

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

OCTOBER 2024

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October 18, 2024

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

Dear Community Members:

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

The City plans to meet Snohomish Countywide growth allocations of an additional 5,010 residents, 2,423 housing units, and 2,400 jobs within UGA boundaries by the year 2044, representing a total of 26,276 residents, 9,138 housing units, and 12,660 jobs. The Update includes a Supplemental Environmental Impact Statement (SEIS) consistent with the requirements of the State Environmental Policy Act (SEPA) in Washington. The SEIS is intended to update and supplement the 2015 City of Monroe Comprehensive Plan Environmental Impact Statement.

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

The City of Monroe issued a Draft SEIS on May 14, 2024, that addresses changes to the City’s Future Land Use Map, zoning map, policies, and code that are part of the 2024 Comprehensive Plan Update. The Draft SEIS was made available to the public for review and comment. Comments were received on the analysis of the affected environment, the impact analysis for each of the alternatives included in the Draft SEIS (the No Action Alternative and the Proposed Action), and potential mitigation measures for each of the alternatives. The No Action Alternative represents the adopted 2015 plan that proposed eight goals. The eight goals addressed safety and security; environment and natural resources; regional growth alongside a resilient and stable economy; development that ensures land use compatibility, neighborhood character, and long-term sustainability; a range of housing types; utilities and transportation; parks and cultural facilities and activities; and a thriving Downtown Monroe.

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

- Change zoning along US 2 to allow high-density (R25) residential development within the General Commercial zone. This change would protect commercial development along US 2 and its side streets and allow residential uses behind the commercial development or as part of mixed-use development.

- Increase the minimum residential densities throughout the City and shift residential densities between areas not previously considered for residential development in 2015. Higher residential densities south of US 2 may be moved to areas north of US 2 or allowed in certain commercial zones.
- Convert selected residential areas to Mixed Use, allowing for a mix of higher-density residential and commercial uses. These areas include properties along Roosevelt Road (the City's northwest corporate limits), south of the hospital, along Chain Lake Road south of Rainer View Road SE, and along 179th Avenue SE between SR 522 and Main Street.

The SEIS analyzes the impacts of the alternatives on elements of the environment, including Land Use, Aesthetics, and Parks, Recreation, and Open Space; Shorelines and Natural Environment; Population, Employment, and Housing; Capital Facilities and Utilities; and Transportation. The purpose of the analysis was to estimate the nature, severity, and duration of impacts that might occur and to compare the impacts of the Proposed Action and the No Action Alternative. The Draft SEIS adopted and supplemented prior relevant SEPA documents including the City of Monroe 2015–2035 Comprehensive Plan (December 2015), <http://monroewa.gov/831/2015-2035-Comprehensive-Plan>. The Draft SEIS can be accessed on the City Website at https://www.monroe2044.com/wp-content/uploads/2024/05/MonroePublicDraftSEIS_2024-05-14.pdf.

The City of Monroe held an in-person public meeting consistent with Washington Administrative Code (WAC) 197-11-535 at 6 p.m. on June 5, 2024. Affected agencies, tribes, and members of the public were invited to comment on the Draft SEIS for the Monroe Comprehensive Plan Update.

The City of Monroe published the Final SEIS on October 18, 2024. The Final SEIS intends to clarify information, correct errors, and address public, agency, and tribal comments on the Draft SEIS based on public feedback received during the 30-day comment period that began on May 14, 2024, and ended on June 14, 2024. The Final SEIS is a companion document to the Draft SEIS. The Draft SEIS and Final SEIS can be accessed on the City Website at https://www.monroe2044.com/wp-content/uploads/2024/05/MonroePublicDraftSEIS_2024-05-14.pdf and https://www.monroe2044.com/wp-content/uploads/2024/05/MonroeFinalSEIS_2024-05-14.pdf.

Questions on the SEIS should be directed to:

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Sincerely,

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City of Monroe



FACT SHEET Final Supplemental Environmental Impact Statement

PROJECT NAME

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

DATE OF ISSUE OF FINAL SEIS

October 18, 2024

PROPOSED ACTION AND ALTERNATIVES

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

PERMITS, LICENSES, AND APPROVALS LIKELY REQUIRED FOR PROPOSAL

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

DOCUMENTS SUPPLEMENTED OR ADOPTED

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

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

City of Monroe Community Development Department

SEPA Responsible Official

Lance Bailey, Community Development Director

Authors and Contributors

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

Location of Background Materials

Background materials used in the preparation of this Final SEIS are listed in Chapter 8, *References*.

DOCUMENT AVAILABILITY AND COST TO THE PUBLIC

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

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TIMING OF ADDITIONAL ENVIRONMENTAL REVIEW

This SEIS was prepared in accordance with WAC-197-11-560. After the Draft SEIS comment period concluded, Monroe Community Development Department staff reviewed and responded to comments. This Final SEIS contains the responses to the comments. None of the comments or responses warranted updates or changes to the Draft SEIS. Between the Draft SEIS and Final SEIS, the City of Monroe completed the Transportation System Plan, Trails Master Plan, and Utility Systems Plan (Sanitary Sewer, Potable Water, and Stormwater). The Monroe School District Capital Facilities Plan (CFP) and the Snohomish School District CFP were also completed between the Draft SEIS and Final SEIS issue dates. Therefore, the Final SEIS updates, clarifies, and corrects information provided in the Draft SEIS to incorporate these new plans.

This SEIS analyzes under SEPA the adoption of the Monroe 2024 Comprehensive Plan Update, including zoning changes shown in the Future Land Use Map, the new Transportation System Plan, Trails Master Plan, Monroe School District CFP, Snohomish School District CFP, and the new Utility Systems Plan (Sanitary Sewer, Potable Water, and Stormwater).

The City anticipates adopting the Comprehensive Plan Update in 2024. Specific projects will undergo separate project-level SEPA review as they are funded for design or implementation. Project-level review may result in different procedural compliance for individual projects.

ORGANIZATION OF THE FINAL SEIS

The Draft SEIS laid the foundation for the initial environmental analysis that was conducted and is a companion document to this Final SEIS and is incorporated by reference in accordance with WAC 197-11-635.



Final SEIS Chapters 1 and 2 are the updated *Summary* and *Alternatives* chapters, respectively. Final SEIS Chapter 3 is the updated *Capital Facilities and Utilities* chapter. Note that in the Draft SEIS, *Capital Facilities and Utilities* was Chapter 6. Final SEIS Chapter 4 is the updated *Transportation* chapter. Note that in the Draft SEIS, *Transportation* was Chapter 7. Final SEIS Chapter 5, *Corrections and Clarifications*, presents updates to the *Land Use, Aesthetics, Parks & Recreation, and Open Space* chapter and the *Population, Employment, & Housing* chapter. Note that in the Draft SEIS, *Land Use, Aesthetics, Parks & Recreation, and Open Space* was Chapter 3, and *Population, Employment, & Housing* was Chapter 5. Final SEIS Chapter 6, *Response to Comments*, includes comments received on the Draft SEIS and responses to those comments. Final SEIS Chapter 7 is the Distribution List. Final SEIS Chapter 8, *References*, contains references for the Final SEIS.

Updates to the Draft SEIS were necessary because between the Draft SEIS and the Final SEIS, the City's Transportation System Plan, Trails Master Plan, Monroe School District CFP, Snohomish School District CFP, and Utility Systems Plan (Sanitary Sewer, Potable Water, and Stormwater) were completed and were therefore considered in the Final SEIS analysis. Information was also updated to correctly reflect adopted housing and employment allocations in the Snohomish Countywide Planning Policies (CPPs). No responses to public comments resulted in updates or revisions to the Draft SEIS analysis.



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Abbreviations



Abbreviation	Definition
ADA	Americans with Disabilities Act
ADU	accessory dwelling unit
AMI	Area Median Income
BAS	Best Available Science
BLR	Buildable Lands Report
BNSF	Burlington Northern Santa Fe
Btu	British thermal unit
CAO	Critical Areas Ordinance
CC&Rs	Covenants, Conditions, and Restrictions
CFP	Capital Facilities Plan
CFR	Code of Federal Regulations
CIP	Capital Improvement Program
CPPs	Countywide Planning Policies
CTR	Commute Trip Reduction
CWA	Clean Water Act
DOC	Department of Corrections
DS	Determination of Significance
Ecology	Washington Department of Ecology
EIS	Environmental Impact Statement
EMS	emergency medical services



Abbreviation	Definition
EMT	Emergency Medical Technicians
EPA	U.S. Environmental Protection Agency
FAA	Federal Aviation Administration
FCC	Federal Communications Commission
FERC	Federal Energy Regulatory Commission
FLUM	Future Land Use Map
FRA	Federal Railroad Administration
FTE	full-time equivalent employee
GHG	greenhouse gas
GIS	geographic information system
GMA	Growth Management Act
gpc	gallons per capita
gpd	gallons per day
GPS	Global Positioning System
HB	House Bill
HSS	Highway of Statewide Significance
IBC	International Building Code
IFC	International Fire Code
IRP	Integrated Resource Plan
LID	low-impact development
LOS	level of service
MDth	thousand dekatherm
mgd	million gallons per day
MMC	Monroe Municipal Code
Monroe PD	City of Monroe Police Department
mph	miles per hour
MPPs	Multicounty Planning Policies
MPWD	City of Monroe Public Works Department
MS4	municipal separate storm sewer system
MSD	Monroe School District
MW	megawatt
MWh	megawatt-hour



Abbreviation	Definition
NIBRS	National Incident Based Reporting System
NPCC	Northwest Power and Conservation Council
NPDES	National Pollutant Discharge Elimination System
NPIAS	National Plan of Integrated Airport Systems
OMD	Operations & Maintenance Division
PROS Plan	Parks, Recreation, and Open Space Plan
PRV	pressure reducing valve
PSE	Puget Sound Energy
PSRC	Puget Sound Regional Council
R25	High-Density Residential 25 Units per Acre
RCRA	Resource Conservation and Recovery Act
RCW	Revised Code of Washington
RTP	Regional Transportation Plan
SCPUd	Snohomish County Public Utility District
SCT	Snohomish County Tomorrow
SEIS	Supplemental Environmental Impact Statement
SEPA	State Environmental Policy Act
SFR	Single-family Residential
SMP	Shoreline Master Program
SR 522	State Route 522
SRFR	Snohomish Regional Fire and Rescue
SSD	Snohomish School District
STRACNET	Strategic Rail Corridor Network
TDM	transportation demand management
TIP	Transportation Improvement Program
TMDL	Total Maximum Daily Load
UGA	urban growth area
US 2	US Route 2
VMT	vehicle miles traveled
WAC	Washington Administrative Code
WSDOT	Washington State Department of Transportation
WUTC	Washington Utilities and Transportation Commission



ABBREVIATIONS

Abbreviation	Definition
WWTP	wastewater treatment plant