

Downtown Monroe
Source: Provided by the City of Monroe





3 LAND USE

Introduction

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

The Land Use Element identifies how that vision translates into future development and supporting services, documented in a Future Land Use Map (**Figure 3.4**), and supported by land use polices and actions. It is the primary element that guides the Zoning Map and development regulations to implement the goals, policies and actions adopted in this Comprehensive Plan. See **Appendix 3-A: Land Use Capacity Analysis**, for the general location, intensity, and future capacities in the Monroe UGA, which is hereby incorporated by reference. General location and distribution of uses, current and future population densities, and building intensities can be seen in more detail in **Appendix 3-A**.

Relationship to Other Plans

The Land Use Element guides growth within the Monroe City Limits and recommends how growth should occur in the City’s Urban Growth Area until those areas are annexed.

This chapter was prepared in accordance with Section 36.70A.070 of Washington’s GMA and aligns with Snohomish County’s Countywide Planning Policies (CPPs) and Puget Sound Regional Council’s VISION 2050.



Other Land Use Requirements from Washington’s GMA

This element must also address issues such as:

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

Photo Source - Provided by the City of Monroe, Belonging 2023



Land Inventory and Existing Conditions

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

Table 3.1 - EXISTING LAND USE TYPE

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

* Includes institutional, open space, parks, and transportation.

Source: 2021 Snohomish County Buildable Lands Report

Urban Development

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

most walkable streets, with essential services nearby. Plans for areas like North Kelsey aim to mix businesses, offices, and homes.

While residential development has not yet occurred as planned, commercial uses have been constructed along US 2 where the majority of large-format retail and services are located.

Residential Development

Approximately 46 percent of Monroe's land is developed as detached homes, showing a strong focus on detached residential development types. Mixed-use development and attached residential uses make up a smaller percentage of the existing residential land use pattern in Monroe.

Underserved Neighborhoods

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.



Employment

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



Carnation Condensery Steamstack
Source: SounderBruce

Existing Development Patterns

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

- **The "Regional Benefit" area** is a part of Monroe that is home to key facilities serving the wider Sky Valley, including the North Kelsey shopping area, a bustling hub with stores, entertainment options, restaurants, and hotels. The City's vision for North Kelsey includes a walkable village, boosting the commercial area's vitality, and benefiting the community socially, economically, and environmentally. Additionally, there are the fairgrounds, Fryelands industrial parks, and Lake Tye. The Fryelands Industrial Area is vital for employment and the economy, hosting various manufacturing and distribution facilities, attracting new businesses and jobs to Monroe.
- **The "West Monroe" area** includes nearby neighborhoods and development situated south of US 2 and north of SR 522, excluding the Fryelands industrial park. Policies in this zone prioritize enhancing connectivity and promoting infill opportunities to promote sustainable growth and community cohesion.



- **The “Central Monroe” area** includes nearby neighborhoods and developments south of US 2 and east of SR 522. It is focused on connectivity, revitalizing the Main Street corridor and downtown into a vibrant mixed-use hub, infill opportunities west of downtown, and strengthening connections to the scenic Skykomish River, enriching the community's natural and recreational amenities.

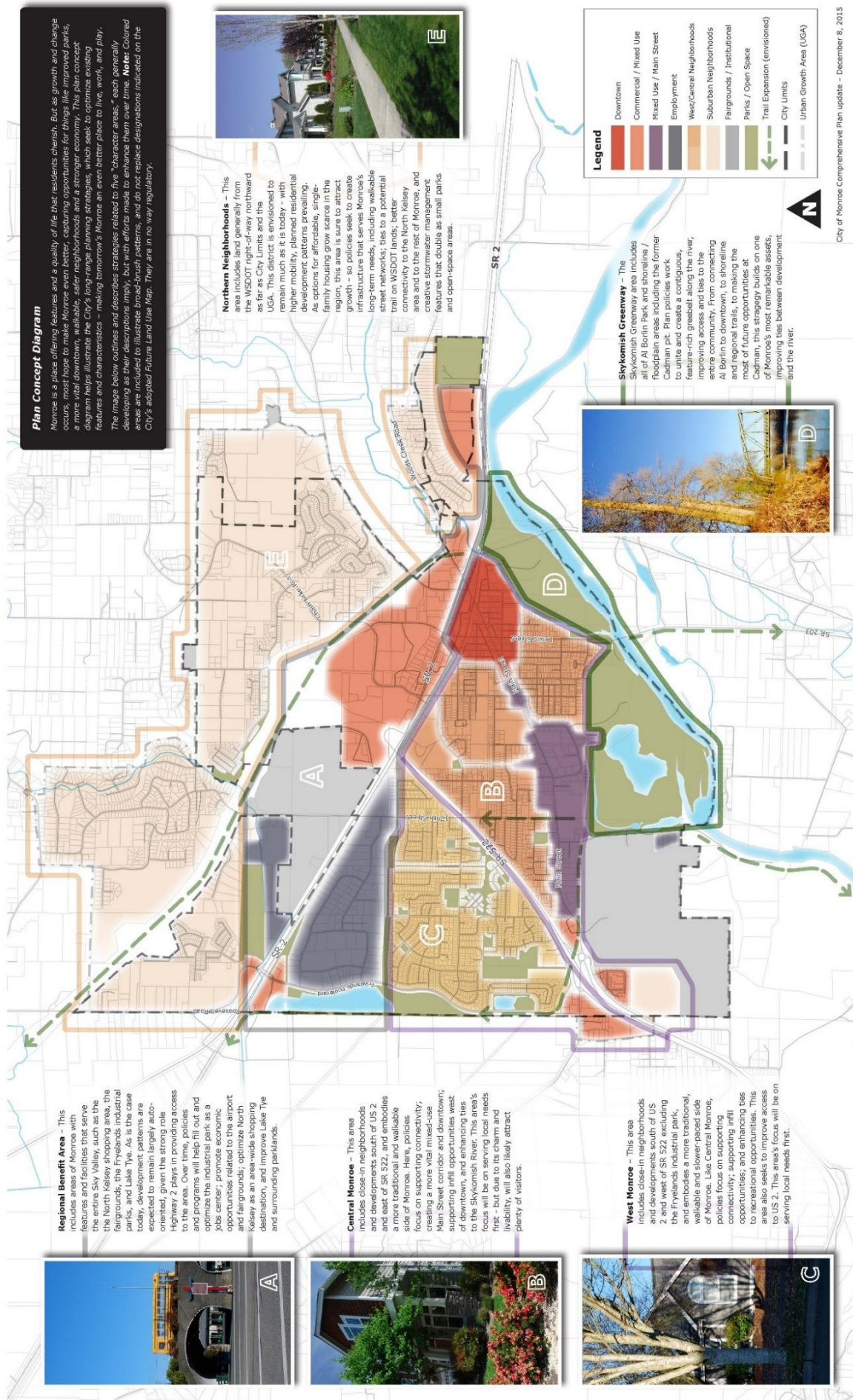
Downtown Monroe, the city's historic center, embodies a lively mix of businesses, restaurants, and cultural attractions essential to Monroe's identity. Serving as the community's central gathering place since its inception, Downtown has played a pivotal role in shaping the city's urban landscape.

- **The “Skykomish Greenway”** is an area in Monroe that includes all of Al Borlin Park and shoreline/floodplain areas, including the Cadman site.

The City aims to create a continuous, feature-rich greenbelt park along the river, enhancing access and connections to the entire community. This strategy, from linking Al Borlin Park to downtown, improving access to shoreline and regional trails, capitalizes on one of Monroe's most unique assets. The City desires to strengthen ties to this beautiful open space gem while prioritizing the protection and enhancement of natural areas to shape how and where development occurs.

- **The “Northern Neighborhoods” area** extends from the WSDOT bypass right-of-way northward to the UGA. This area presents an opportunity to offer affordable and diverse housing options for the community, focusing on creating a walkable, safe, and connected street network, integrating with trails, and improving access to services and facilities.

Figure 3.1 - DEVELOPMENT CONCEPT



Plan Concept Diagram illustrates many of Monroe's policies to enhance valued features and characteristics, identifying five main 'character areas' with concepts for each. This diagram is provided for illustration purposes only, and does not replace adopted land use designations. (Image source: City of Monroe, Studio Cascade)



Future Land Use

Projected Growth

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

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

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

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

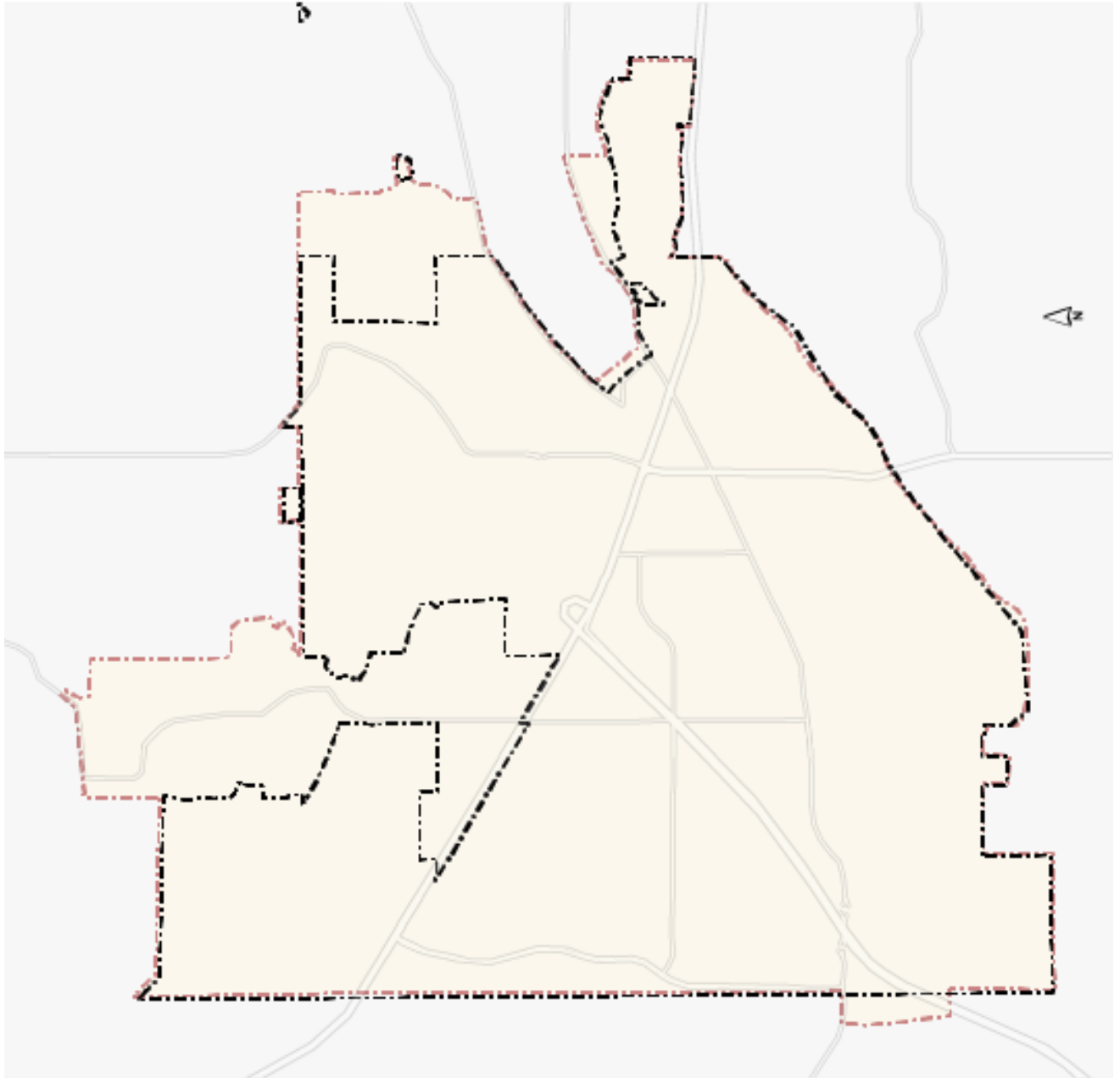
Table 3.2 - GROWTH ALLOCATION BY 2044

	Population in 2020	Population by 2044	Increase
Monroe City	19,699	24,302	4,603
Unincorporated UGA	1,567	1,974	407
Total	21,266	26,276	5,010
	Housing units in 2020	Housing units by 2044	Increase
Monroe City	6,163	8,379	2,216
Unincorporated UGA	551	758	207
Total	6,714	9,138*	2,424*
	Employment in 2020	Employment by 2044	Increase
Monroe City	10,096	12,420	2,324
Unincorporated UGA	164	241	77
Total	10,260	12,660*	2,400*

Source: Snohomish County Buildable Lands Report, 2021 and 2023

* Totals may be different due to rounding in Unincorporated UGA area calculations.

Figure 3.2 - MONROE URBAN GROWTH AREA (UGA)



**City of Monroe
2024 Comprehensive Plan Update**

- UGA
- City Limits



Desired Future Land Use Patterns

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

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



Washington Department of Fish and Wildlife: Habitat At Home Program

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

To learn more about the program, visit <https://wdfw.wa.gov/species-habitats/living/habitat-at-home>, and for more information on how the City will review drainage, flooding, and stormwater runoff see **Chapter 10 and Appendix 10-B**, which is hereby incorporated by reference.

Photo Source: Connor Neander, Habitat at home, WDFW, <https://wdfw.wa.gov/species-habitats/living/habitat-at-home>



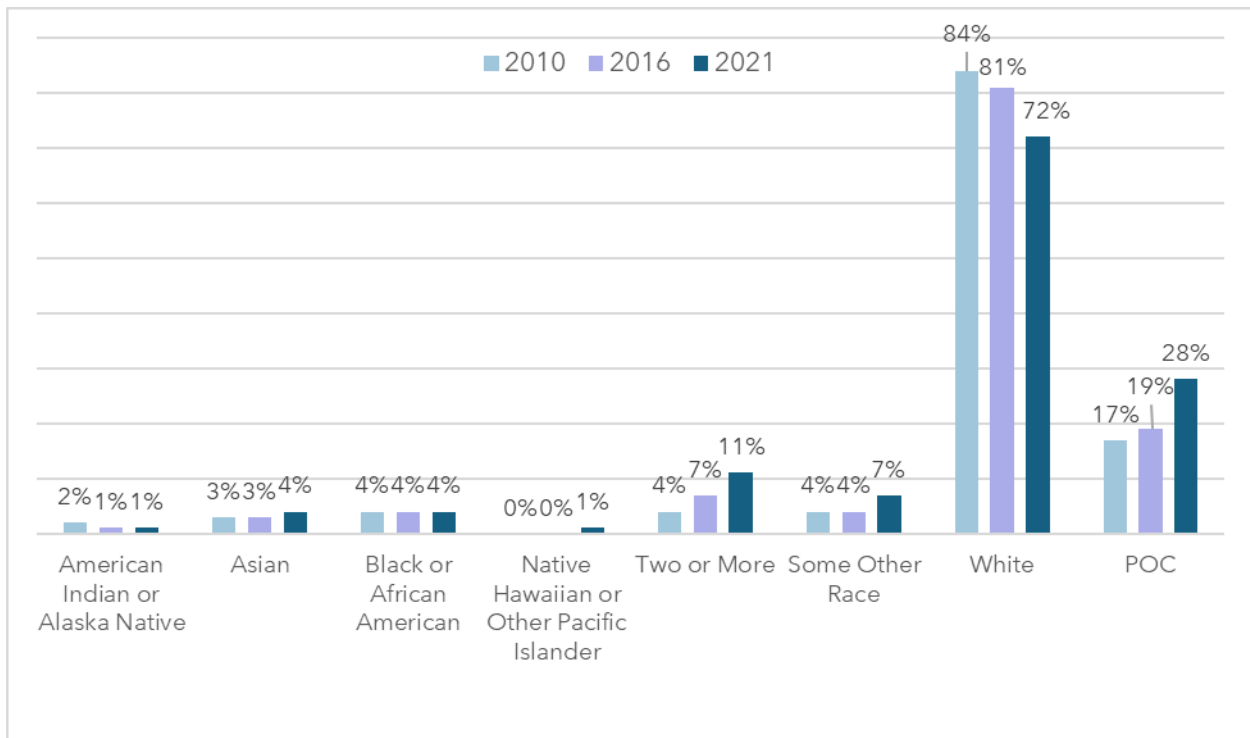
commercial services to create a dynamic and interconnected community. This type of development will be paired with increased bicycle and pedestrian connectivity. **Figure 3.3** also demonstrates that Monroe is becoming increasingly diverse. As we look towards the future, it will be important to capture the needs of various communities to ensure that everyone’s needs are met.

- **Increasing residential and mixed-use development in the North Kelsey area.** Plans for North Kelsey include reimagining the area with multifamily and mixed-use development in addition to the commercial development that has been constructed. Future land uses

in this area will focus on residential and mixed-use development that is supported by improved pedestrian and bicycle amenities to make it easier to get around by foot and on bike. This includes improving connections across US 2 into Downtown and surrounding areas.

- **Adding mixed-use development that serves local neighborhoods.** Mixed-use development will be introduced along 179th Avenue SE and in the northwest and southwest edges of Monroe to providing locally serving commercial services and more housing options.

Figure 3.3 - RACE AND ETHNICITY CHANGES OVER TIME



Source: American Community Survey, 5-year estimates (DP05), 2010, 2016, and 2020



- **Creating neighborhood-serving nodes in residential areas.** Where feasible, integrate small-scale retail and mixed-use along Chain Lake Road to serve neighborhood needs.
- **Increasing development Downtown.** Downtown will continue to be a central hub of activity in Monroe, reflecting the historic nature of Main Street but with increased housing and mixed-use development to increase walkability for residents to support local businesses.
- **Updating zoning to permit mixed-use and residential uses.** While future land use designations will not change along US-2 or in other areas such as Downtown and along Main Street, zoning modifications will occur in those areas to permit mixed use and residential uses.

use over the next 20 years that meets the projected growth targets (**Table 3.3**). The Future Land Use designations identify general land use categories and the zoning classifications to implement Imagine Monroe and accommodate the growth allocations.

Development regulations (e.g., zoning) must be consistent with the FLUM. The FLUM is intended to satisfy the needs of an increasing population and employment base by providing for a range of residential, mixed-use, commercial, and industrial land to meet anticipated demand while also protecting natural features and critical areas. Land use needs are likely to change over the next two decades as population growth demands additional housing and employment opportunities. Despite this growth, Monroe desires to retain the essential feeling and attributes that define Monroe. This means planning for growth and managing its impacts to ensure Monroe remains a great place to live.

Future Land Use Map

The Future Land Use Map (FLUM), as shown in **Figure 3.4**, illustrates the direction for land

Table 3.3 - FUTURE LAND USE CAPACITY

	Housing units in 2020	Housing units by 2044	Increase	Future Land Use Capacity
Monroe City	6,163	8,379	2,216	2,471*
Unincorporated UGA	551	758	207	479
Total	6,714	9,138**	2,424**	2,950
	Employment in 2020	Employment by 2044	Increase	Future Land Use Capacity
Monroe City	10,096	12,420	2,324	2,741
Unincorporated UGA	164	241	77	109
Total	10,260	12,660**	2,400**	2,850

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

**Totals may be different due to rounding in Unincorporated UGA calculations.

Source: Snohomish County Buildable Lands Report, 2021 and 2023

Figure 3.4 - FUTURE LAND USE MAP (FLUM)

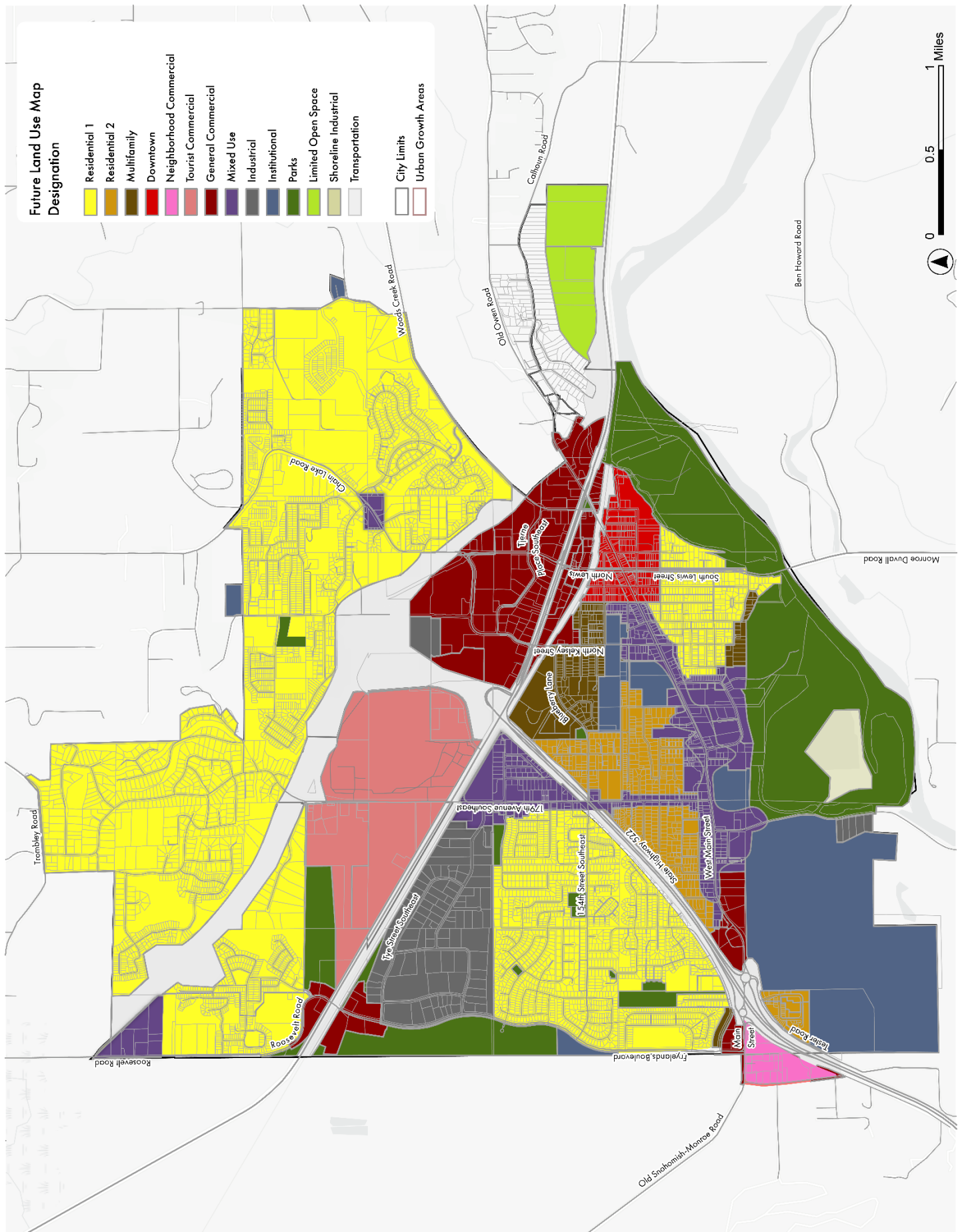




Table 3.4 - FUTURE LAND USE MAP CLASSIFICATIONS

Unless otherwise specified, photos were provided by the City of Monroe or MIG, Inc.

Residential 1	
	<p>Characteristics Residential 1 neighborhoods allow for detached residential development, including middle housing options. Middle housing is typically ADUs, townhomes, and duplexes. Supporting uses typically include community spaces such as parks and other recreational facilities.</p>
	<p>Specifications Density: Maximum 7 units per acre Lot Size: Range from 6,000 square feet to 9,000 square feet</p>
	<p>Transportation Neighborhood streets that accommodate private vehicles with sidewalks for pedestrians. Bicycles typically share the street, except on busier roads where dedicated facilities are assumed.</p>
	<p>Uses Primary: Detached and attached residential units Secondary: Civic uses, such as community spaces, parks, recreational facilities</p>
	<p>Building Types Detached residential, duplexes, townhomes, and ADUs</p>
	<p>Zoning R7</p>
Residential 2	
	<p>Characteristics Residential 2 neighborhoods are generally east of SR 522, south of US 2, north of Main Street, and west of King Street. This designation allows for higher density housing types, including attached housing such as townhomes on parcels larger than 6,000 square feet, maintaining consistency in infill lots while introducing more compact housing on larger sites.</p>
	<p>Specifications Density: Maximum 15 units per acre Lot Size: None, project must meet bulk standards</p>
	<p>Transportation Walkable street grid with pedestrian and bicycle facilities. May be served by transit.</p>
	<p>Uses Primary: Attached residential Secondary: Civic uses, such as community spaces, parks, recreational facilities</p>
	<p>Building Types Duplexes, triplexes, fourplexes, apartments, condominiums, townhomes, and detached housing.</p>
	<p>Zoning R15</p>



Multifamily Residential



Characteristics	Multifamily Residential areas offer diverse housing options, located where urban amenities are already in place. Typically situated along minor arterials and collectors and near business hubs, these areas support a high activity community life. This classification can often include specialized housing like senior living and affordable units.
Specifications	Density: Maximum 25 units per acre Lot Size: None, project must meet bulk standards
Transportation	Walkable street grid with pedestrian and bicycle facilities. May be served by transit.
Uses	Primary: Attached Residential Secondary: Civic uses, such as community spaces, parks, recreational facilities
Building Types	Duplexes, triplexes, fourplexes, apartments, condominiums, and townhomes
Zoning	R25


Downtown Commercial




Characteristics	Downtown is a pedestrian-friendly commercial hub with retail, entertainment, and service establishments, supported by mixed-use and residential development. Residential spaces, often integrated above or behind the main commercial areas, provide easy access to goods and services. Downtown Commercial uses typically do not include (or cater to) automobile- dependent uses.
Specifications	Density: 11 to 20 dwelling units per acre Lot Size: None, project must meet bulk standards
Transportation	Walkable street grid with high quality pedestrian and bicycle facilities. May be served by transit.
Uses	Primary: Retail, commercial, office, restaurant, mixed-use and multifamily residential Secondary: Civic uses, parking
Building Types	Historic buildings (1-2 stories) with residential or office on the second story. Mixed-use and multifamily buildings (3-4 stories) adjacent to historic Main Street.
Zoning	DC-RN, DC-HM, DC-ED, and DC-DTP



Tourist Commercial

	Characteristics	Tourist Commercial caters to visitors, offering a variety of services and amenities such as retail stores, dining establishments, lodging options, and entertainment venues. With direct access to transportation options and unique regional facilities such as event venues and cultural sites, this district serves as a dynamic hub for both commerce and leisure activities.
	Specifications	Density: N/A Lot Size: None, projects must meet the Floor Area Ratios and bulk standards
	Transportation	Served by major arterials and transit. Should be served by transit and bicycle facilities
	Uses	Primary: Large format retail, lodging, restaurants, entertainment, event spaces Secondary: Open space, parking
	Building Types	Large format retail and hospitality services
	Zoning	TC

General Commercial

	Characteristics	General Commercial areas include indoor retail, dining, entertainment, and businesses catering to consumer needs and services. Outdoor merchandise displays are often permitted and are typically auto oriented. This classification also extends to office-based services like banking, medical clinics, legal, and real estate services.
	Specifications	Density: N/A Lot Size: None, projects must meet bulk standards
	Transportation	Served by major arterials to access parking. May include transit services.
	Uses	Primary: Large format retail, lodging, restaurants, entertainment, events Secondary: Open space, parking
	Building Types	Large format retail, strip commercial, gas stations and other highway adjacent land uses.
	Zoning	GC, NK/TP-O, IT




Mixed-Use	
	Characteristics Mixed-use areas are densely populated locations that can blend commercial, office, and institutional spaces with attached residential units. These uses can be housed in a single building or separate buildings on the same property. Mixed use areas can be larger developments, are also serve as locally serving commercial locations with adjacent existing or new residential development.
	Specifications Density: 8- 25 du/ac (varies by type of zone) Lot Size: Varies
	Transportation Walkable street grid with high quality pedestrian and bicycle facilities with connections to broader pedestrian and bicycle connections. May be served by transit.
	Uses Primary: Retail, commercial, office, restaurant, multifamily residential Secondary: Civic uses, parks
	Building Types Up to six stories (depending on zone) with retail on the ground floor, with residential units above or adjacent to commercial (depending on zone).
	Zoning MG, MM, MN

Industrial	
	Characteristics Industrial areas support industrial activities such as manufacturing, processing, wholesaling, warehousing, and distribution centers. This area supports industrial operations while potentially accommodating additional small-scale commercial activities.
	Specifications Density: N/A Lot Size: 5,000 SF
	Transportation Roads able to accommodate large vehicles with access to major arterials.
	Uses Primary: Manufacturing, warehousing, storage, industrial parks, automotive repair, and similar industries Secondary: Parking, office, & limited commercial uses
	Building Types 1-2 story large footprint buildings with varied forms
	Zoning LI, GI, and FC-O

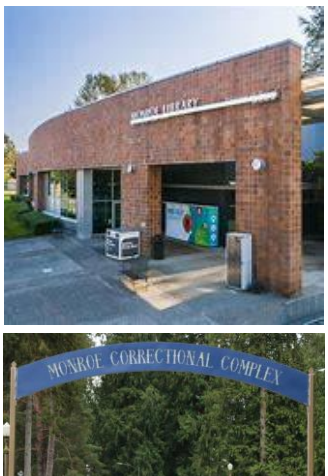


Shoreline Industrial

	Characteristics	Shoreline Industrial is solely for properties hosting the Cadman gravel operation, allowing gravel mining and processing. This designation caters to shoreline areas for industrial purposes, ensuring compatibility with existing operations while safeguarding environmental integrity.
	Specifications	Density: N/A Lot Size: 5,000 SF
	Transportation	Roads able to accommodate large vehicles.
	Uses	Primary: Mining and processing operations Secondary: N/A
	Building Types	NA
	Zoning	SI

Sources: Google Maps

Institutional

	Characteristics	Institutional areas encompass city, county, state, federal, and special purpose district owned and operated facilities situated within Monroe's City Limits or its UGA. These public facilities comprise entities such as the Washington State Department of Corrections Monroe Complex, public libraries, City Hall, schools, and other educational institutions.
	Specifications	Density: N/A Lot Size: 5,000 SF
	Transportation	Varies by location, and access to transit is preferred
	Uses	Primary: Public buildings, parks, community spaces, publicly owned facilities Secondary: N/A
	Building Types	Varies by location
	Zoning	IN

Sources: Sno-Isle Libraries (<https://www.sno-isle.org/>) and The Washington Department of Corrections ([Monroe Correctional Complex \(MCC\)](#) | [Washington State Department of Corrections](#))



Parks



Characteristics	Parks provide the community with public spaces used for recreation and/or natural open space and is preserved and maintained by the City.
Specifications	Density: N/A Lot Size: N/A
Transportation	Varies by location and access to transit is preferred.
Uses	Primary: Parks and recreation Secondary: Parking
Building Types	Publicly owned facilities and open space
Zoning	P

Limited Open Space



Characteristics	Limited Open Space areas are defined by their extremely low-intensity development, often attributed to limited access to essential services and potential impacts to critical areas. These areas offer opportunities to enhance recreational amenities and establish connections to existing or planned trail networks and other open space systems.
Specifications	Density: 1 dwelling per 5 acres Lot Size: N/A
Transportation	
Uses	Primary: Limited detached residential and outbuildings, open space, publicly owned facilities Secondary: N/A
Building Types	Varies by location
Zoning	LS



Goals, Policies, and Action Items

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



*Aerial view of Monroe
Source: Provided by the City of Monroe*



Photo Source: MIG, Inc.

Goal 3.1

Support and manage development that supports the Imagine Monroe Vision.



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



	3.1.4.1	<i>Develop zoning regulations to require new development in the Downtown area to include integrated parking facilities.</i>
	3.1.4.2	<i>Utilize noise regulations for zoning districts that could produce high levels of noise pollution to prevent adverse noise impacts to adjacent land uses.</i>
	3.1.4.3	<i>Update the urban design requirements for infill development, including residential and mixed-use development.</i>
	3.1.4.4	<i>Evaluate existing design standards, including those applying to the Downtown Commercial Zone, related to the orientation of public, commercial and residential structures to the street. The evaluation should also include consistency with regional and state requirements.</i>
	3.1.4.5	<i>Implement incentives, such as permit streamlining, impact fee waivers, land swaps and other strategies to increase the amount of high density residential and mixed-use housing near retail, health-care services, parks, and transportation routes. Incentives should prioritize the provision of affordable housing for those earning less than 80 percent of the Average Median Income (AMI).</i>
	3.1.4.6	<i>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.</i>
3.1.5		Develop a cultural resources and historic preservation program that considers pre-colonization and contributions of marginalized communities, in addition to more recent settlement patterns and development.



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



Photo Source: Provided by the City of Monroe

Goal 3.2

Create places that provide housing, retail, and urban services that are accessible without a car.



Policy	Action Item	
3.2.1		<p>Prioritize urban development in Monroe in the Downtown and North Kelsey areas to implement existing Urban Centers Plans.</p>
	<p>3.2.1.1</p>	<p><i>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:</i></p> <ul style="list-style-type: none"> a. <i>Standards for transportation and pedestrian-scale lighting</i> b. <i>Land uses, such as affordable housing at various income levels.</i> c. <i>Building heights, bulk, and design</i> d. <i>Mobility</i> e. <i>Parks and public spaces</i> f. <i>Parking</i> g. <i>Sustainability and low impact development</i>



	<p>3.2.1.2</p>	<p><i>Update the North Kelsey Master Plan to incorporate new mixed-use, high density residential uses for diverse incomes, and pedestrian and bicycle connectivity. The updated plan should address:</i></p> <ul style="list-style-type: none"> <i>a. Land uses, such as affordable housing at various income levels.</i> <i>b. Building heights, bulk, and design</i> <i>c. Mobility</i> <i>d. Parks and public spaces</i> <i>e. Parking</i> <i>f. Sustainability and low impact development</i>
	<p>3.2.1.3</p>	<p><i>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.</i></p>
	<p>3.2.1.4</p>	<p><i>Update zoning along US-2 to allow a more diverse mix of uses in addition to general commercial, including mixed-use and multifamily residential in defined areas along the corridor.</i></p>
	<p>3.2.1.5</p>	<p><i>Update zoning Downtown and along Main Street to permit mixed-use and multifamily development, if not already permitted through existing zoning</i></p>



Photo Source: Provided by the City of Monroe

Goal 3.3

Connect land use with a multimodal transportation system and employ programs that focus on creating walkable and vibrant neighborhoods.



Policy	Action Item	
3.3.1		Integrate parking facilities in the Downtown area with pedestrian, bicycle, and transit circulation.
3.3.2		Promote land use patterns, such as compact urban development, which facilitates linked trips where someone can park once and access multiple services, businesses, and residential uses without multiple trips by single-occupancy vehicles.
3.3.4		Direct new development to those areas where adequate transportation facilities exist or will be provided as defined in the City-adopted transportation plan. Future development locations should also consider areas where transportation services have not been provided but could benefit historically under-invested neighborhoods and areas.
3.3.4		Require commute trip reduction program for new development for employers of over 100 employees. Smaller employers should be encouraged to voluntarily participate.



Photo Source: Provided by the City of Monroe

Goal 3.4

Manage open space and natural habitats to improve the environment, reduce conflicts with development, and prevent the creation of, or worsening of environmental health disparities in the community.



Policy	Action Item	
3.4.1		Increase opportunities to implement and prioritize low-impact development standards with Monroe.
	3.4.1.1	<i>Promote the use of native landscaping plants and materials, while considering existing infrastructure, urban environment constraints, and other factors necessary to consider for plantings.</i>
	3.4.1.2	<i>Consider reestablishing Planned Residential Development standards that include options to preserve open spaces through techniques such as conservation easements and density bonuses.</i>
	3.4.1.3	<i>Revise Development Code regulations to include standards and incentives to increase the implementation of Low-Impact Development watershed management techniques.</i>



3.4.2		Review and update building and development codes on an ongoing basis, incorporating the best and latest standards for development in critical areas.
3.4.3		Reduce damage in Monroe from flooding.
	3.4.3.1	<i>Update the Development Code to require development within in the floodplain to show that it will not have an impact on downstream development from an increase in flooding.</i>
	3.4.3.2	<i>Require special site plan review of proposed development in geological and flood hazard areas.</i>
	3.4.3.3	<i>Retain larger Riparian Management Zones (RMZ), as well as wetlands and their associated buffers to capitalize on the ecosystem services these resources provide. (See chapter 10 for more information on RMZs).</i>
	3.4.3.4	<i>Maintain eligibility for Federal Hazard Mitigation Grants.</i>
	3.4.3.5	<i>Participate in the National Flood Insurance Program Community Rating System.</i>
3.4.4		<p>Evaluate wildfire risks within the Monroe UGA, assess the international code council’s wildland urban interface code as adopted by the Washington legislature and consistent with the International Wildland-Urban Interface Code, and adopt appropriate regulations for the City of Monroe to reduce the wildfire risks to lives and property through land use planning tools such as:</p> <ul style="list-style-type: none"> a. Separating human development from wildfire-prone or high-risk areas



		b. Creating community resilience and preparedness through fire-adaptation measures
3.4.5		Reduce environmental justice impacts by providing special consideration, such as additional outreach and impact analysis, related to residents that may be vulnerable to noise, air pollution, and other environmental impacts created through planning and land management activities.



Photo Source: Provided by the City of Monroe

Goal 3.5

Balance future annexation interest with protection of the natural environment.



Policy	Action Item	
3.5.1		Ensure that future annexations consider equitable outcomes for all current and future residents, including requirements for middle housing, public multimodal access, public access to open spaces and natural areas.
	3.5.1.1	<i>Evaluate how proposed annexations align with policies regarding the preservation of natural features and open spaces.</i>
	3.5.1.2	<i>Conduct a cost/benefit analysis when considering annexation.</i>
	3.5.1.3	<i>Consider pre-annexation sub-area planning for the unincorporated portions of Monroe’s UGA, with requirements that an analysis is completed of how the proposal meets the policy framework. .</i>



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



Photo Source: MIG, Inc.

Goal 3.6

Encourage cooperation and collaboration between government entities and the community to ensure effective and transparent governance and land use.



Policy	Action Item	
3.6.1		Conduct routine evaluations to assess the effectiveness and alignment of goals, policies, and design standards.
	3.6.1.1	<i>Increase opportunities for the Monroe community by publicizing opportunities to take part in conversations about City-related business and ongoing planning efforts, including periodic updates to the Monroe 2044 Comprehensive Plan and other functional plans.</i>
3.6.2		Regularly review and assess the permitting process to optimize resource utilization and staff capacity, ensuring effectiveness and continuous improvement.
	3.6.2.1	<i>Make City licensing and permitting regulations and procedures coherent, fair, and expedient through the use of permit tracking software.</i>
	3.6.2.2	<i>Coordinate licensing and permitting procedures with inspections by other government agencies, if any, to eliminate duplication of efforts.</i>



3.6.3		Coordinate with tribal entities in regional and local planning, optimizing mutual benefits and positive impacts growth may have within and outside of tribal lands.
	3.6.3.1	<i>Protect tribal reservation lands from encroachment by incompatible land uses and development on adjacent land.</i>
3.6.4		Promote and honor government-to-government relationships with federally recognized tribes; ensuring substantial opportunities for tribal governments to review the City of Monroe’s Comprehensive Plan updates.

Lake Tye Park and Fryelands Elementary School
Source: Provided by the City of Monroe

