

# Monroe 2044 – Public Hearing

Monroe City Council  
November 12, 2024



# Remaining Schedule

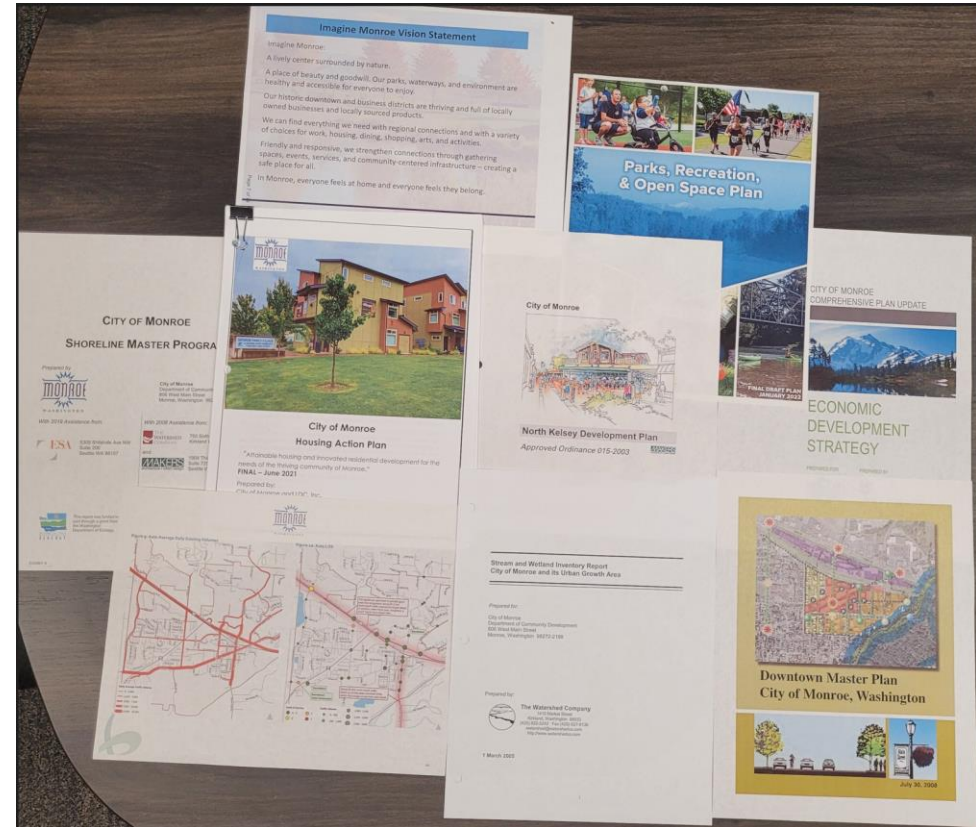
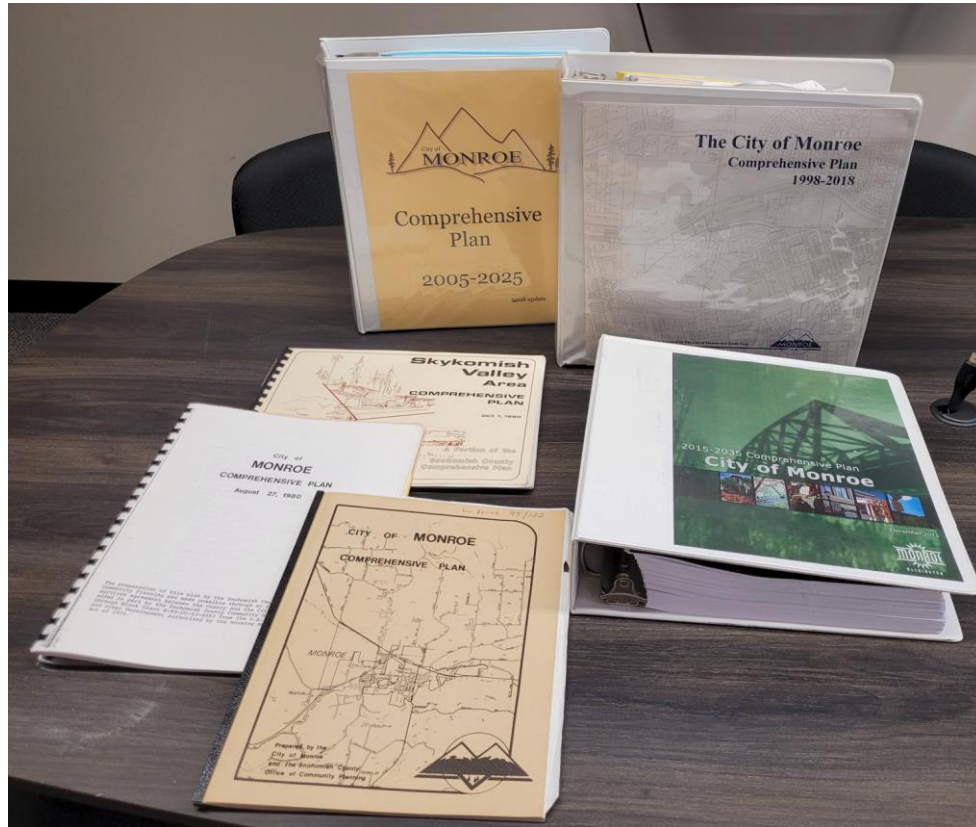
## City Council

- 11/12 – Public Hearing & Council deliberations
- 11/19 – Discussion & First Reading of Ordinance
- 12/3 – Second Reading of Ordinance & Final Action
- 12/10 – Reserve Final Action date
- 12/17/2024 – LAST Monroe Council meeting of 2024

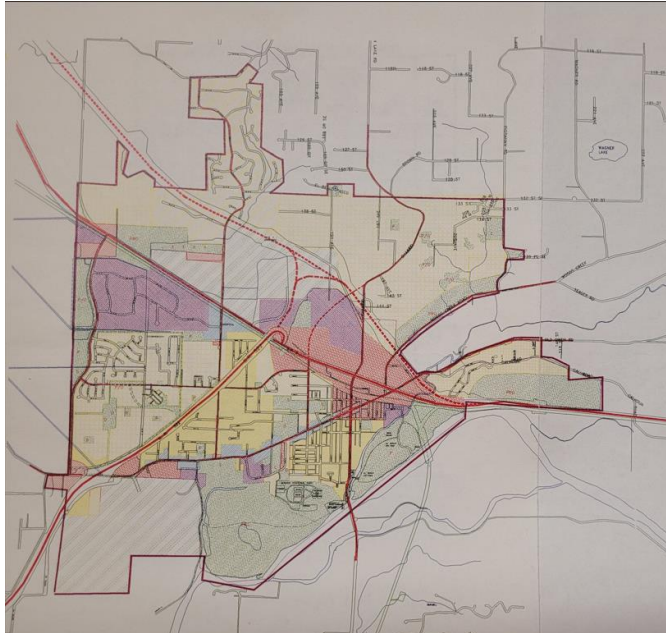
# Presentation Overview

- Why Plan?
- The WA GMA 101 – regulatory requirements
- Coordinate and consistency with other agency plans
- Summary of Draft Monroe 2044 Comprehensive Plan
- Future Land Use Map

# Planning in Monroe

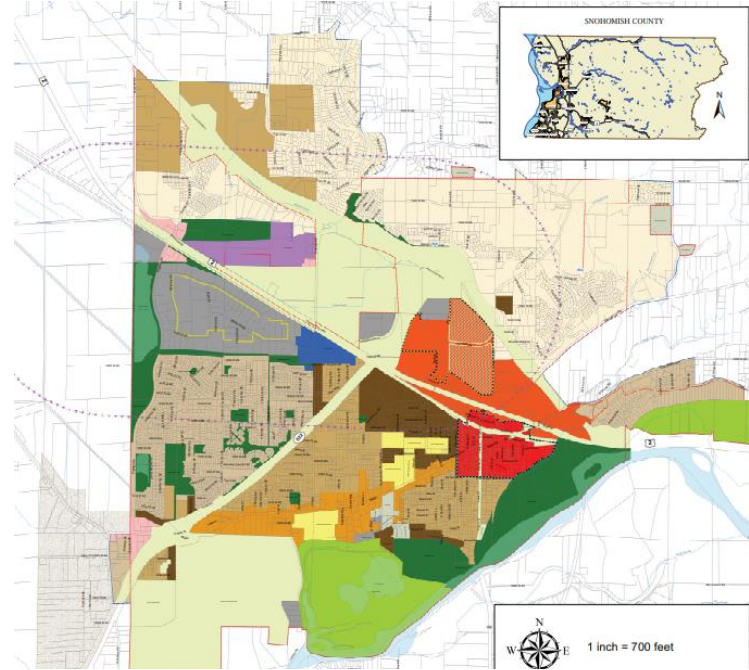


# Planning vs. Actual Growth



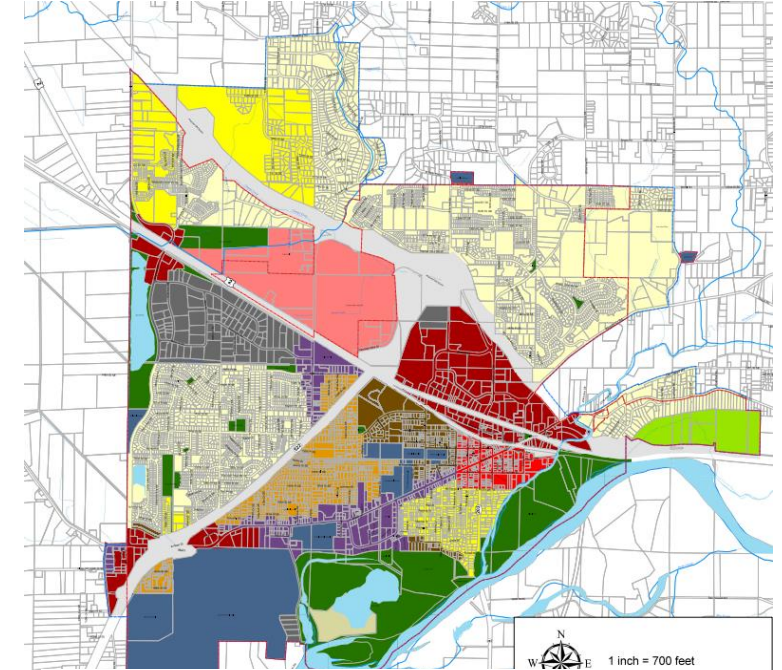
1994 Plan	1990	2012 (Existing city limits)	2012 Actual (With annexations)
Population (Not including DOC)	4,158	8,620	17,390
Housing	1,712	3,149	5,387
Employment	3,293	4,770	7,662

Data source: Monroe Plans, US Census, WA OFM & Snohomish County PDS



2005 Plan	2005	2025	2020 Census
Population	15,920	20,540	19,699
Housing	4,353	5,571	6,228
Employment	9,633	12,390	10,100

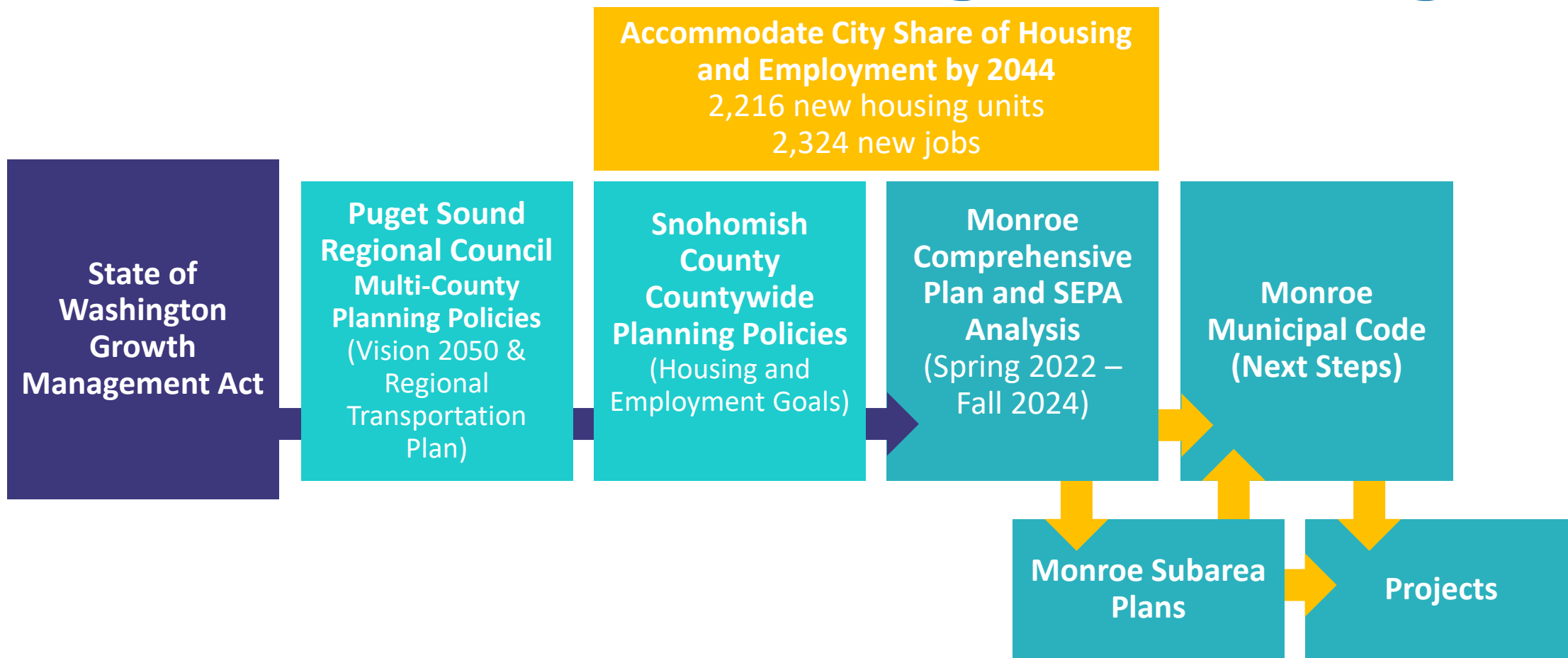
Data source: Monroe Comprehensive Plans, US Census, WA OFM & Snohomish County PDS



2015 Plan	2015 (2013)	2035	2020 Census
Population	17,351	22,102	19,699
Housing	5,577	6,526	6,228
Employment	7,662	11,456	10,100

Data source: Monroe Comprehensive Plans, US Census, WA OFM & Snohomish County PDS

# Comprehensive Planning in Washington



# Growth Management Act Requirements



- Under RCW 36.70A.130, the City of Monroe is required to:
  - Plan for the succeeding 20-year population and employment growth forecast; and
  - Review and revise the comprehensive plan and development regulations to ensure the plan and regulations comply with the requirements of the GMA.
  -
- Under the GMA, Snohomish, King, and Pierce Counties must complete their comprehensive plan update every ten years
- Deadline for the update is **December 31, 2024**

# The Growth Management Act

Urban Development



Reduce Sprawl

Transportation



Housing

Economic Development



Property Rights

Permitting



Natural Resource Industries



Open Space & Recreation

Environment



Public Participation & Coordination

Public Facilities & Services



Historic Preservation

Shoreline Management





# GMA Required & Optional Elements

## Required Elements:

- Land Use
- Housing
- Capital Facilities
- Utilities
- Transportation
- Climate Change – due 2029

## Optional (or optional until funding is provided\*):

- Economic Development\*
- Parks & Recreation\*
- Conservation
- Solar Energy
- Subarea or neighborhood plans

# What's changed since 2015?

## Imagine Monroe

*Imagine Monroe:* A lively center surrounded by nature. A place of beauty and goodwill.

Our parks, waterways, and environment are healthy and accessible for everyone to enjoy. Our historic downtown and business districts are thriving and full of locally owned businesses and locally sourced products. We can find everything we need with regional connections and with a variety of choices for work, housing, dining, shopping, arts, and activities.

Friendly and responsive, we strengthen connections through gathering spaces, events, services, and community-centered infrastructure - creating a safe place for all.

**In Monroe, everyone feels at home and everyone feels they belong.**

- 54 Amendments to GMA
- New Multi-County Plan - Adoption of the Puget Sound Regional Council's (PSRC) Vision 2050
- Amendments to the Snohomish Countywide Planning Policies (CPPs)
- Development in Monroe
- Adoption of Monroe's Unified Development Regulations, MMC Title 22
- Revised City Vision: *Imagine Monroe*
- New 20-year population, housing, and employment allocations

# Major Items for this Update Cycle

- Ensure the plan is consistent with *Imagine Monroe*
- Address Social Justice/Equity, as require by amendments to the GMA and PSRC's Vision 2050
- Housing – update and establish new policies to construct, preserve, and/or transform housing to meet new allocations based on income levels, and address racially disparate impacts



Sources: <sup>1</sup>Parolek, Daniel (2020). *Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis*. Washington DC: Island Press. pp. 7-8.

<sup>2</sup>Parolek, Daniel (2020). *Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis*. Washington DC: Island Press. p. 15.

# 2044 Population/Housing/Employment

PEOPLE*	2020 Census	2044 Allocation	Increase
City	19,699*	24,302	4,603
Unincorporated UGA	1,567	1,974	407
Total Monroe UGA	21,266	26,276	5,010



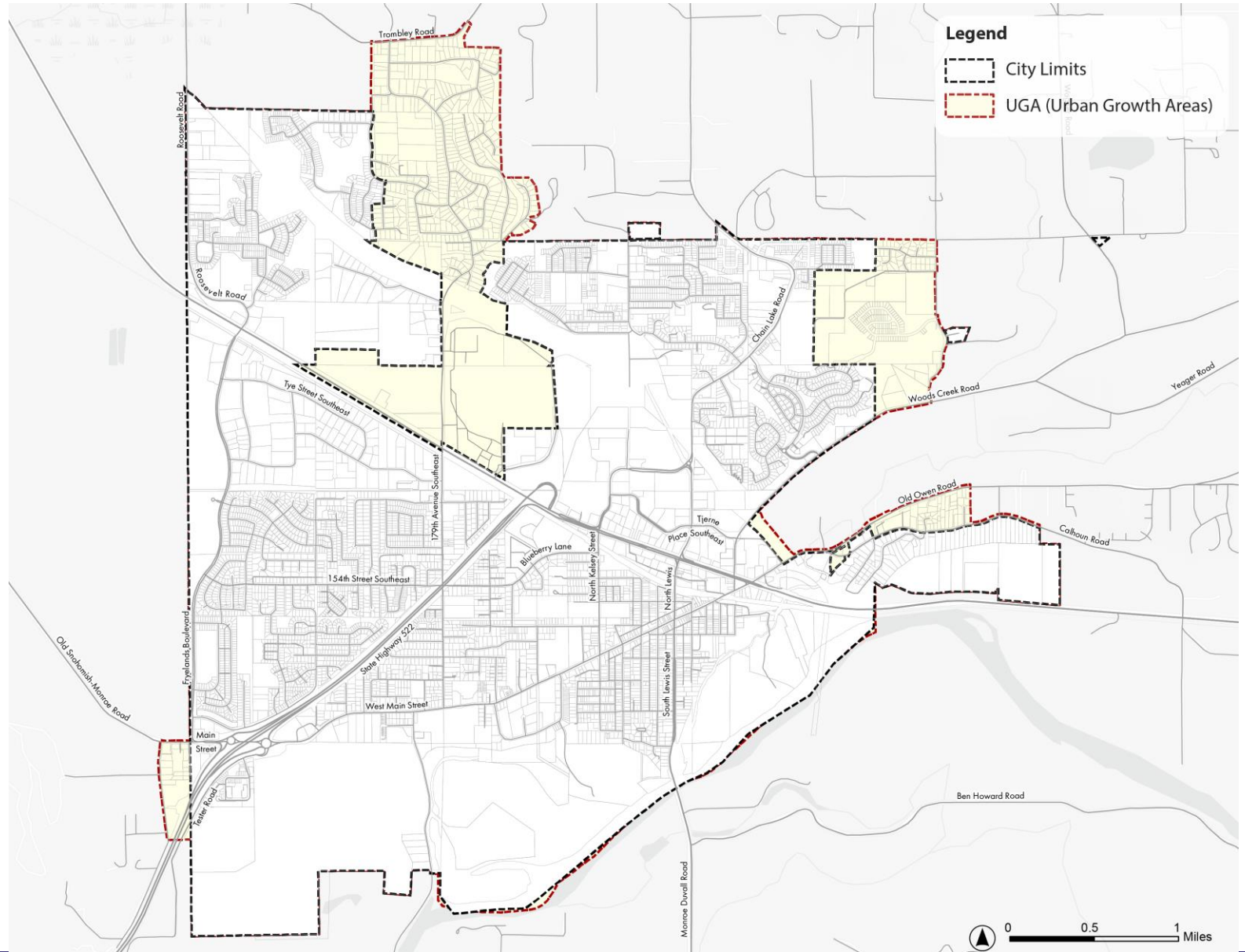
HOUSING*	2020 Census	2044 Allocation	Increase
City	6,163	8,379	2,216
Unincorporated UGA	551	758	207
Total Monroe UGA	6,714	9,138	2,423



JOBS*	2020 Census	2044 Allocation	Increase
City	10,096	12,420	2,324
Unincorporated UGA	164	241	77
Total Monroe UGA	10,260	12,660	2,400



# Monroe UGA City + Unincorporated Snohomish County

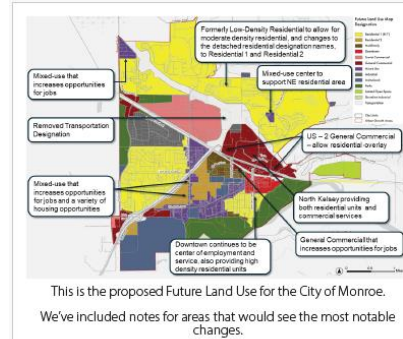


# How did we notify the public?

The following cheat sheet provides definitions of the metrics.

- Deliveries** - number of emails delivered to a valid inbox.
- Impressions** - number of emails opened and instances the flyer was presented on web flyboards.
- Views** - number of instances the full flyer webpage was viewed from emails and web flyboards.
- Actions** - number of actions taken from emails and web flyboards such as Sign Up, Email, Donate, etc.

Project Name	Submitted Date	Deliveries	Impressions	Views	Actions
Monroe 2044 Comprehensive Plan Community	May 21, 2024	4,482	3,040	69	4
Monroe Comprehensive Plan Survey	Apr 26, 2023	4,296	2,829	352	9



## Reserved for Resident Address:



## Monroe 2044 Comprehensive Plan Update Notice of Public Hearings

Please join us for upcoming public hearings with the City of Monroe Planning Commission and City Council. These hearings are to gather input on Monroe's Final Draft 20-year Comprehensive Plan - that includes changes to land use, transportation, housing needs, and more! This is also an opportunity to comment on proposed changes to the City's land use designations aimed at accommodating people, housing, and jobs.

Please see below for more information on how to participate and the back of the postcard for potential changes.

**Planning Commission Public Hearing**  
**Monday, September 30th @ 7:00 PM**  
 Snohomish Regional Fire & Rescue Station #31  
 163 Village Court  
 Monroe, WA 98272

To attend the Commission Hearing virtually, the zoom link is:  
<https://us02web.zoom.us/j/83748075121>

**City Council Public Hearing**  
**Tuesday, November 12th @ 7:00 PM**  
 Monroe School District  
 Administrative Building  
 14692 179th Avenue SE  
 Monroe, WA 98272

To attend the Council Hearing virtually, the zoom link is:  
<https://us02web.zoom.us/j/81494331511>

Public comments can be provided in writing 4 min prior to the meeting or in-person public testimony can be given at the hearings.  
 Virtual testimony is not accepted.

Visit the project website at:  
[Monroe2044.com](https://Monroe2044.com)



We want to hear from you!  
 ¡Queremos conocer su opinión!



Please participate in our community-wide online survey to share your ideas about how Monroe should address growth, transportation, housing, parks, and more.

Participa en nuestra encuesta comunitaria en línea para compartir tus ideas sobre cómo Monroe debería abordar el crecimiento, el transporte, la vivienda, los parques y más.

Take the survey here  
 Realice la encuesta aquí



<https://bit.ly/monroe2044>



The City of Monroe is beginning an 18 month process to update its comprehensive plan. Visit our website to learn more.  
[Monroe2044.com](https://Monroe2044.com)

La Ciudad de Monroe está comenzando un proceso de 18 meses para actualizar su plan integral. Visita nuestro sitio web en:  
[Monroe2044.com](https://Monroe2044.com)



**MONROE THIS WEEK**  
 November 8, 2024



### Evert Herald

**NOTICE OF MONROE CITY COUNCIL PUBLIC HEARING**  
**NOTICE IS HEREBY GIVEN** that a PUBLIC HEARING is scheduled to be held Tuesday, November 12, 2024, at 7:00 p.m. by the Monroe City Council on the Draft Monroe 2044 Comprehensive Plan and Appendices. **Location:** In-Person at the Monroe School District Administrative Building (14692 179th Ave SE Monroe, WA 98272) and online via Zoom - Virtual Meeting Platform **Zoom Link** <https://us02web.zoom.us/j/81494331511>, **Call-In Number:** 253-215-8782 **Meeting ID:** 814 9433 1511. **PROJECT NAME:** Monroe 2044 Comprehensive Plan - GMA Periodic Update **APPLICANT:** City of Monroe **PROJECT LOCATION:** The Monroe Comprehensive Plan addresses property within the Monroe City limits and unincorporated portions of the Monroe Urban Growth Area (UGA). **PROJECT DESCRIPTION:** The City prepared a GMA compliant periodic update to the Monroe Comprehensive Plan, Monroe 2044. The Comprehensive Plan evaluates growth and land use changes for the City on a 20-year planning horizon. This plan update also includes a new Transportation Master Plan, Utility System (Water, Sewer, Storm) Plans, and a Trails Master Plan. The Monroe 2044 Plan includes the GMA mandatory elements: Land Use, Transportation, Housing, Capital Facilities, Utilities, Parks and Recreation, Economic Development, Shoreline & Environment. **SEPA REVIEW:** Monroe issued a Determination of Significance (DS) on 2/1/2024, Notice of Availability of Draft Supplement Environmental Impact Statement (SEIS) on 5/14/2024 with a 30-day comment period that ended on 6/14/2024, and issued a Notice of Availability for Final SEIS on 10/18/2024. **PUBLIC COMMENT PROCEDURE:** Anyone wishing to comment on the above items or to provide other relevant information may do so in writing or appear before the City Council in person at the time and place of said public hearing. Submit written comments to Jodi Wycoff, City Clerk, at [cityclerk@monroewa.gov](mailto:cityclerk@monroewa.gov) by 4:00 p.m. on the date of said public hearing. Please see instructions above for the virtual meeting information via Zoom. **PUBLIC REVIEW OF DOCUMENTS:** The complete Draft Monroe 2044 Comprehensive Plan and Appendices, and environmental documents can be downloaded from the project website: <https://www.monroe2044.com/>. Copies of these documents are also available for public review at the Monroe Library 1070 Village Way, Monroe, WA 98272, or you can request a ShareFile link **FOR MORE INFORMATION:** please contact Kate Tourtellot, Planning Manager @ (360) 794-7400 or [planupdate@monroewa.gov](mailto:planupdate@monroewa.gov).



# Monroe Community Engagement



## Monroe Comprehensive Plan Community Vision and Opportunities

March - July 2023

Monroe residents and businesses are helping to define where and how to focus future growth, improve transportation for all modes of travel, and how to deliver municipal services and improvements to the community with the resources available.

At the center of the Comprehensive Plan update is an inclusive community engagement approach that solicits, listens, and incorporates the thoughts, concerns, and hopes of the community. The results of this community outreach will inform the policies, priorities, and actions in the plan update. The City is using this information to develop land use scenarios to test how future growth patterns might affect transportation and other public services.

Complete

Assess Constraints and Opportunities

In Process

Explore Land Use Options for Monroe's Future

Early 2024

Prepare a Plan for Monroe 2044

December 2024

Adopt the Monroe 2044 Comprehensive

WHAT'S BEEN DONE

Community Kickoff

Meetings & Focus Groups

Online Survey

Outreach to High School Students

Farmer's Market Monroe PRIDE Juneteenth Block Party

WHO WE REACHED

Race and Ethnicity

Over 500 people gave input

Age group

## Monroe Comprehensive Plan Community Vision and Opportunities

## Monroe 2044 Comprehensive Plan: Progress Report

**WE HEARD YOU LOUD AND CLEAR!**  
We've heard you loud and clear! Your input is guiding us as we work toward a shared vision for Monroe's future, focusing on important areas like housing, economic development, land use, the environment, transportation, and community services.

City staff have been actively engaging with the community, sharing updates, and listening to your priorities, concerns, and aspirations. This report highlights the feedback we've gathered and how it's shaping Monroe's future.

Thank you for being a key part of this process!

COMPLETE

Assess Constraints and Opportunities

COMPLETE

Explore Land Use Options for Monroe's Future

IN PROGRESS

Prepare a Plan for Monroe's 2044

NEXT STEP

Adopt the Monroe 2044 Comprehensive Plan

**DIGITAL ENGAGEMENT METHODS**

- Engaged Social Media
- Developed a Project Website
- Launched a Goals and Policy Survey Online

**37 Participants**  
**522 Opinions Shared**  
**153 Written Comments**

118-24, 135-49, 158 and over

125-24, 158-54, 175 and over

3% 3% 3% 9% 11%

53% 3% 29% 15%

- American Indian or Alaska Native
- Asian
- Black or African American
- Hispanic or Lat/no
- Prefer Not to Answer
- Caucasian or White

**IN-PERSON ENGAGEMENT METHODS**

- Community Priorities Workshop & Monroe Board Game
- Youth Engagement Senior Center Block Party
- Juneteenth
- Monroe PRIDE
- Farmer's Market

# Monroe 2044 Comprehensive Plan

This document includes 11 chapters and 22 appendices:

The following slides provide an overview of Chapter 3 – 10, the required and optional elements of the GMA

Land Use

Transportation

Economic Development

Housing

Parks & Recreation

Capital Facilities

Utilities

Shoreline & Environment



# Land Use

**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
<b>Total</b>	<b>3,953</b>	<b>100.0</b>

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

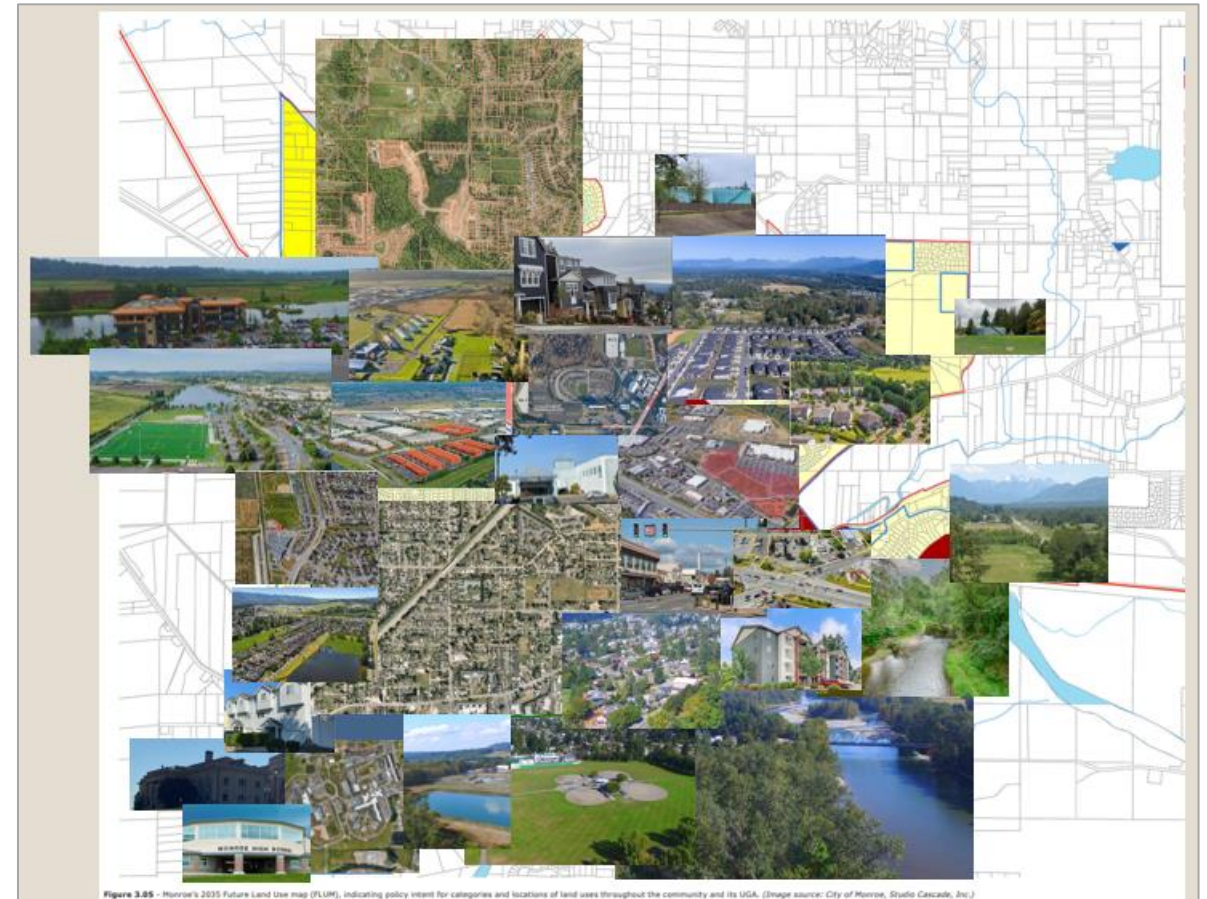


**Table 3.3 - FUTURE LAND USE CAPACITY**

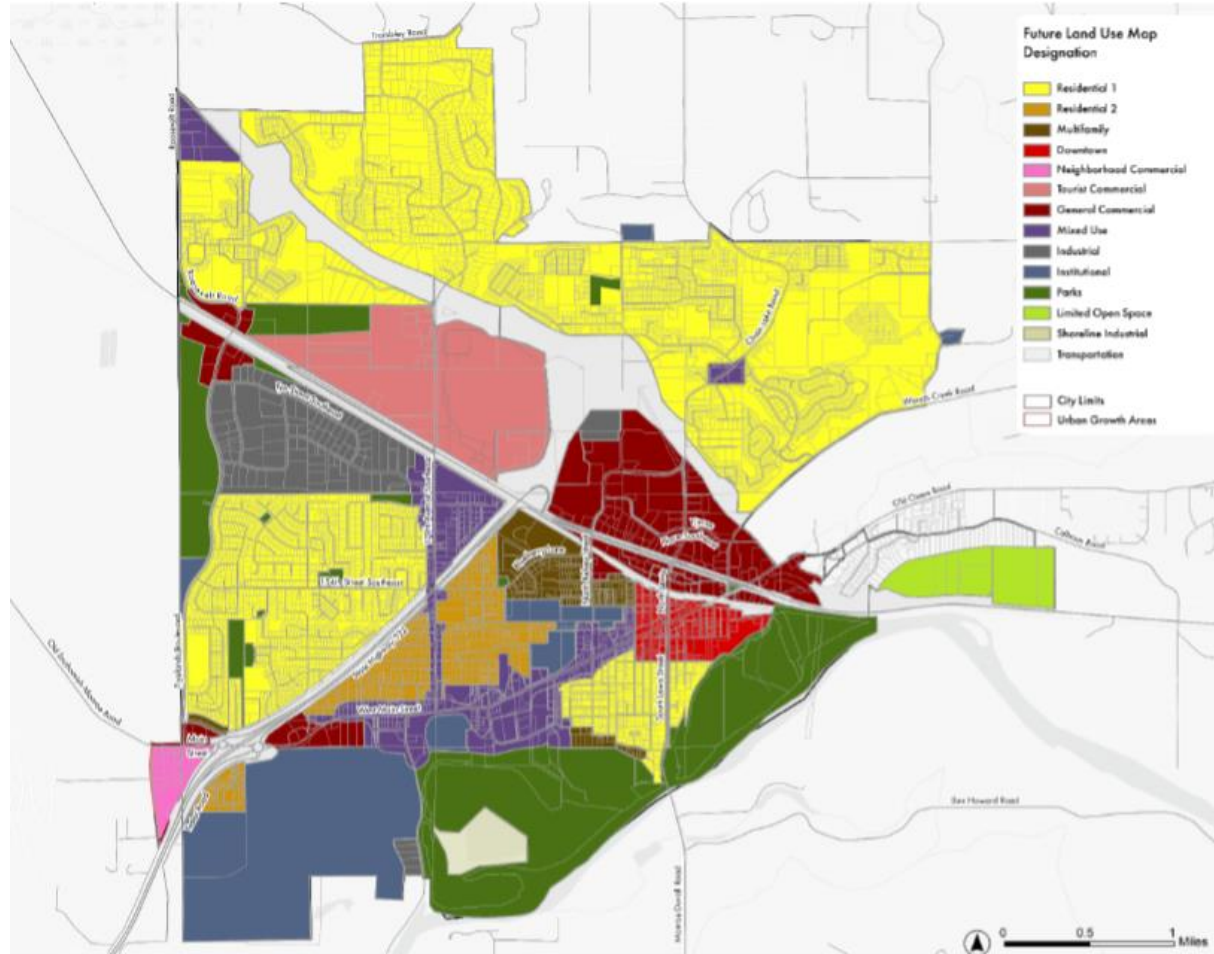
	Housing units in 2020	Housing units by 2044	Increase	Future Land Use Capacity
<b>Monroe City</b>	6,163	8,379	2,216	2,471*
<b>Unincorporated UGA</b>	551	758	207	479
<b>Total</b>	<b>6,714</b>	<b>9,138**</b>	<b>2,424**</b>	<b>2,950</b>

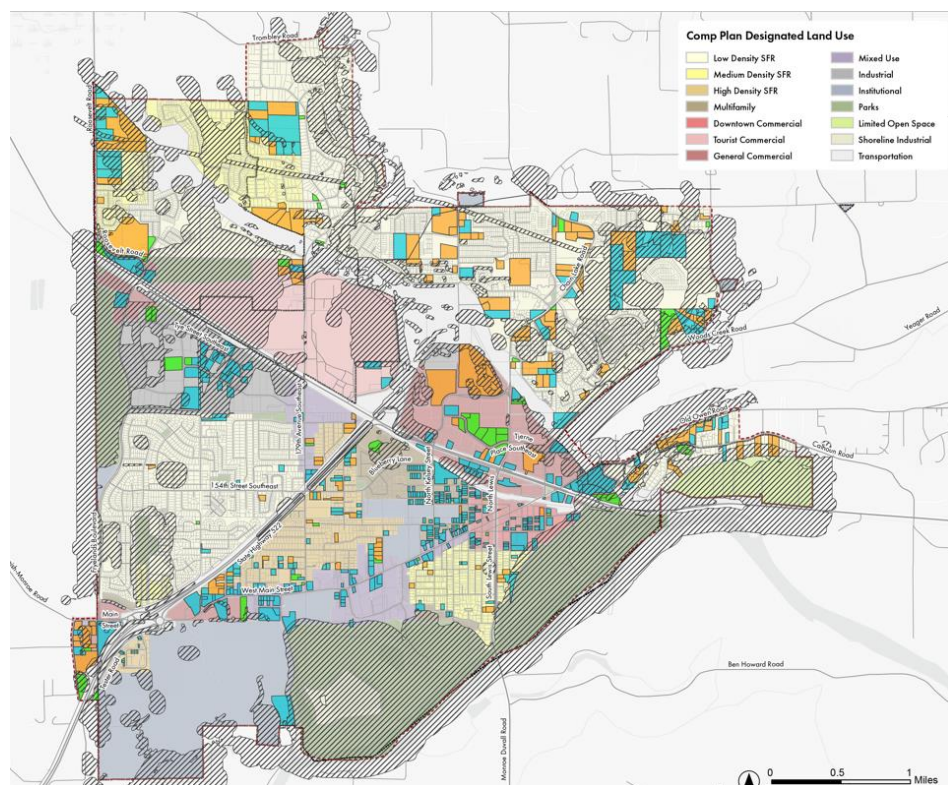
	Employment in 2020	Employment by 2044	Increase	Future Land Use Capacity
<b>Monroe City</b>	10,096	12,420	2,324	2,741
<b>Unincorporated UGA</b>	164	241	77	109
<b>Total</b>	<b>10,260</b>	<b>12,660**</b>	<b>2,400**</b>	<b>2,850</b>



# Proposed Future Land Use Map



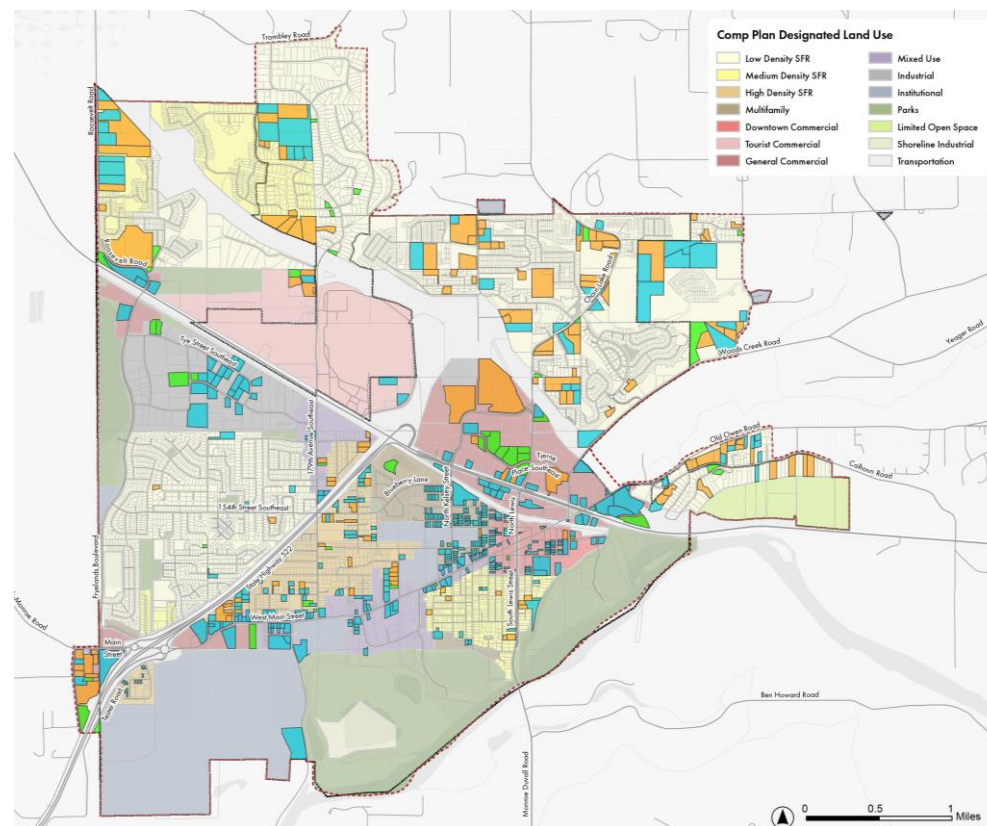
# BLR - Monroe Refinements



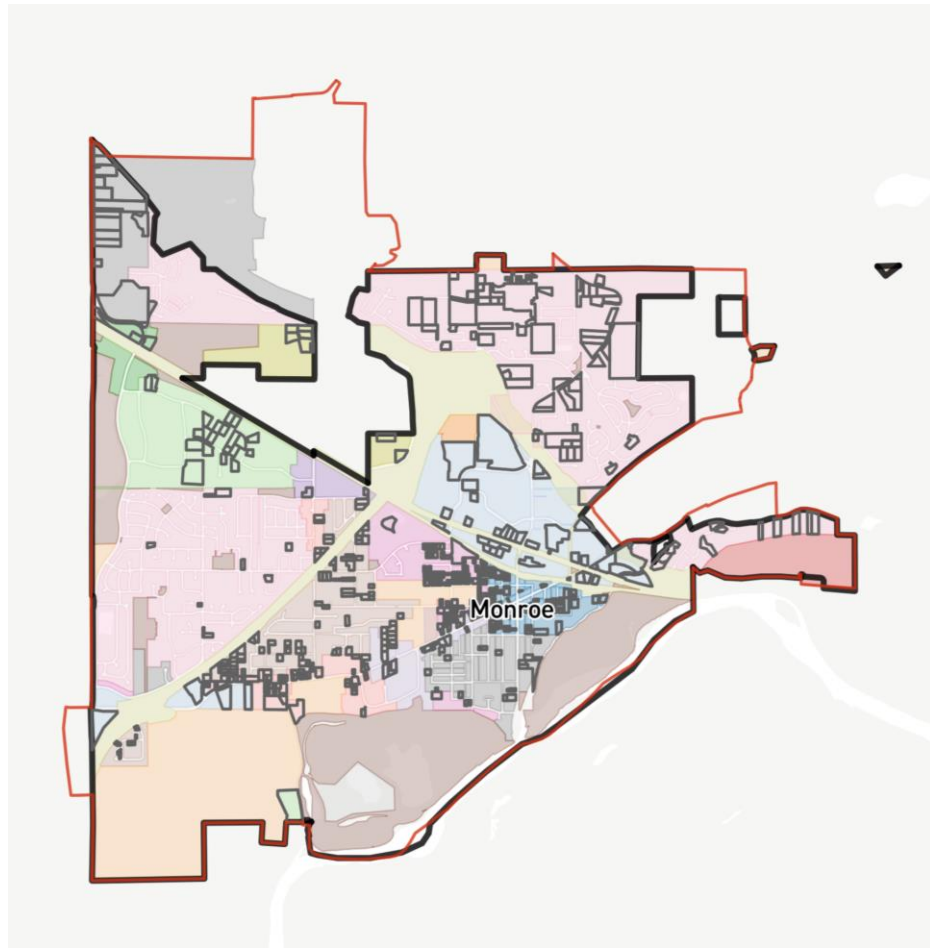
## Land Status

- Vacant
- Partially-Used
- Redevelopable

Vacant, partially-used, and redevelopable parcels were used to create scenarios and estimate available housing and employment capacity based on potential changes in future land use designations.



# Scenario Planning – Baseline Analysis



Scenario Canvas

Style Build Filter Buffer Source

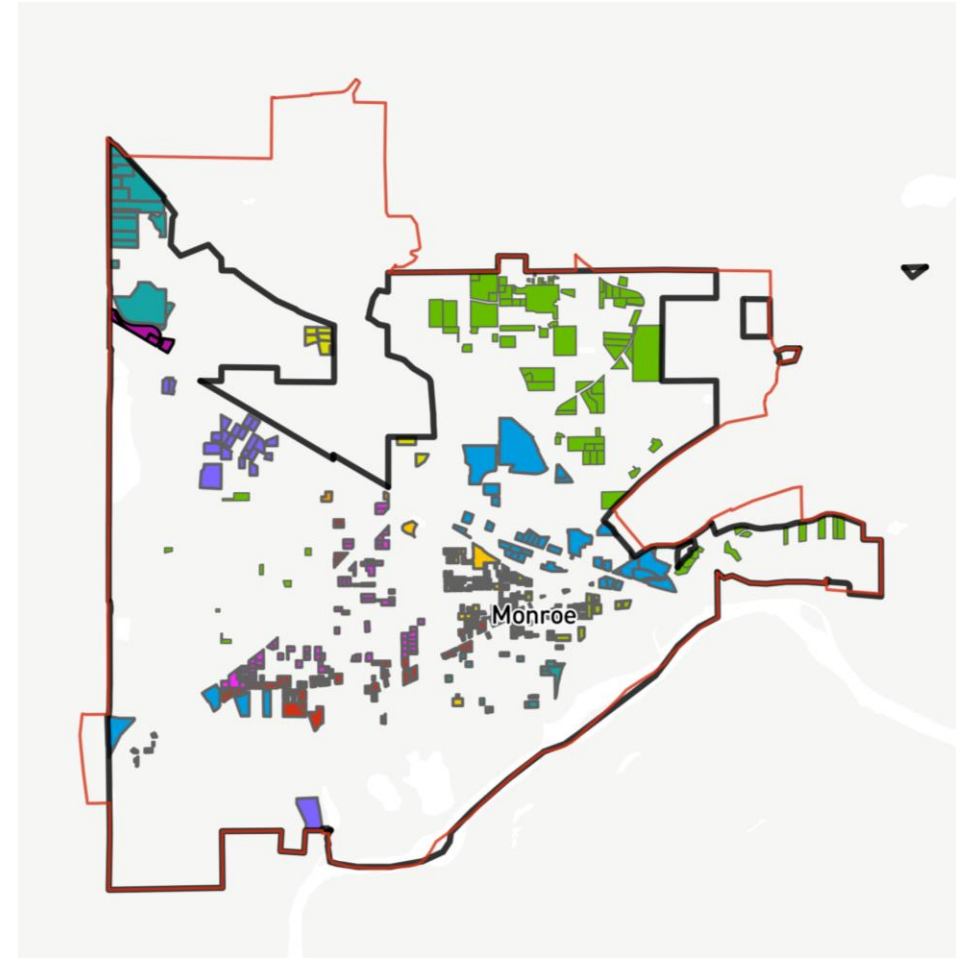
Selection 163 of 6,216 features (2.6%)  
• 0 previously painted features  
• 37,556 developable acres

Apply type R-S R15 - SF Residential  
12.8 DU/Ac 0.0 Emp/Ac  
 Keep current values

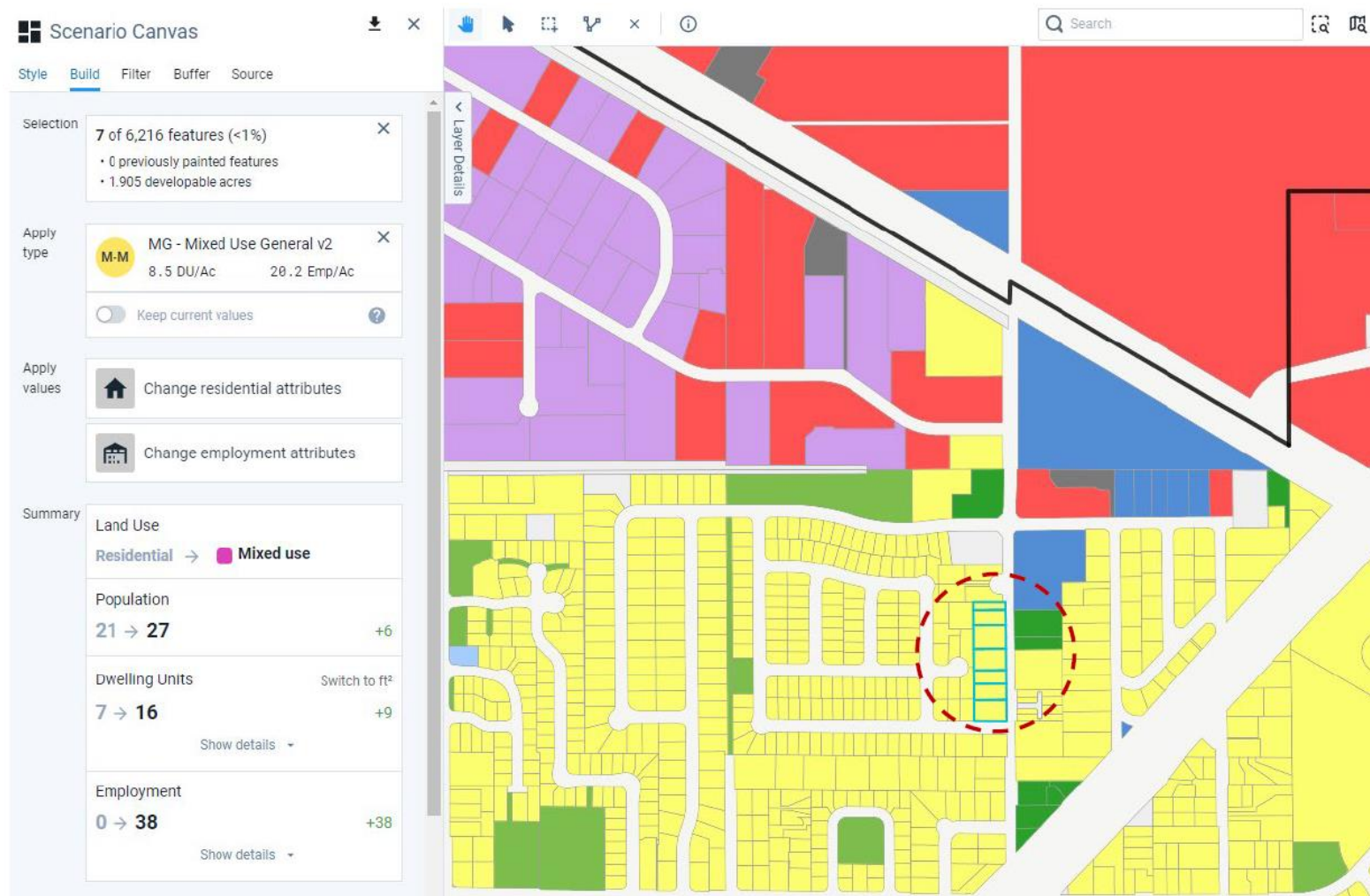
Apply values

Summary

Land Use	Multiple → Residential
Population	452 → 923 +471
Dwelling Units	151 → 479 +328 <small>Switch to ft<sup>2</sup></small> <small>Show details</small>
Employment	13 → 0 -13 <small>Show details</small>



# Scenario Planning: Example Applications



# Scenario Planning: Example Inputs

**Scenario Canvas** [Download] [Close]

Style **Build** Filter Buffer Source

**Selection** 7 of 6,216 features (<1%)  
 • 0 previously painted features  
 • 1.905 developable acres

**Apply type**  
 M-M MG - Mixed Use General v2  
 8.5 DU/Ac 20.2 Emp/Ac  
 Keep current values

**Apply values**

**Summary**

**Land Use**  
 Residential → **Mixed use**

**Population**  
 21 → 27 +6

**Dwelling Units** Switch to ft²  
 7 → 16 +9  
 Show details

**Employment**  
 0 → 38 +38  
 Show details

MG - Mixed Use General v2

Category: Mixed use

**Density**

	Gross	Net
Residential:	8.5 DU/Ac	10.0 DU/Ac
Employment:	20.2 Emp/Ac	23.8 Emp/Ac

**Land Use Information**

Parcel Area:	Streets, parks, civic area:
85%	15%

**Residential Mix**

Single family large lot:	Single family small lot:	Townhome:	Multi-family:
0%	0%	0%	100%

**Employment Mix**

Retail:	Office:	Industrial:	Other:
13%	66%	0%	20%

## Floor Area Allocation

### Residential

Average unit size: 694.7 ft²

**Distribution by dwelling unit type**

Single-family large lot	0 du/ac	0 ft²/unit
Single-family small lot	0 du/ac	0 ft²/unit
Single-family attached	0 du/ac	0 ft²/unit
Multifamily	8.5 du/ac	69474 ft²/unit

### Non-Residential

Average gross floor area per emp: 464.4 ft²

**Distribution by employment sector**

Retail	6.8 emp/ac	33.7 %
Office	13.4 emp/ac	66.3 %
Public	0 emp/ac	0 %
Industrial	0 emp/ac	0 %
Agriculture	0 emp/ac	0 %
Military	0 emp/ac	0 %

## Area Coverage and Land Use Type

### Area Coverage

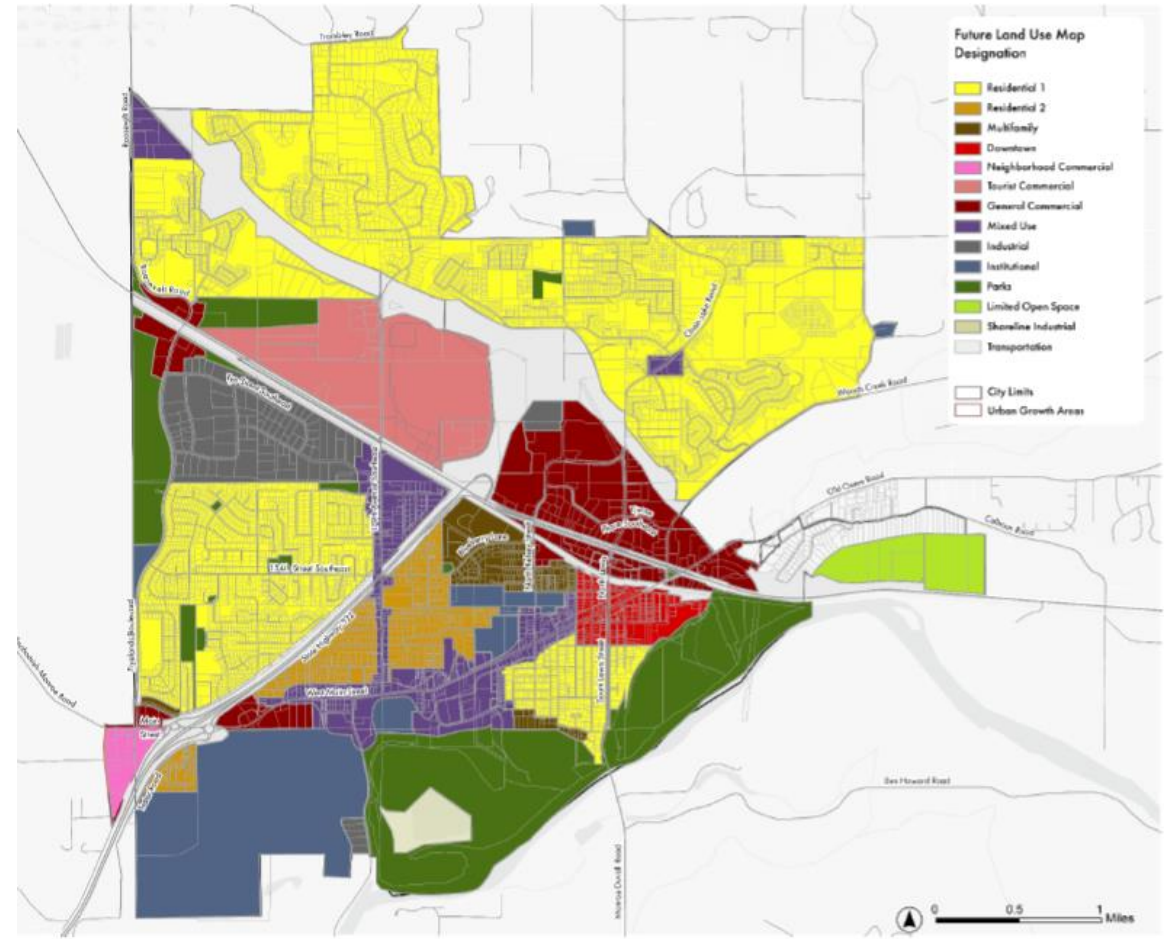
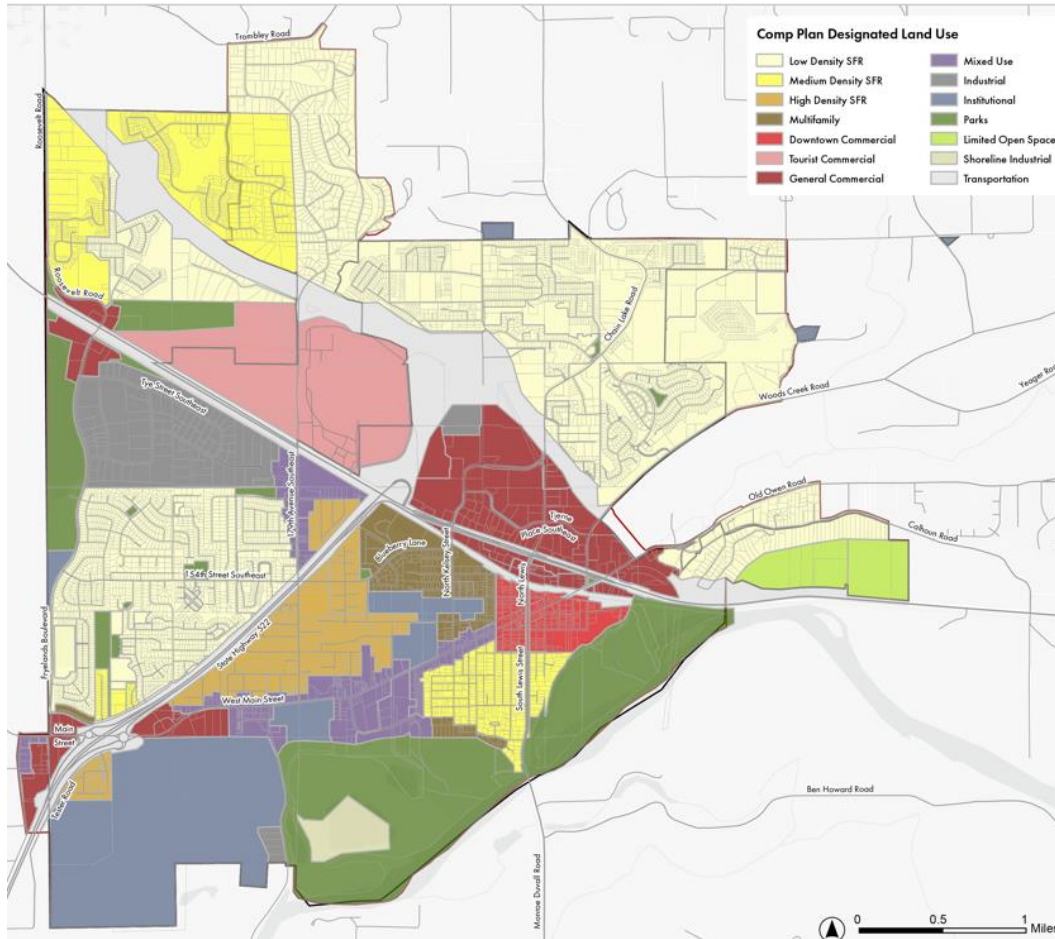


Hardscape (building, parking, and other)	33,285,285 ft²	76%
Non-hardscape area, unirrigated	1,888,326 ft²	4%
Non-hardscape area, irrigated	2,832,489 ft²	7%

### Land Use Type

Average number of floors	3.6
Building area / acre	17368.6 ft²
Residential area	40 %
Non-Residential area	60 %
Building coverage	11.1 %

# 2015 vs Draft Future Land Use Maps



# Transportation

- Change to Multi-Modal Level of Service Standards
- Evaluate vehicle traffic based on speeds through identified corridors
- Building on the identified sidewalk, bike lane, and trails





# Economic Development

## STRENGTHS

- An **authentic, historic, central downtown area** with restaurants, breweries, and other amenities.
- Monroe has a **large and diverse industrial business sector**.
- More people and businesses are **moving to Monroe**.
- The **proximity of tourism attractions** like Evergreen State Fairgrounds and Speedway, North Cascades recreation, as well as Lake Tye Park.
- Monroe has more than a mile of **public riverfront parkland**.
- Monroe supports the surrounding area as a retail hub, with offerings that include Walmart, Lowe's, Safeway, and Fred Meyer.
- **Wayfinding signs and their positive effect** on businesses.
- **Connection to other regions** of Washington State by three major highways: US 2, SR 203, and SR 522.
- Monroe is an East County **hub for healthcare and human services**.

## OPPORTUNITIES

- Encourage North Kelsey to **develop as a "center"** with a mix of retail, restaurants, entertainment, and housing served by transit, pedestrian, and bike facilities.
- Collaborate with large landowners to **masterplan/redevelop surplus and underutilized properties into housing, entertainment, and community spaces**.
- **New and higher quality hotel development** would have advantages over the existing supply.
- Support future Fairgrounds expansion to **generate increased demand for high-quality hotels**.
- **Future development of Monroe's natural spaces and trail systems** with connections to regional trails in Snohomish and King Counties.
- Enhance the public realm through **additional art and beautification**.
- Development of the former Cadman site along the Skykomish River could **enhance tourism amenities**.
- Incentivize redevelopment of commercial and industrial areas to **meet Monroe's future employment needs**.
- Support the redevelopment of US 2 as a "boulevard" **minimizing visual clutter and enhancing road capacity** to serve multi-unit housing.
- Incentivize high-quality attached housing to **create options for first-time homebuyers or empty nesters looking to downsize**.
- Continue to enhance gateways at entry points along US 2, Main Street, and Fryelands Blvd.
- Incentivize and leverage historic **nature of Downtown**.

## WEAKNESSES

- **Lack of investment** in downtown properties by property owners.
- **Heavy trucks on SR203 limit options for outdoor dining and shopping** in historic downtown especially on Main Street east of SR203 due to cut-through traffic heading to eastbound US 2.
- Monroe is located within a short and reasonable driving distance from Seattle's northeastern populous suburbs and commercial hubs. Local travelers within the "drive-to" market **would rather drive home than spend on lodging**.
- The lodging supply **doesn't include a full-service or destination hotel**.
- **Lack of industrial and commercial land** to develop and grow manufacturing, apprenticeships, technical, and professional jobs.
- Monroe **lacks workforce housing** to serve residents of all income levels.
- Burlington Northern Santa Fe railroad **bisects the community** and cuts off easy access from residential to commercial centers.
- The Correctional Complex supports a substantial number of jobs in the area. **The city needs a diverse workforce to mitigate any adverse impacts** if it were to close.
- Increasing **traffic congestion** on US 2, SR 203 and SR 522.

## THREATS

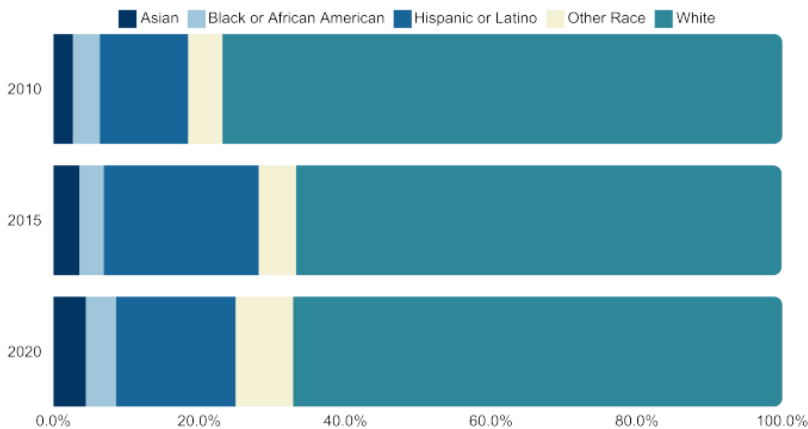
- Continued **decline of brick-and-mortar stores**.
- **Monroe Correctional Complex could close**, removing 1,000+ jobs from the local economy.
- **Fairgrounds Park and/or Evergreen Speedway could close**, reducing local entertainment and event venues that currently support Monroe hotels and restaurants.
- Airport overlay zone continues to **limit building height and intensive uses** in the airport overlay zone.
- **Future job growth is limited due to lack of land** for development.
- While residential and commercial development has been allowed within unincorporated areas of the County, the City continues to **face barriers to expansion of its Urban Growth Area and potential annexations** to accommodate future development.
- **Increased traffic congestion** on US 2 and SR522 discourages people from living, shopping, and visiting Monroe.
- **Underutilization or non-commercial uses of properties** and existing buildings in the city's commercial and light industrial zones.
- **Increased homelessness** requires added city resources to help the most vulnerable in our community find stable housing and meet their needs.
- **Lack of affordable housing for residents at all income levels** impacts workforce availability and quality of life.
- **Disinvestment in historic buildings**, which could lead to greater vacancies.

# Housing

- House Bills 1220, 1110 and 1337



Figure 6.3 – RACIAL COMPOSITION IN MONROE, 2010 TO 2020



Source: US Census Bureau, 2010, 2015, 2020 American Community Survey 5-Year Estimates (Table DP05)

Table 6.6 – SUMMARY OF EMERGENCY HOUSING CAPACITY

Type	Capacity (unit/bed)	Total Capacity	Total Need
Hotel/Motel Conversion	88	177	137
Emergency Shelter	89		

\* Hotel / Motel Conversion includes Fairground Inn (63 units) and Monroe Motel (25 units)

\*\* Vacant lands only are used for this analysis. Partially Used (10.56 acres) and Redevelopable (29.91 acres) are available for emergency housing when needed.

Source: Snohomish County BLI 2021

Table 6.7 – PROJECTED CAPACITY AND HOUSING NEED BY INCOME BRACKET

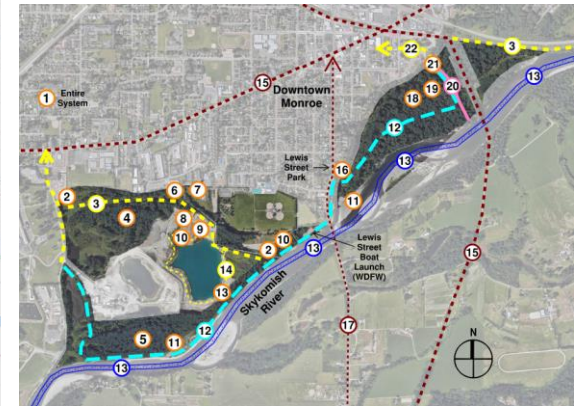
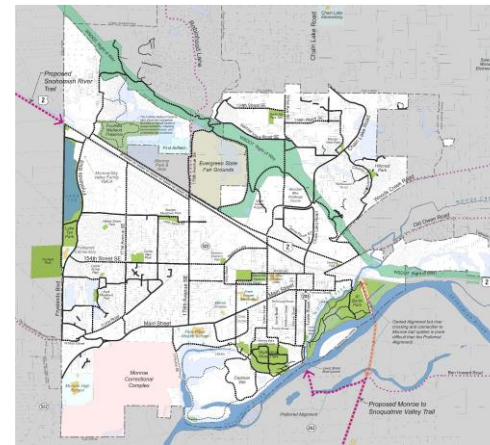
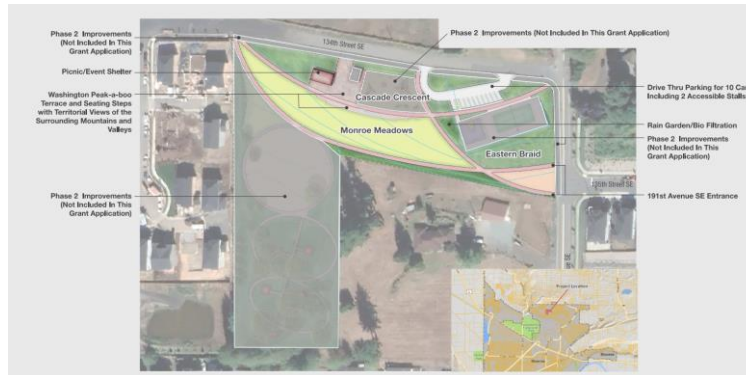
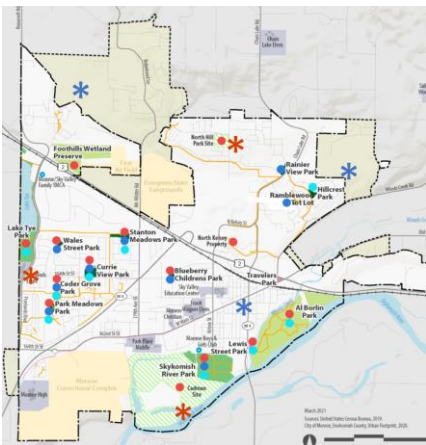
Income level	Income Band (AMI)	Category	Zone	Projected housing need	Aggregated Housing need	2044 Future Land Use Capacity	
						Total capacity	Surplus or deficit
Extremely Low	0-30% PSH	Low-Rise, Mid-Rise Multifamily, ADUs	R25, DC, MN, MG	154	716	913	196
	0-30% non-PSH			319			
	Very Low			243			
Low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

\*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

# Parks, Recreation, Open Space, and Trails

- The Parks, Recreation, and Open Space (PROS) Plan was adopted in 2022
- The draft Trails Plan was prepared concurrently with the updated Transportation Plan and for consistency with the PROS Plan goals and policies



# Capital Facilities Plan



- The Capital Facilities Plan includes updated water, sewer, and stormwater utility plan, updates to the municipal campus needs and incorporates the PROS plan by reference
- Modeling for the facilities is based on the draft Future Land Use Plan
- The CTP includes a capital improvement plan of the multi-year financing plan that is updated regularly with the budget.

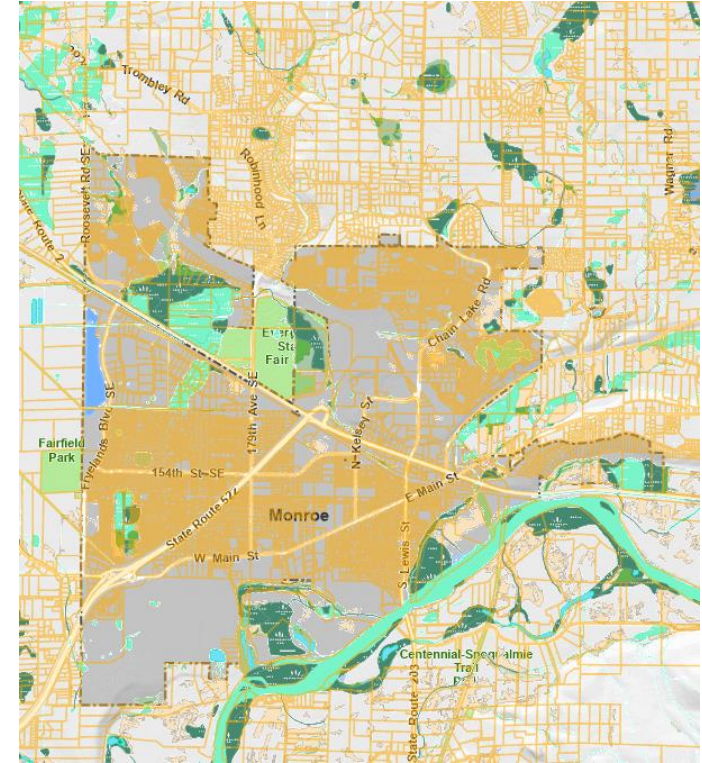
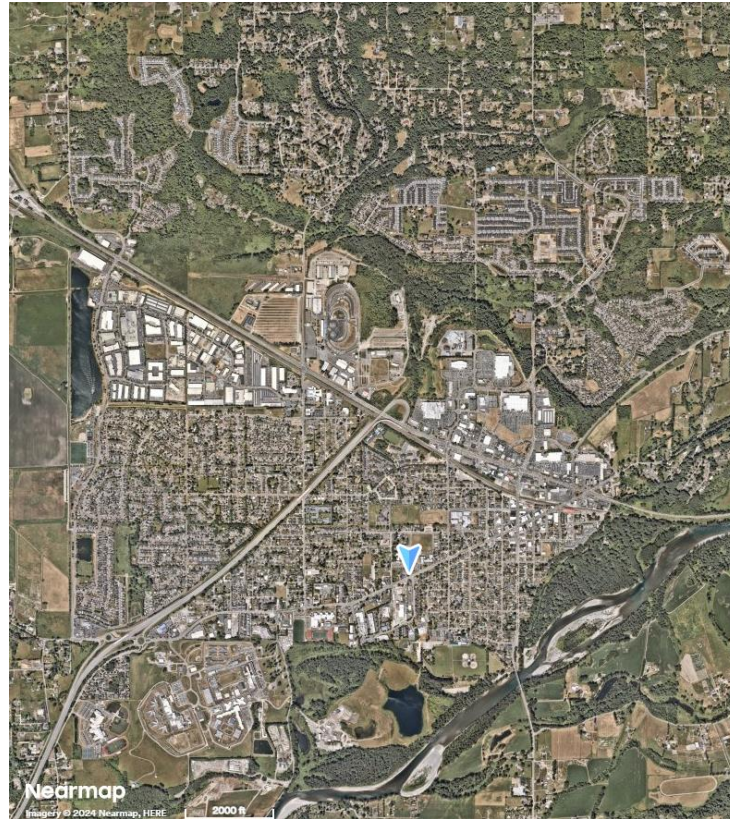
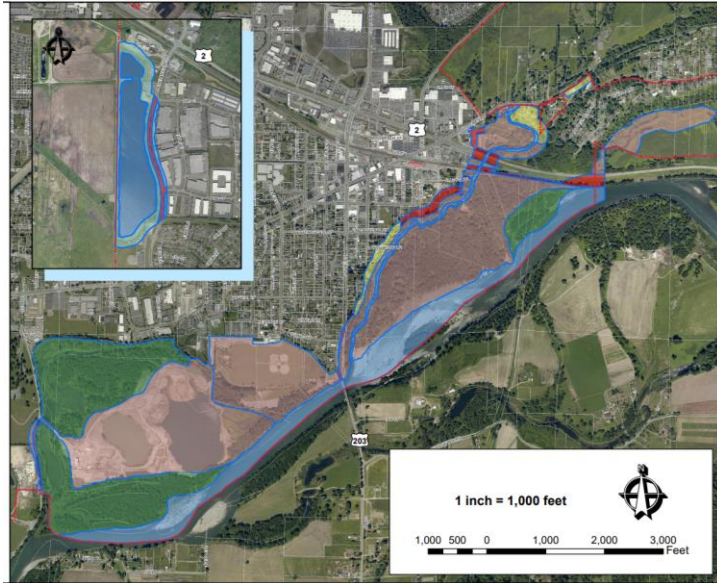
# Utilities

**Table 9.1 – UTILITY PROVIDERS AND SERVICES**

Utility	Provider	Description
<b>Natural Gas</b>	Puget Sound Energy (PSE)	Provides natural gas to the City of Monroe.
<b>Electricity</b>	Snohomish County Public Utility District (PUD)	Provides all electricity to the City of Monroe and greater Snohomish County.
Franchise Utilities	Provider	Description
<b>Internet Service</b>	Xfinity/Comcast, AT&T, Astound Broadband, Zply Fiber, Hughesnet, ViaSat, T-Mobile, and Startouch	Internet service coverage in the City of Monroe is provided by various private companies.
<b>Wireless Phone Service</b>	Verizon, AT&T, T-Mobile, and other providers	Various private companies provide wireless phone service providers.
<b>Cable TV</b>	Xfinity, Zply Fiber, Dish TV, and DirectTV	Cable television services are provided to individual properties by private companies on a property-by-property basis.
<b>Solid Waste and Recycling</b>	Republic Services, Inc. and Waste Management Inc.	Provides solid waste, yard waste, and recycling services within the City of Monroe. Waste Management, Inc. provides services to the newly annexed area of Monroe Woodlands.



# Shoreline & Natural Environment



# Environmental Review Process (SEPA)

## The 2015 Comprehensive Plan EIS vs Action Alternative

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

**MAY 2024**


CITY OF MONROE  
 Community Development  
 14841 179th Ave SE, Suite 320  
 Monroe, WA 98272

MIG  
 119 Pine Street, Suite 400  
 Seattle, WA 98101

ENVIRONMENTAL SCIENCE ASSOCIATES  
 2801 Alaskan Way, Suite 200  
 Seattle, WA 98121

BHC CONSULTING  
 1601 5th Ave Ste 500  
 Seattle, WA 98101

TRANSPGROUP  
 12131 113th Ave NE #203  
 Kirkland, WA 98034



**FACT SHEET Draft Supplemental Environmental Impact Statement**

**EIS**

**PROJECT NAME**  
 Monroe 2024-2044 Comprehensive Plan Update Supplemental Environmental Impact Statement (SEIS)

**DATE OF ISSUE OF DRAFT SEIS**  
 May 14, 2024

**PROPOSED ACTION AND ALTERNATIVES**  
 The City of Monroe is updating its Comprehensive Plan in accordance with the requirements of Washington's Growth Management Act (GMA).

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

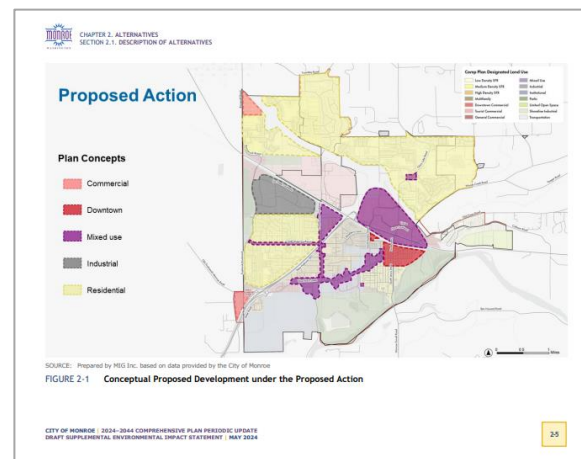
**DOCUMENTS SUPPLEMENTED OR ADOPTED**  
 This City of Monroe Comprehensive Plan Update SEIS supplements the 2015 City of Monroe Comprehensive Plan EIS (Appendix A of the 2015 City of Monroe Comprehensive Plan). The 2015 City of Monroe Comprehensive Plan EIS is adopted per Washington Administrative Code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

**Project Proponent and State Environmental Policy Act (SEPA) Lead Agency**  
 City of Monroe Community Development Department  
 SEPA Responsible Official  
 Lance Bailey, Community Development Director

**Authors and Contributors**  
 A list of authors and contributors is provided in this Fact Sheet.  
 Location of Background Materials  
 Background materials used in the preparation of this Draft SEIS are listed in Chapter 10, References.

CITY OF MONROE | 2024-2044 COMPREHENSIVE PLAN PERIODIC UPDATE  
 DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT | MAY 2024

FS1



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

**OCTOBER 2024**

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 119 Pine Street, Suite 400  
 Seattle, WA 98101



# Post Planning Commission Action

- The Planning Commission adopted Findings, Conclusions & Recommendation for Council to Adopt the Plan as presented
- Community Concerns
- Options



# Development Assumptions: Focus Areas

134 Jobs/0 Units



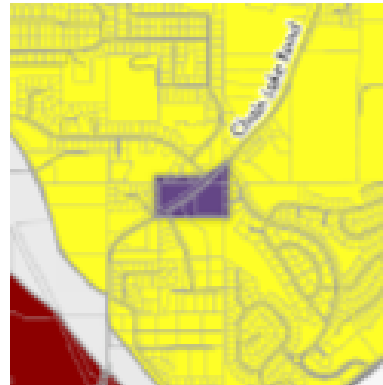
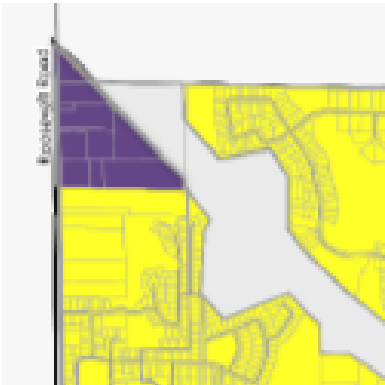
75 Jobs/75 Units






40 Jobs/40 Units



- Development assumptions are consistent with potential future land use changes
- Mixed-use could develop in different patterns (more/less housing and employment)



#### Land Status

-  Vacant
-  Partially-Used
-  Redevelopable

# What happens if a Residential area changes to Mixed-Use?

## Land Use

- Legal Non-Conformance & Reuse
- New Uses
- Assess Values

- b. Improvements, expansions, or additions to existing single-family dwellings including accessory buildings, considered nonconforming due to the zone in which they are located, are permissible when the improvement, expansion, or addition:
- i. Does not change the existing use, as established, from the effective date of the nonconformance;
  - ii. Does not increase the land area devoted to the nonconforming use by more than twenty-five percent from the effective date of the nonconformity;
  - iii. Does not create additional dwelling units;
  - iv. Conforms to required occupancy, setback, lot coverage, landscaping, parking, and all other development standards within the respective zone;
  - v. Meets the applicable design standards prescribed in Chapter [22.42](#) MMC; and
  - vi. Provides public improvements, as deemed necessary for the project, such as sewer, water, drainage, pedestrian circulation, and vehicle circulation, in addition to other concurrency provisions.

# Mixed-Use Zone Uses

Conforming Use <sup>(1)</sup>	Mixed Use - Neighborhood (MN)	Mixed Use - Medical (MM)	Mixed Use - General (MG)
<b>1. RESIDENTIAL LAND USES</b>			
Dwelling Units, Attached	P		P
Dwelling Units, Temporary Security Guard	A	A	A
Group Homes			P
Halfway Houses			EPF
Home Occupations	A		A
Retirement Housing and Assisted Living Facilities	P		P
Work Release Facilities			EPF

<b>Food and Beverage Establishments</b>			
• Bakeries	P		P
• Coffee Shops	P	A	P
• Convenience Stores	P	A	P
• Grocery Stores	P		P
• Liquor Stores	P		P
• Restaurants	P	A	P
• Tasting Rooms	P		P
• Taverns	P		P
<b>Gas Stations</b>			P
<b>General Retail</b>	P	A	P
<b>Mobile Vendors</b>	P	P	P
<b>Motor Vehicle Sales Facilities</b>			
• Automobiles and Trucks			P
• Motorsports Vehicles and Boats			P
• Recreational Vehicles (RV)			P
<b>Pharmacies and Drug Stores</b>	P	P	P
<b>Warehouse Clubs and Supercenters</b>			P

# Snohomish County Assessor

- Designation & zoning change does NOT result in automatic change in property's assessed values, the basis for taxes
- Development on one parcel may increase or decrease assessed value on an adjacent parcel – project dependent
- Assessor does not base assessments on forecasting (i.e., the potential development), assessment is based on sales data, certificate of occupancy, sign off on building permits, and/or utility improvements (sewer to un-serviced area)

# Assessor's Land Tables

Model Number: 702024		Land Type: 77		88	
NBHD Number: 5105001		Method: 23		34	
Comment: RESIDENTIAL		Zoning: R25, R15 (review Mon. zone revisions in 2024)			
Additional Comments:					
Base Constant: 205,000					
Range Methods Application Option: Buildup/Average					Site Rating
SQUARE FT	ACREAGE	VALUE	RATE PER SF	RATE PER ACRE	RATE
0	0	205,000	BLANK	BLANK	13.00
5,000	0.11	270,000	54.00	2,352,240	13.00
10,000	0.23	335,000	33.50	1,459,260	12.25
20,000	0.46	457,500	22.88	996,435	12.25
30,000	0.69	580,000	19.33	842,160	12.25
40,000	0.92	702,500	17.56	765,023	12.25
80,000	1.84	1,192,500	14.91	649,316	12.25
120,000	2.75	1,682,500	14.02	610,748	12.25
160,000	3.67	2,172,500	13.58	591,463	12.25
200,000	4.59	2,662,500	13.31	579,893	12.25
400,000	9.18	5,112,500	12.78	556,751	

VS

Model Number: 702024		Land Type: 76		88	
NBHD Number: 5105001		Method: 23		34	
Comment: MIXED USE		Zoning: MUC, MN, MG (review Mon. zone revsns. in 2025)			
Additional Comments:					
Base Constant: 205,000					
Range Methods Application Option: Buildup/Average					Site Rating
SQUARE FT	ACREAGE	VALUE	RATE PER SF	RATE PER ACRE	RATE
0	0	205,000	BLANK	BLANK	13.25
5,000	0.11	271,250	54.25	2,363,130	13.25
10,000	0.23	337,500	33.75	1,470,150	12.25
20,000	0.46	460,000	23.00	1,001,880	12.25
30,000	0.69	582,500	19.42	845,790	12.25
40,000	0.92	705,000	17.63	767,745	12.25
80,000	1.84	1,195,000	14.94	650,678	12.25
120,000	2.75	1,685,000	14.04	611,655	12.25
160,000	3.67	2,175,000	13.59	592,144	12.25
200,000	4.59	2,665,000	13.33	580,437	12.25
400,000	9.18	5,115,000	12.79	557,024	

# Remaining Schedule

## City Council

- 11/12 – Public Hearing & Council deliberations
- 11/19 – Discussion & First Reading of Ordinance
- 12/3 – Second Reading of Ordinance & Final Action
- 12/10 – Reserve Final Action date
- 12/17/2024 – Final Monroe Council meeting of 2024
- 2025 – Amend Monroe Municipal Code and Zoning Map

# Deliberations: after closing the public testimony portion of the hearing

- Consider the GMA, as amended, Vision 2040, and Snohomish Countywide Planning Policies
- Consider the Planning Commissions Findings, Conclusions & Recommendation to adopt the Plan as presented
- Consider community input

## Options:

1. Accept the Planning Commission recommendation as presented
2. Provide direction to the Mayor and staff requesting revision(s) to the draft Plan, including, but not limited to, the proposed Future Land Use Map, update the associated land use capacity tables, and prepare an addendum for the Final SEIS

# Thank you

