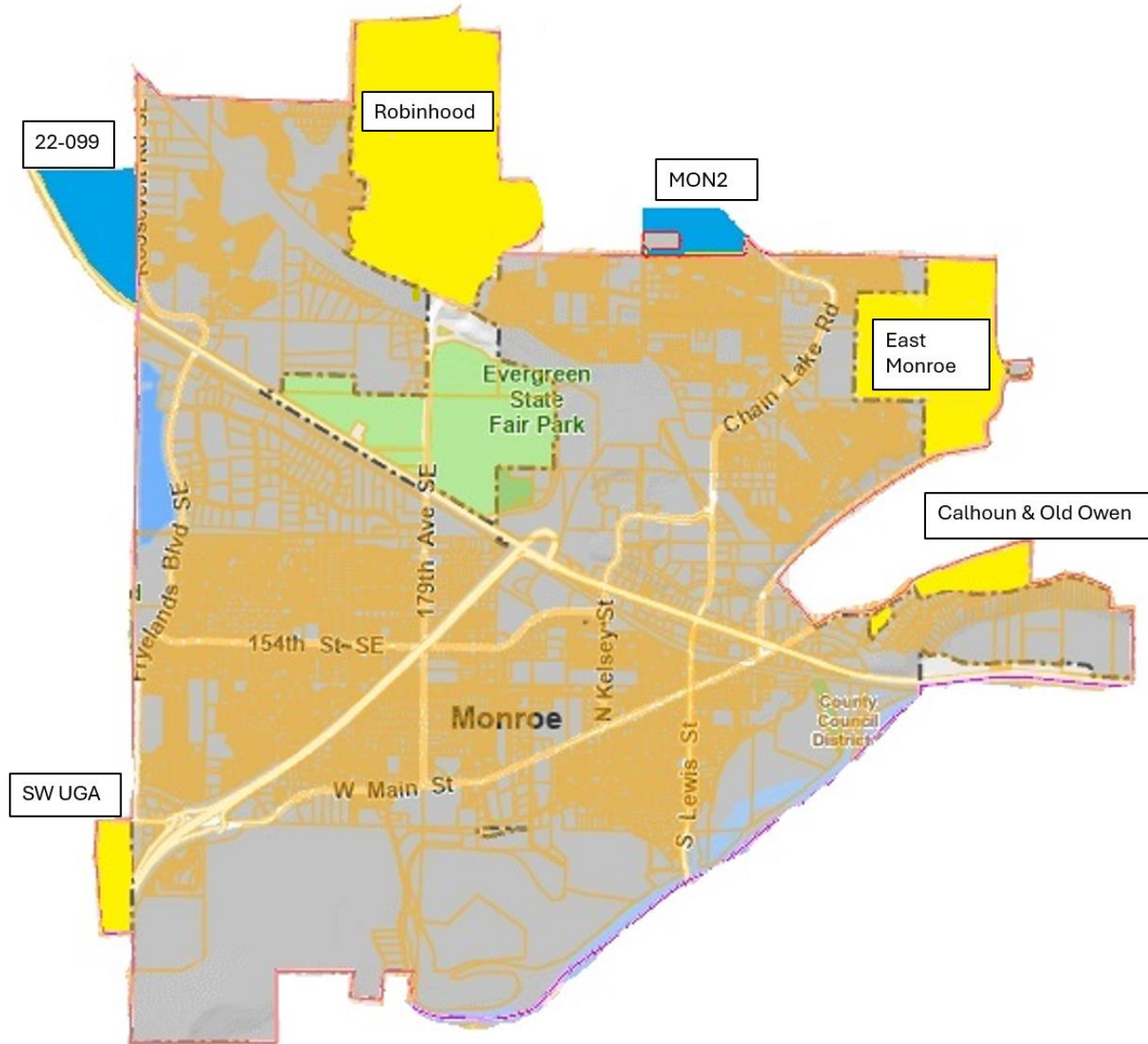
Attached are the materials I handed out at the planning commission tonight. Can you please send them to the planning commission members who weren't there in person tonight?

Thank you!

Sue Davis

425-344-1029

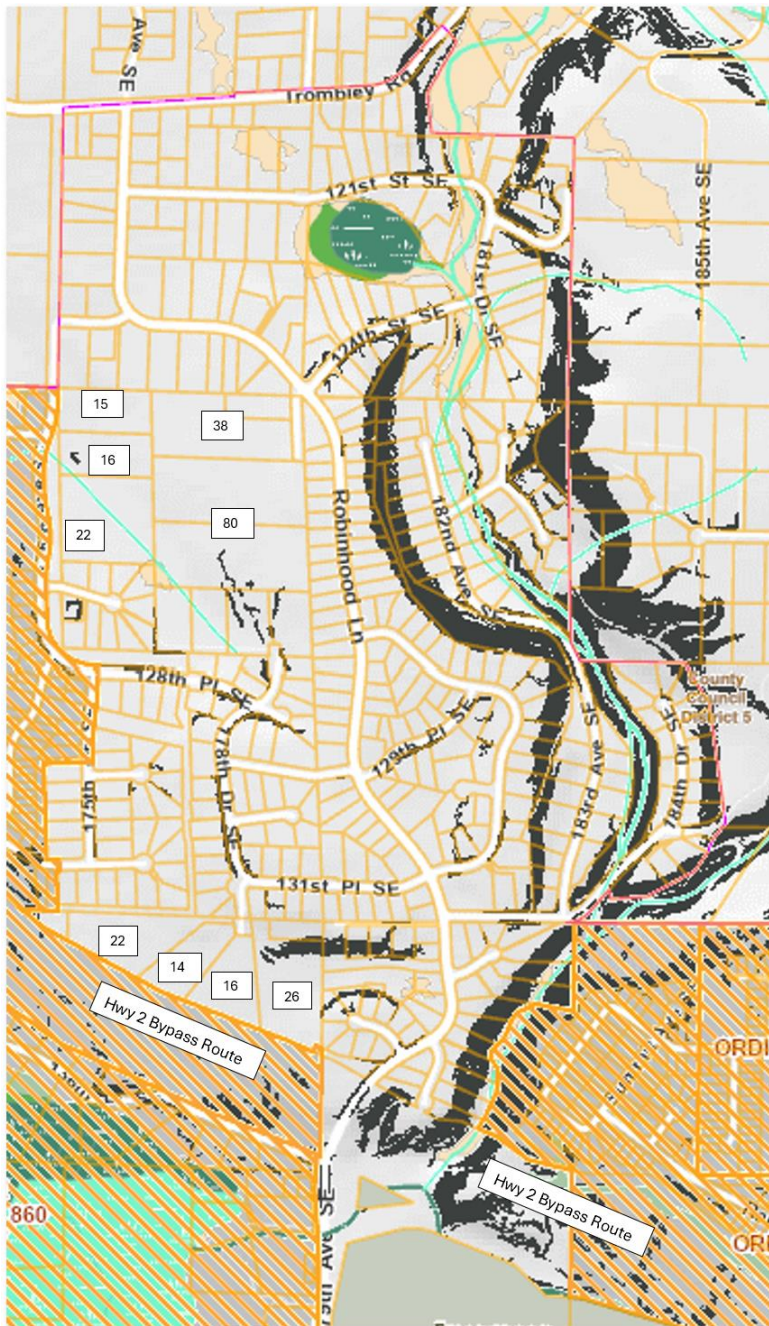
MONROE



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.**

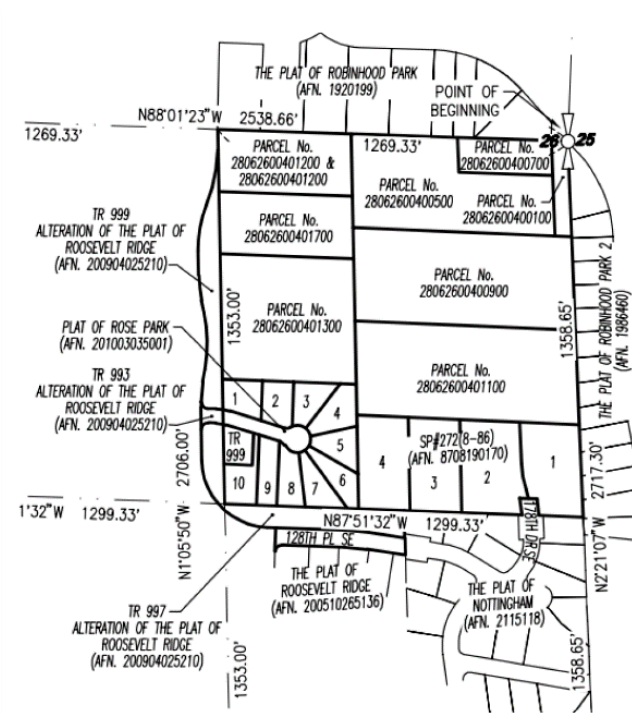
Monroe 30 Annexation – 2024

- 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.**

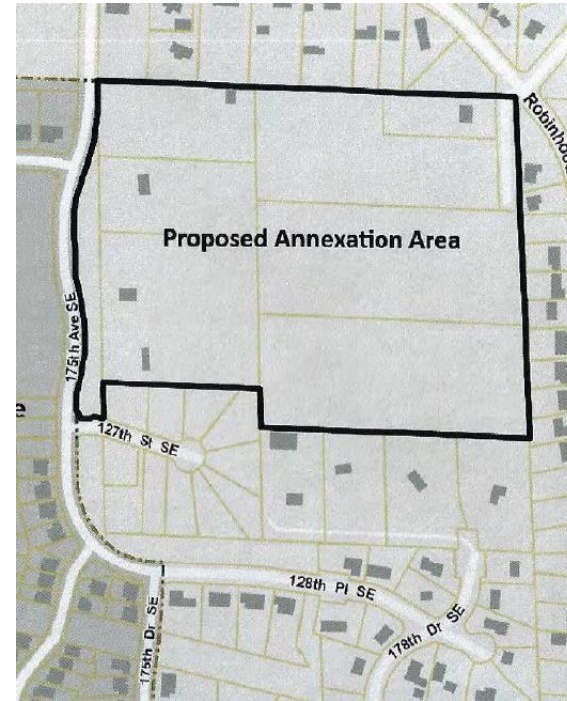
MONROE: Robinhood Neighborhood

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

- 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 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
 - critical areas and setbacks limit development
 - 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:
 - 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 occurred 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 1st, 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 came 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 Low	0-30% PSH	154	Low-Rise, Mid-Rise Apartments + ADUs
	0-30% non-PSH	319	
Very Low	>30-50%	243	
Low	>50-80%	0	Moderate Density
Moderate	>80-100%	0	
		>100-120%	381
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



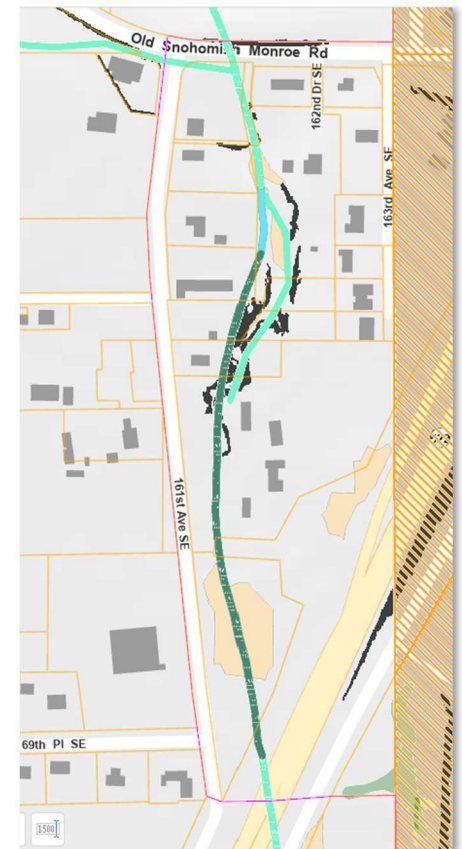
SW UGA Area

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 than 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 than what it is today to make the increased density achievable?



RIGHT: Critical areas mapped by Snohomish County



State of Washington

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	Create a new chapter within the Development Code that identifies methods to incentivize various development types, such as clustering, parks and open space provisions and other strategies that support compact and walkable development.	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

		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 ParkServe , only 14% of Monroe’s population lives within a 10-minute walking distance to a park.
3.2.1.1	Update the Downtown Urban Centers Plan, including site and urban design requirements related to development, parks, parking, transportation, and adjacent land uses. The updated plan should include:	See comments above, highlighting the importance of connecting these areas for recreational and wildlife habitat corridor use. Similar comments can 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 auto-oriented 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 multi-benefit 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

		<p>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.</p>
3.4.2.1	<p>Promote the use of native landscaping plants and materials, while considering existing infrastructure, urban environment constraints, and other factors necessary to consider for plantings.</p>	<p>We suggest this section contain a pop out box that highlights WDFW’s Habitat at Home 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.</p>
3.4.2.3	<p>Revise Development Code regulations to include standards and incentive to increase the implementation of Low-Impact Development watershed management techniques.</p>	<p>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.</p> <p>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.</p> <p>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.</p>
3.4.4	<p>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.</p>	<p>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</p>

		<p>Resilient Washington, as well as FEMA’s Resilience Analysis and Planning Tool (RAPT).</p> <p>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.</p>
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Shorelines and Natural Environment

Section Intro Fish and Wildlife Habitat Conservation Areas	Habitats and species of local importance, including, but not limited to, areas designated as priority habitats and species by the Washington Department of Fish and Wildlife’s (WDFW) Priority Habitats and Species (PHS) program .	We suggest this edit to align this statement with WDFW’s PHS program, which includes habitats <i>and</i> species, along with lists, maps, and specific management recommendation documents.
Section Intro Fish and Wildlife Habitat Conservation Areas	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 Fish and Wildlife Habitat Conservation Areas	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	Use Best Available Science to preserve and enhance the functions and values of critical areas through policies, regulations, programs, and incentives, striving for net ecological gain.	No net loss standards are often insufficient in addressing watershed-wide degradation. As WDFW’s Net Ecological Gain Standard Provision 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: <ul style="list-style-type: none"> 1. Inventory and assess current conditions; 2. Decide on goals, actions to achieve goals, and how these actions can be implemented; 3. Track progress towards these goals annually, considering adaptive

		<p>management in order to pivot if goals are not being met.</p> <p>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.</p>
10.2.1.3	<p>Establish and support programs that work to reduce greenhouse gas emissions and increase energy conservation, including the retrofit of existing buildings, expansion of alternative/clean energy within the public and private sector, and the use of environmentally sustainable building techniques and materials.</p>	<p>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.</p>
10.3.1.1	<p>Where appropriate, aApply mitigation sequencing techniques in management of wetland and buffer areas in order to ensure no net loss of ecological values and functions.</p>	<p>This policy is a bit misleading, as all impacts to critical areas must follow the mitigation sequence (WAC 197-11-768).</p>
10.4.1	<p>Review and update building and development codes on an ongoing basis, incorporating the best and latest standards for development in critical areas.</p>	<p>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.</p>
Goal 10.5. Suggested Policy	<p>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</p>	<p>See resources above in relation to 3.2.1.3.</p>

	adaptations to handle water passage into the future.	
10.6.1	Minimize Avoid impacts to wildlife and water quality from agricultural and planting practices to the greatest extent feasible.	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 .
Housing		
6.4.1	Promote resource and energy-efficient housing design and construction methods to reduce the cost burden of housing related to utilities costs.	See Shoreline’s Deep Green Program , as well as the Sustainable Development Code website , which provides specific resources for removing code barriers, creating incentives, and filling regulatory gaps in pursuit of green building goals, as well as the Georgetown Climate Center's Green Infrastructure Toolkit , which provides funding models and approaches from U.S. municipalities. Additionally, see how the city of Boston 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 Washington Sustainable Schools Protocol: Criteria for High-Performance Schools , additional public or private infrastructure can be modeled after this example. See the LEED rating system for further resources aimed at all building types.
Goal 6.4 Suggested Policy	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.	Please see comments related to 3.1.3.7 above.
Parks, Recreation & Open Space		

Page 7-14	Develop a connected system of parks and usable open spaces that supports passive and active recreation, protects unique features, increases habitat connectivity , and links city neighborhoods.	See comments in relation to 3.1.3.7 and 10.6.1.5 above, as well as additional resources, which include the Trust for Public Lands , the NRPA Safe Routes to Parks Action Framework (which provides professionals with a “how-to” guide to implement Safe Routes to Parks strategies), and the Sustainable Development Code website.
Page 7-14	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,

A handwritten signature in black ink, appearing to read "Morgan Krueger". The signature is fluid and cursive, with the first name "Morgan" and last name "Krueger" clearly distinguishable.

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 [Best Available Science \(BAS\)](#), 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.
 - [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

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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@psc Clean Air; stevev@psc Clean Air; 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

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 REQUESTED. RETURNED 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 accommodate population, housing, and employment through 2044. This update also includes a new Plan, and updates to the Transportation Master Plan, and Utility System Plans (water/sewer/storm).

	Monroe is using a Supplements Environmental Impact Statement to assess potential beyond those evaluated with the 2015-2035 Comprehensive Plan. The DSEIS document is available on the project website - https://www.monroe2044.com/ , under Project Documents. The 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 on https://www.wa.gov/plan-view
Please return comments via e-mail to ktourtellot@monroewa.gov on or before 4:30 PM on Tuesday, 11/12/2024	

Thank you,



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.

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 Commision 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 179th 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 <hmaynard@monroewa.gov>
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 179th, 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

Income level	Income Band (AMI)	Category	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			
	31-50%			243			
	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 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