

CITY OF MONROE
2024–2044 COMPREHENSIVE PLAN
PERIODIC UPDATE
2024 SEPA ADDENDUM TO THE SUPPLEMENTAL
ENVIRONMENTAL IMPACT STATEMENT

NOVEMBER 2024

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2024 SEPA Addendum

1. Introduction

The City of Monroe has prepared this State Environmental Policy Act (SEPA) Addendum to the SEPA Supplemental Environmental Impact Statement (SEIS), which analyzed environmental impacts of Monroe’s 2024–2044 Comprehensive Plan Update. The SEIS analyzed two alternatives: the No Action Alternative and the Proposed Action. The Proposed Action was defined as the land use scenario (the Future Land Use Map [FLUM]) associated with the 2024–2044 Comprehensive Plan Update. The Draft SEIS was issued on May 14, 2024, and the Final SEIS was issued on October 18, 2024.

The Draft SEIS and Final SEIS found that the No Action Alternative would result in a significant unavoidable adverse impact on current land use plans, policies, and regulations; and would not fully align with the Multicounty Planning Policies or Puget Sound Regional Council’s (PSRC) VISION 2050. The SEIS found that both the No Action Alternative and the Proposed Action would result in significant unavoidable adverse impacts on transportation operations, including traffic level of service (LOS) and volumes (Proposed Action) and pedestrian and bicycle LOS (No Action Alternative).

On November 13, 2024, the City of Monroe revised the FLUM associated with the 2024–2044 Comprehensive Plan Update. Therefore, the Proposed Action analyzed under SEPA must also be revised. The revised FLUM would not change the impact significance conclusions of the No Action Alternative because these zoning changes would not affect the description of the No Action Alternative. This Addendum documents changes to the 2024–2044 Comprehensive Plan Update FLUM (the Revised Proposed Action).



2. Purpose of the Addendum

This Addendum analyzes whether the impact significance conclusions in the Draft SEIS and Final SEIS remain correct for the Revised Proposed Action.

3. Description of the Revised Proposed Action

The Revised Proposed Action includes the following revisions to the FLUM:

- The zoning designation in the Strawberry Lane neighborhood was revised from Mixed Use to Multi-family Residential. The Strawberry Lane neighborhood south of EvergreenHealth Monroe borders 149th Street SE on the north and 150th Street SE on the south and includes 108th Avenue SE, 181st Avenue SE, and 182nd Avenue SE.
- The zoning designation in the Chain Lake Road Area was revised from Mixed Use to Residential 1. This area includes properties with driveway access onto Chain Lake Road between 197th Avenue SE and Rainier View Road SE.
- The zoning designations for certain parcels along and near 179th Avenue SE were revised from Residential 1 or Residential 2 to Mixed Use.

The Revised Proposed Action would result in less intense land use, there would be 115 fewer jobs and 115 fewer housing units within the City of Monroe compared to the Proposed Action analyzed in the SEIS.

4. Impact Assessment

The Revised Proposed Action would result in the following updates to impact analyses:

- **Land Use, Aesthetics, Parks & Recreation, and Open Space.** **Figure 1** is the FLUM¹ associated with the Revised Proposed Action. Impacts on Aesthetics, Parks & Recreation, and Open Space would be the same as described in the SEIS for the Proposed Action. Land uses would be less intense under the Revised Proposed Action due to retaining residential zoning near Strawberry Lane (the same as 2015 zoning) and updating zoning near Chain Lake Road to Residential 2, the same as proposed zoning for the area surrounding Chain Lake Road.

¹ The revised FLUM shows parks zoning throughout the City and Residential 1 zoning south of Old Owen Road and around Calhoun Road in the southeast area of the City. These were inadvertently left off of the FLUM in the SEIS.

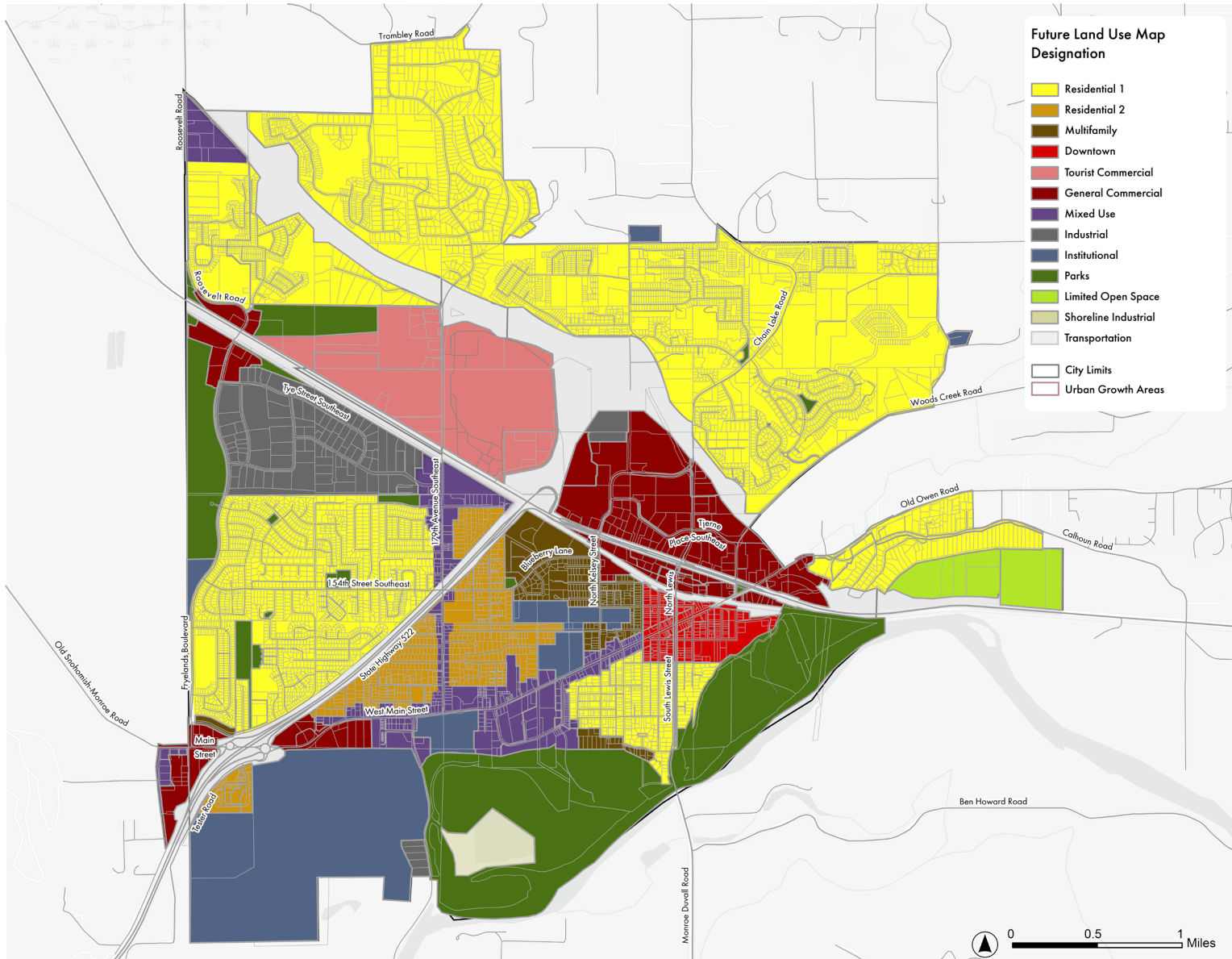


FIGURE 1 Future Land Use Map (Revised Proposed Action)



- **Shoreline and Natural Environment.** Impacts on Shoreline and Natural Environment would be the same as described in the SEIS for the Proposed Action.
- **Population, Employment, and Housing.** Impacts on Population and Housing would be the same as described in the SEIS for the Proposed Action. Adverse employment impacts of the Revised Proposed Action would be less than in the SEIS by 115 jobs and adverse housing impacts of the Revised Proposed Action would be less than in the SEIS by 115 housing units.
- **Capital Facilities and Utilities.** Adverse impacts on Capital Facilities and Utilities would be less than described in the SEIS for the Proposed Action. Demand for capital facilities and utilities would decrease with the decrease in jobs.
- **Transportation.** Adverse impacts on Transportation would be less than described in the SEIS for the Proposed Action. Fewer jobs would mean less traffic volume and less potential for congestion and delays.

Based on this evaluation, the City of Monroe determined that the Revised Proposed Action would result in fewer adverse environmental impacts than described in the SEIS for the Proposed Action and would not substantially change the analysis of significant impacts in the SEIS or result in new probable significant environmental impacts. Accordingly, an Addendum was prepared consistent with SEPA requirements (Chapter 43.21C Revised Code of Washington and Chapter 197-11 Washington Administrative Code). Significance conclusions in the Draft SEIS and Final SEIS remain the same.

Copies of the Addendum are available for review at the City of Monroe and on the 2024–2044 Comprehensive Plan Update website at <https://www.monroe2044.com/>. Questions on the SEIS and the Addendum should be directed to Lance Bailey, Community Development Director, 360.794.7400, PlanUpdate@monroewa.gov.