



# MONROE PLANNING COMMISSION

<b>SUBJECT:</b>	<b><i>PUBLIC HEARING - Remand of Application No. CPA2018-01 from the 2018 – 2019 Annual Comprehensive Plan Amendment Docket back to Planning Commission from City Council</i></b>
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<b>DATE:</b>	<b>DEPT:</b>	<b>CONTACT:</b>	<b>PRESENTER:</b>	<b>ITEM:</b>
10/12/2020	Community Development	Shana Restall	Shana Restall	<b>Public Hearing # 1</b>

**Planning Commission Discussion:** 04/22/2019, 06/24/2019, 07/08/2019, and 10/28/2019, 08/24/2020, and 09/14/2020

**Public Hearing(s):** 10/28/2019 to 11/11/2019; and 10/12/2020 (Planning Commission)

**City Council Discussion:** 11/19/2019, 12/10/2019, and 01/14/2020

**Attachments:**

1. Staff Analysis of Approval Criteria
2. CPA2018-01 – Comprehensive Plan Amendment Application
3. CPA2018-01 – Site Vicinity Map
4. CPA2018-01 – Appendix I: Project Narrative
5. CPA2018-01 – Appendix II: Criteria Responses
6. CPA2018-01 – Appendix III: SEPA Environmental Checklist
7. CPA2018-01 – Appendix IV: Plat Certificate
8. CPA2018-01 – Appendix A: Legal Description
9. CPA2018-01 – Wetland and Stream Determination Report
10. CPA2018-01 – Traffic Study
11. CPA2018-01 – SEPA Determination of Nonsignificance
12. CPA2018-01 – Marshall Field and Memorial Stadium History
13. CPA2018-01 – Written Comments Received from the Public
  - a. CPA2018-01 – Email from Jim McDaniel (11/28/2018)
  - b. CPA2018-01 – Email from Randall Trivett (11/28/2018)
  - c. CPA2018-01 – Email from Anita Maceda (11/29/2018)
  - d. CPA2018-01 – Email from Ashley Floyd (7/16/2019)
  - e. CPA2018-01 – Email from Randall Trivett (7/16/2019)
  - f. CPA2018-01 – Email from Amy Martin (7/17/2019)
  - g. CPA2018-01 – Letter from Drew James (8/11/2019)
  - h. CPA2018-01 – Email from David Irwin (9/4/2019)

**REQUESTED ACTION:**  
 Conduct a public hearing to evaluate and take public testimony on the 2018 – 2019 Comprehensive Plan Amendment docket, and subsequently forward a recommendation regarding the docket to the City Council.

**MOTIONS:**

- A. *(Before public testimony, if any)* Move to open the citizen portion of the public hearing.
- B. *(After public testimony, if any)* Move to close the citizen portion of the public hearing.
- C. *(After Planning Commission discussion, if any)* Move to close the public hearing.
- D. Move to direct staff to draft Findings of Fact and Conclusions of Law recommending that the Monroe City Council **APPROVE** the proposed comprehensive plan amendments and associated rezone identified by file nos. CPA2018-01 and RZ2018-01; **OR**
- E. Move to direct staff to draft Findings of Fact and Conclusions of Law recommending that the Monroe City Council **DENY** the proposed comprehensive plan amendments and associated rezone identified by file nos. CPA2018-01 and RZ2018-01; **OR**

F. Move to continue the public hearing to a future date to continue review of the proposed comprehensive plan amendments and associated rezone identified by file nos. CPA2018-01 and RZ2018-01.

## **POLICY CONSIDERATIONS**

*On January 14, 2020, City staff requested a decision from City Council on the items docketed for the 2018 - 2019 Annual Comprehensive Plan Amendment cycle. At the meeting City Council approved the Monroe and Snohomish School Districts Capital Facility Plans and associated fee amendments to the Monroe Municipal Code. However, City Council opted to remand the Monroe School District's proposed Comprehensive Plan Amendment and associated rezone back to Planning Commission for further review and recommendation. During City Council deliberations, the Councilmembers noted the split recommendation of denial from the Planning Commission following their 10/28/2019 and 1/11/2019 public hearing. The Council expressed their respect and appreciation for work the Planning Commission did on the proposed amendment, but were not comfortable moving forward with a decision predicated on a split recommendation from the Commission. The Council directed the Commission to conduct additional review and have more discussion on the proposal prior to holding a second public hearing.*

## **DESCRIPTION/BACKGROUND**

Only the proposed Comprehensive Plan amendments placed on the Final Docket are eligible to be considered for approval by the City Council. Placement of an item on the Final Docket by Council means the application warrants in-depth consideration, but in no way implies eventual adoption or approval of the proposal. For the 2018 – 2019 docket, the City Council selected one (1) citizen-initiated and two (2) City-initiated Comprehensive Plan amendment applications the City-initiated amendments were approved by City Council on January 14, 2020. The following citizen-initiated amendment was remanded back to Planning Commission:

**CPA2018-01:** Citizen-Initiated Comprehensive Plan Amendment from the Monroe School District for an Amendment to the Comprehensive Plan Future Land Use Map (FLUM) and Concurrent Rezone (File No. RZ2018-01). The Monroe School District is proposing an amendment to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM) to change the designation of the site known as Marshall Field and Memorial Stadium (Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500) from an “Institution” designation to a “Multifamily” designation. Concurrent with the proposed comprehensive plan amendment, the applicant submitted a rezone request to change the site’s zoning from “Institutional (IN)” to “Multifamily Residential (R25).” Attachment 2 is a copy of the allowed uses for the Institutional and Multifamily zones, as found in Table 22.18.030 (Multi-family) and Table 22.32.030 (Institutional Zoning). The subject site is approximately 12.41 acres in area, is situated in the vicinity of N. Kelsey Street and West Columbia Street, and is currently accessed from West Columbia Street. The subject properties are largely surrounded by single-family residential uses with St. Mary of the Valley church to the west and Sky Valley Educational Center to the east. The site is largely vacant and was formerly used as a sports fields for the Monroe School District. However, according to the District, the site is no longer used for formal education programs, and does not lend itself to future school facilities. The District does not use the site for school athletic programs or other school program uses.

## **FISCAL IMPACT**

N/A

## **TIME CONSTRAINTS**

N/A



## ATTACHMENT 1

### STAFF ANALYSIS OF APPROVAL CRITERIA Remand of Annual Comprehensive Plan Amendment Docket

#### A. GENERAL INFORMATION

<b>File Number(s):</b>	CPA2018-01 and RZ2018-01
<b>Project Summary:</b>	<p>In accordance with Chapter 22.74 MMC, Comprehensive Plan Amendments, the City accepts amendment proposals annually from interested parties. Upon receipt of applications, the City Council holds a public hearing to select those proposed amendments to be placed on a docket for further consideration. The docketed Comprehensive Plan amendment applications are evaluated by the Planning Commission, which forwards to the City Council a recommendation regarding their approval.</p> <p>Remaining on the docket for the 2018 – 2019 amendment cycle is one citizen-initiated application, which was remanded by the City Council back to the Planning Commission to review. The proposed comprehensive plan amendment (CPA2018-01) to the 2015 – 2035 Comprehensive Plan is a site-specific, citizen-initiated request to change the land use designation established by the Comprehensive Future Land Use Map (FLUM) and to concurrently rezone property owned by the Monroe School District.</p>
<b>Location(s):</b>	The Memorial Stadium and Marshall Field site, identified by Snohomish County Assessor's tax parcel numbers 27060100205100, 27060100100400, and 27060100404500.
<b>Public Hearing Date:</b>	<p><b>Monday, October 12, 2020 at 7:00 PM</b>          Monroe City Hall          Council Chambers          806 West Main Street          Monroe, WA 98272</p>
<b>Staff Contact:</b>	<p>Shana Restall, Principal Planner          City of Monroe          806 West Main Street          Monroe, WA 98272          (360) 863-4608          srestall@monroewa.gov</p>

#### B. BACKGROUND

The Annual Comprehensive Plan amendment process provides an opportunity for interested parties, including members of the public, to propose revisions to the Comprehensive Plan, and to monitor and evaluate the progress of the implementation strategies and policies incorporated therein. Submitted amendment proposals may:

- Propose new sections, elements, appendices, goals, and/or policies of the plan
- Amend existing sections, elements, appendices, goals, and/or policies of the plan

- Be site-specific
- Correct errors
- Edit language
- Adopt other documents by reference
- Change the Future Land Use Map (FLUM)

The City accepts annual Comprehensive Plan amendment applications continuously. However, amendments proposed by the public after the last working day in July will not be considered until the following amendment cycle. With the exception of a few specific situations, Comprehensive Plan amendments shall be considered by the City no more than once a year. Additionally, all Comprehensive Plan amendment proposals are required to be considered concurrently so that their cumulative impacts can be determined.

## **C. COMPREHENSIVE PLAN AMENDMENT REVIEW PROCESS**

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### **1. Overview**

Chapter 22.74 MMC, Comprehensive Plan Amendments, delineates the procedure for reviewing annual Comprehensive Plan amendment applications. All proposed Comprehensive Plan amendments must be consistent with the 2015 – 2035 Comprehensive Plan, all other City Codes and applicable regulations, and the Washington State Growth Management Act (GMA) in RCW 36.70A. Plan amendments are considered concurrently on an annual basis so that the cumulative effects of all proposed amendments can be analyzed for consistency and the overall effect on the remainder of the Plan. The annual Comprehensive Plan amendment cycle is subject to the requirements for public participation, in accordance with RCW 36.70A.140. The review process shall proceed as described below.

### **2. Amendment Review Procedures**

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#### **a. Phase I - Selection of Amendments to be Considered**

- i. Applications Forwarded by Staff: City of Monroe staff submits to the City Council all proposed amendments received prior to the last working day in July, along with an analysis of the proposed amendment in relation to the selection criteria and the application checklist.
- ii. Public Hearing for Docket Selection: The City Council holds a public hearing to select those proposed amendments that should be considered for further review.
- iii. Modifications: The City Council may modify a proposed amendment during the selection process.
- iv. Schedule for Review: When selecting the proposed amendments to be considered, the City Council will adopt a schedule for completion of the review and amendment adoption process.

#### **b. Phase II - Review and Action for Selected Amendments**

- i. Staff Review: For each amendment selected by Council for the amendment cycle, staff will prepare a written analysis.
- ii. Environmental Review: Review under SEPA shall be conducted and a threshold determination issued.
- iii. Planning Commission Review: The Planning Commission shall conduct one or more public hearings to solicit comments; develop language for definitions, policies, and goals; and provide recommendations for proposed amendments.
- iv. Criteria for Recommendation of Approval: The Planning Commission shall use the following criteria in considering whether or not to recommend approval, or approval with modification, of the proposed Comprehensive Plan amendments:
  - a) Each amendment:

- 1) Shall not adversely affect public health, safety, or welfare in any significant way;
  - 2) Shall be consistent with the overall goals and intent of the comprehensive plan, as amended by the proposals;
  - 3) Shall be in compliance with the Growth Management Act and other State and Federal laws; and
  - 4) Must be weighed in light of cumulative effects of other amendments being considered.
- b) In addition to the above mandatory requirements, any proposed amendment must meet the following criteria unless compelling reasons justify its adoption without meeting them:
- 1) The proposed amendment addresses needs or changing circumstances of the City as a whole, or resolves inconsistencies between the Monroe Comprehensive Plan and other city plans or ordinances;
  - 2) Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts;
  - 3) Is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations;
  - 4) Is compatible with neighboring land uses and surrounding neighborhoods, if applicable; and
  - 5) Is consistent with other plan elements as amended by the proposals.
- c) Any compelling reasons relied upon to justify adopting an amendment without meeting the above criteria must be specified in the ordinance adopting the amendment. When an amendment to the Comprehensive Plan also requires a subsequent rezone or amendment to the development regulations both may be considered concurrently.
- v. Concurrent Land Use Applications: When an amendment to the Comprehensive Plan also requires a subsequent rezone or amendment to the development regulations both may be considered concurrently.
- vi. Council Public Hearing and Notice: The City Council will review the recommendation of the Planning Commission and may hold a public hearing for the purpose of receiving public comment regarding the merits of proposed amendment(s).
- vii. Council Action: Upon receipt of a recommendation from the Planning Commission, the City Council shall adopt, adopt as modified, deny, or remand the application(s) to the Planning Commission for further consideration.
- viii. Map Revisions: If the City Council approves a change to the Comprehensive Plan that changes the land use designation of parcels within the Urban Growth Area, the City Council shall adopt an ordinance that amends the Comprehensive Plan Land Use Map and authorizes the Mayor to sign the revised map.
- ix. Revocation: The Comprehensive Plan amendment may be reversed by the City Council outside of the regular amendment period, upon finding of any of the following:
- a) The approval was obtained by fraud or other intentional or misleading representation;
  - b) The amendment is being implemented contrary to the intended purpose of the amendment or other provisions of the comprehensive plan and City ordinances; or
  - c) The amendment is being implemented in a manner that is detrimental to the public health or safety.
- x. Transmittal to State – Proposed Amendments: City staff shall transmit a copy of each proposed amendment of the Plan to the State of Washington Department of

Commerce at least sixty (60) days prior to the expected date of final Council action on proposed amendments.

- xi. Transmittal to State – Adopted Amendments: Staff will transmit a copy of all adopted amendments to the Department of Commerce within ten (10) days after the adoption by the Council.

**c. Appeals**

Per MMC Table 22.84.060(B)(2): Decision-Making and Appeal Authorities, the Council's decision is the City's final action on the proposed Comprehensive Plan amendments. The decision may be appealed to the Growth Management Hearings Board.

**D. REVIEW AND ANALYSIS**

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The 2018 – 2019 Comprehensive Plan docket included two City-initiated and one citizen-initiated proposals. The Planning Commission will evaluate the proposed 2018 – 2019 Comprehensive Plan amendment docket during a public hearing held on October 28, 2019 and continued to November 12, 2019. Subsequent to the public hearing, the Planning Commission forwarded to the City Council a recommendation concerning whether or not the docketed amendments should be approved. Upon receipt of the recommendation from the Planning Commission, the City Council shall adopt, adopt as modified, or deny the proposed amendments. Council also has the option of remanding the application(s) back to the Planning Commission for additional review. On January 14, 2020, City staff requested a decision from City Council on the items docketed for the 2018 - 2019 Annual Comprehensive Plan Amendment cycle. At the meeting City Council approved the Monroe and Snohomish School Districts Capital Facility Plans and associated fee amendments to the Monroe Municipal Code. However, City Council opted to remand the Monroe School District's proposed Comprehensive Plan Amendment (CPA2018-01) and associated rezone back to Planning Commission for further review and recommendation. During City Council deliberations, the Councilmembers noted the split recommendation of denial from the Planning Commission following their previous public hearing. The Council was not comfortable moving forward with a decision predicated on a split recommendation from the Planning Commission. The Council directed the Commission to conduct additional review and have more discussion on the proposal prior to holding a second public hearing. The proposed comprehensive plan amendment (CPA2018-01) and concurrent rezone (RZ2018-01) would allow other land use options on property owned by the Monroe School District.

MMC 22.74.040(D), Criteria for Recommendation of Approval, provides the following criteria for review of a docketed Comprehensive Plan amendment proposal. When deciding whether or not to recommend approval of the proposed Comprehensive Plan amendments, the Planning Commission shall review the applications for consistency with the following criteria:

1. *Each amendment:*
  - a. *Shall not adversely affect public health, safety, or welfare in any significant way.*
  - b. *Shall be consistent with the overall goals and intent of the comprehensive plan as amended by the proposals.*
  - c. *Shall comply with the Growth Management Act and other State and Federal laws; and*
  - d. *Must be weighed in light of cumulative effects of other amendments being considered.*
2. *In addition to the above mandatory requirements, any proposed amendment must meet the following criteria unless compelling reasons justify its adoption without meeting them:*
  - a. *Addresses needs or changing circumstances of the City as a whole or resolves inconsistencies between the Monroe Comprehensive Plan and other city plans or ordinances.*
  - b. *Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.*

- c. *Is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.*
- d. *Is compatible with neighboring land uses and surrounding neighborhoods, if applicable; and*
- e. *Is consistent with other plan elements as amended by the proposals.*

Provided below is a description and analysis of the remanded Comprehensive Plan amendment application on the 2018 – 2019 docket. The analysis is for consistency with the criteria set forth in MMC 22.74.040(D), Criteria for Recommendation of Approval.

1. **CPA2018-01:** Citizen-Initiated Comprehensive Plan Amendment from the Monroe School District for an Amendment to the Comprehensive Plan Future Land Use Map (FLUM) and Concurrent Rezone (File No. RZ2018-01)
  - a. **Description:** The Monroe School District is proposing an amendment to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM) to change the designation of the site known as Marshall Field and Memorial Stadium (Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500) from an “Institution” designation to a “Multifamily” designation. Concurrent with the proposed comprehensive plan amendment, the applicant submitted a rezone request to change the site’s zoning from “Institutional (IN)” to “Multifamily Residential (R25).”

**Project Site Land Use and Zoning Information**

Existing Land Use	Comprehensive Plan FLUM Designation(s)		Zoning District	
	Existing	Proposed	Existing	Proposed
Recreation Facilities <i>(Marshall Field / Memorial Stadium)</i>	Institutional	Multifamily	Institutional (IN)	Multifamily Residential (R25)

The subject site is approximately 12.41 acres in area, is situated in the vicinity of N. Kelsey Street and West Columbia Street, and is currently accessed from West Columbia Street. The subject properties are largely surrounded by single-family residential uses with St. Mary of the Valley church to the west and Sky Valley Educational Center to the east. The site is largely vacant and was formerly used as a sports fields for the Monroe School District. However, according to the District, the site is no longer used for formal education programs, and does not lend itself to future school facilities. The District does not use the site for school athletic programs of other school program uses.

- b. **Analysis for Consistency with Approval Criteria per MMC 22.74.040(D):**
  - i. Each amendment shall not adversely affect public health, safety, or welfare in any significant way.
 

Applicant Response: The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Staff Analysis: If the proposed amendment and concurrent rezone are approved by the City, multifamily residential development may occur on the subject site. The construction of high-density, multifamily dwelling units on a site that is presently underutilized will increase transportation demands. Although traffic volumes would increase, the traffic analysis submitted to the City by the applicant maintains that roads would still operate at an acceptable level of service. The subject site is fully served with utilities, and any anticipated increase in demand is likely to fall within the capacity range for the City's sanitary sewer, water, and stormwater systems. Nevertheless, the potential increase in population density within the area of the proposal may generate a greater need for public safety services, which are not likely to be increased or expanded prior to development of the site.

- ii. Each amendment shall be consistent with the overall goals and intent of the comprehensive plan as amended by the proposals.

Applicant Response: The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Staff Analysis: The proposed amendment has the possibility of providing an additional area in the City for infill dwelling units. As Monroe's residential housing stock is 75-percent single-family, the proposal is consistent with Goal 5 of the comprehensive plan by providing for a wide range of housing types for all Monroe residents.

- iii. Each amendment shall comply with the Growth Management Act and other State and Federal laws.

Applicant Response: The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Staff Analysis: RCW 36.70A.020, Planning Goals, establishes objectives under the Growth Management Act to guide the development and adoption of comprehensive plans and development regulations. The Monroe School District proposal identified by file no. CPA2018-01 potentially advances the following GMA objectives:

- RCW 36.70A.020 – Planning Goal # 1: Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

- RCW 36.70A.020 – Planning Goal # 2: Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- RCW 36.70A.020 – Planning Goal # 4: Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

- iv. Each amendment must be weighed in light of cumulative effects of other amendments being considered.

Applicant Response: The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Staff Analysis: All proposed amendments on the 2018 – 2019 Comprehensive Plan amendment cycle docket were noticed and reviewed concurrently. All of the proposed amendments have been weighed in light of their potential cumulative effects.

- v. In addition to the above mandatory requirements, any proposed amendment must meet the following criteria unless compelling reasons justify its adoption without meeting them:

- a) Each amendment addresses needs or changing circumstances of the City as a whole or resolves inconsistencies between the Monroe Comprehensive Plan and other city plans or ordinances.

Applicant Response: The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

The “Multifamily” zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density, and be consistent with the surrounding developments. The Subject Site is in an area of high-density multifamily development.

The proposed Comprehensive Plan Amendment addresses the needs and changing circumstances of the City as a whole because the Monroe School District is a public service provider. The District is the provider of public school education service within the City and has determined this Docket Request is necessary. The District routinely evaluates their facilities and properties for long-term viability and to evaluate necessity. The Subject Site is no longer serving the program needs of students in the District. It was therefore decided to pursue a plan for the future use of the site for a non-school use.

Staff Analysis: As discussed above, 75-percent of the residential housing stock in the City is single family. New multifamily residential development is essential to establishing diversity in housing types, which would make Monroe more accessible

to a wider segment of the population. The School District's proposal has the potential to mitigate these concerns.

- b) Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.

Applicant Response: The proposed Comprehensive Plan Amendment is a non-project action. The Monroe School District prepared a SEPA Environmental Checklist, which discusses the anticipated potential environmental impacts. Project-level environmental impacts would be reviewed in conjunction with the review of any future subsequent land-use proposal.

Staff Analysis: As each proposed amendment on the 2018 – 2019 Comprehensive Plan amendment docket must be weighed in light of cumulative effects of the other amendments being considered, the City conducted a review under the State Environmental Policy Act (SEPA) to identify potential environmental impacts in the aggregate. This comprehensive plan amendment proposal from the Monroe School District for a concurrent FLUM amendment and rezone, identified by file nos. CPA2018-01 and RZ2018-01, was issued a SEPA Determination of Nonsignificance on July 3, 2019. The deadline for both submitting public comments and appealing the DNS was July 17, 2019. As stated in the applicant's response above, any potential project-related environmental impacts will be addressed at the time of permit review. During the SEPA DNS concurrent comment and appeal periods, no appeals were received. However, written comments were received from the following parties:

- Ashley Floyd (email received 7/16/2019)
- Randall Trivett (email received 7/16/2019)
- Amy Martin (email received 7/17/2019)

- c) Each amendment is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.

Applicant Response: The proposed Docket Request would be consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations. Granting the appropriate non-school designation (multifamily) adds buildable land for high-density residential infill in the City, which is consistent with the Housing, Land Use Assumptions, which rely on land use strategies to accommodate the City's housing unit needs through 2035. Some objectives include:

- Encouraging infill opportunities within existing City limits
- Encouraging the provision of diverse housing types in all areas of Monroe
- Encouraging housing growth near existing services, including park facilities

The request is necessitated because of changing circumstances as the sport fields are no longer useful or viable for the Monroe School District. In order to consider a future surplus of the properties, the Comprehensive Plan designation and zoning for the Subject Site need to be for non-school use. That action would provide increased residential (multifamily) infill land within the City, thereby meeting the goals of the Comprehensive Plan.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Staff Analysis: The comprehensive plan amendment application and associated rezone propose to change the future land use designation and zoning of the

subject properties to accommodate those land uses allowed within the multifamily residential (R25) zone. At present, the site is zoned Institutional.

To ensure consistency with the Future Land Use Map (FLUM) designations that were adopted as part of the City's state-mandated periodic update of the Comprehensive Plan in 2015, the zoning of many properties within the City, including the subject site, changed when the Unified Development Regulations (UDR) went into effect on May 1, 2019. Prior to the 2015 update, the property had been designated by the FLUM as Public Facilities School (PFS), and was compatibly zoned Public Open Space (PS). However, the FLUM changed substantially during the 2015 Comprehensive Plan update. The future land use of the subject properties was designated as Institutional. When the UDR was adopted, an Institutional zone was created. Consequently, upon adoption of the UDR, all properties designated as Institutional by the 2015 FLUM were zoned Institutional for consistency with the adopted Comprehensive Plan.

The Comprehensive Plan assumes a future residential capacity at build-out. Residential capacity calculations for the 2012 buildable lands analysis were predicated on the zoning in place at the time. As detailed above, the subject property was zoned Public Open Space (PS) at the time of the buildable lands inventory. Therefore, the properties were not included in the evaluation of the City's residential capacity to accommodate growth. Any residential development in an area that did not previously permit such residential land uses will presumably result in an increase in population capacity.

Approving the proposed Comprehensive Plan amendment potentially will add buildable land for high-density residential infill in the City, as consistent with the Housing and Land Use Elements. The City presently has capacity to accommodate a greater population than is established by its growth targets. This is generally a nonissue for larger cities that have sufficient resources to take on additional growth. Nevertheless, it can prove problematic for cities like Monroe that are unable to offer similar benefits, such as greater connectivity to high-capacity transit. The Puget Sound Regional Council's draft Vision 2050 plan concentrates most projected growth along major transportation routes such as Interstate 5. It is likely that small cities, such as Monroe, will not be expected to take on the same amount as population growth. Under these circumstances, the allocated growth targets for Monroe are to be considered more of a ceiling than a floor.

- d) Each amendment is compatible with neighboring land uses and surrounding neighborhoods, if applicable.

Applicant Response: The proposed Docket Request is to provide future consistency with neighboring land uses and surrounding neighborhoods. The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The "Multifamily" zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density, and be consistent with the surrounding developments.

The sports fields no longer serve the programming needs of school students in the Monroe School District. Preliminary evaluation shows adequate levels of service for area utilities, and public facilities and services to serve the Subject Site with development similar to the surrounding area (multifamily). Approval of the Docket Request would provide future flexibility to the District, a public service provider, and follows the timing and regulations of the City planning processes.

Staff Analysis: The proposal put forth by the Monroe School District is to amend the 2015 – 2035 Comprehensive Plan Future Land Use Map to change the land

use designation of the subject site from an “Institution” designation to a “Multifamily” designation. Concurrent with the proposed comprehensive plan amendment, the applicant submitted a rezone request to change the site’s zoning from “Institutional (IN)” to “Multifamily Residential (R25).” Information regarding adjoining land uses and zoning districts is provided in the following table:

**Land Uses and Zoning Districts Adjoining the Project Site**

<b>Direction from Site</b>	<b>Existing Land Use(s)</b>	<b>Comprehensive Plan FLUM Designation(s)</b>	<b>Zoning District(s)</b>
<b>North</b>	<ul style="list-style-type: none"> <li>• Multifamily residences</li> <li>• Single-family residences</li> </ul>	<ul style="list-style-type: none"> <li>• Multifamily</li> </ul>	<ul style="list-style-type: none"> <li>• Multifamily Residential (R25)</li> </ul>
<b>East</b>	<ul style="list-style-type: none"> <li>• N. Kelsey St. right-of-way</li> <li>• Sky Valley Education Center (across N. Kelsey St.)</li> </ul>	<ul style="list-style-type: none"> <li>• Institutional</li> <li>• Multifamily</li> </ul>	<ul style="list-style-type: none"> <li>• Institutional (IN)</li> <li>• Multifamily Residential (R25)</li> </ul>
<b>South</b>	<ul style="list-style-type: none"> <li>• Single-family residences</li> <li>• W. Columbia St. right-of-way</li> </ul>	<ul style="list-style-type: none"> <li>• High Density Single-Family Residential</li> <li>• Institutional</li> <li>• Multifamily</li> </ul>	<ul style="list-style-type: none"> <li>• Institutional (IN)</li> <li>• Multifamily Residential (R25)</li> <li>• Single-Family Residential – 15 Units per Acre (R15)</li> </ul>
<b>West</b>	<ul style="list-style-type: none"> <li>• St. Mary of the Valley Church</li> <li>• Single-family residences</li> </ul>	<ul style="list-style-type: none"> <li>• High Density Single-Family Residential</li> <li>• Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Institutional (IN)</li> <li>• Single-Family Residential – 15 Units per Acre (R15)</li> </ul>

As indicated by the table above, the proposed comprehensive plan amendment appears to be compatible with neighboring land uses.

- e) Each amendment is consistent with other plan elements, as amended by the proposals.

Applicant Response: The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

The proposed Docket Request is consistent with the overall intent of the Comprehensive Plan as demonstrated within the application packet (including attachments and appendices), the SEPA Environmental Checklist and the Monroe School District’s Capital Facilities Plan.

**E. PLANNING COMMISSION ACTION**

Following review of the remand of the 2018 – 2019 Comprehensive Plan amendment docket for consistency with the specified review criteria, the Planning Commission may elect to make one of the following possible motions:

1. Move to direct staff to draft Findings of Fact and Conclusions of Law recommending that the Monroe City Council **APPROVE** the proposed comprehensive plan amendments and associated rezone identified by file nos. CPA2018-01 and RZ2018-01; **OR**
2. Move to direct staff to draft Findings of Fact and Conclusions of Law recommending that the Monroe City Council **DENY** the proposed comprehensive plan amendments and associated rezone identified by file nos. CPA2018-01 and RZ2018-01; **OR**
3. Move to continue the public hearing to a future date to continue review of the proposed comprehensive plan amendments and associated rezone identified by file nos. CPA2018-01 and RZ2018-01.



**CITY OF MONROE**  
 Community Development Department  
 806 West Main Street  
 Monroe, WA 98272  
 Phone: (360) 794-7400  
 Fax: (360) 794-4007

## Citizen-Initiated Comprehensive Plan Amendment Application and Requirements

Date Received: <u>7/31/2018</u> Received By: <u>Kim Shaw</u> Fee Paid (date/time): <u>\$2998.75/2:30</u> Zoning of Adjacent Property: (North) <u>MR6000</u> (South) <u>MR6000/UR6000</u> (East) <u>POS</u> (West) <u>MR6000</u> Comp Plan Designation: <u>Institutional</u> (South) <u>Multifamily/High Density SFR</u> (East) <u>Multifamily</u> (West) <u>High Density SFR</u>	<b>OFFICE USE ONLY</b>	#5132 (CPA2018-01) COMP. PLAN Application Number: #5133 (RZ2018-01) REZONE Complete Application Date: <u>7/31/2018</u> Zoning of Site: <u>POS</u> Comp Plan Adjacent Property: (North) <u>Multifamily</u>
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**REQUIRED MATERIALS FOR A COMPLETE APPLICATION ARE:**

- 1 Original plus 4 copies of the completed application (Pages 1, 2, & 3)
- Appendices (See Page 4)
  - Appendix I – Describe proposal; one (1) original plus 4 copies.
  - Appendix II – Answer Parts A & B; one (1) original plus 4 copies.
  - Appendix III – Environmental (SEPA) checklist with supporting reports as required, one (1) original plus 4 copies, if applicable.
  - Appendix IV – Legal description/proof of ownership. Provide a current title report; one (1) copy dated within 30 days of application, if applicable.
- 1 copy of Vicinity and Site Plan Maps (*Only required for site specific proposals*)
- Fees – Refer to the latest fees resolution to determine cost of application.

<b>OFFICE USE ONLY</b>			
Planning Application Fee:	<u>\$ 1650.00/275.00</u>	Publication Fee:	<u>\$ 200.00</u>
Fire Plan Check Fee:	<u>\$ 0</u>	Mailing Fee:	<u>\$ 150.00+\$50.00 Signs</u>
SEPA Fee:	<u>\$550.00</u>	Technology Fee:	<u>\$123.75</u>
<b>TOTAL FEES:</b>			<u>\$ 2998.75</u>

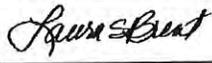
## Citizen-Initiated Comprehensive Plan Amendment Application

### Type of Application (Check all that apply.)

- Change of goals, policies & implementation measures
- Change to future land use map
- Change of Urban Growth Boundary (in conjunction with request to Snohomish County).
- Change to an element of the Comprehensive Plan (*Transportation, Parks, Land Use, etc.*)
- Technical Corrections (*Terminology, References, etc.*)

### 1. Application Information

A. Name of Applicant: Brent Planning Solutions, LLC, Attn: Laura S. Brent, AICP

Signature: 

Home Address: P.O. Box 1586

City and Zip Code: Mukilteo, WA 98275

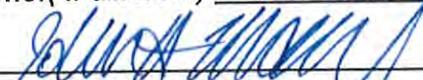
Email address: lbrent@brentplanningsolutions.com Phone: 425.971.6409

Mailing Address (if different): \_\_\_\_\_

City and Zip Code: \_\_\_\_\_

Monroe School District #103, Owner Project Contact:

B. Name of Owner (if different): John Mannix, Assistant Superintendent, Operations

Signature: 

Home Address, City and Zip Code: \_\_\_\_\_ Email: mannixj@monroe.wednet.edu

200 E. Fremont Street, Monroe, WA 98272 360.804.2579  
(Phone #) \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

City and Zip Code: \_\_\_\_\_

**NOTE:** A PROPERTY OWNER is any person, corporation or financial institution that has ownership of all, a portion of, or percentage of, a property shown on the title certificate for said property. If additional property ownership is involved, attach additional names, addresses and signatures to this page.

## Citizen-Initiated Comprehensive Plan Amendment Application

**2. Location of Property** *(If applicable)*

A. Section 01 Township 27 N Range 06 E

**3. Legal Description(s) - Property Information** *(If applicable)*

A. Tax Account Number(s): 27060100100400, 27060100205100, and 27060100404500

B. Size of **entire** site (acres/square feet): Three parcels totalling 12.41+/- acres

C. Comprehensive Plan Designation: The site is designated as "Institutional"

D. Current Use of Property: Informal Ballfield

E. Describe physical characteristics: \_\_\_\_\_

The site is known as Marshall Field & Memorial Stadium. A detailed project and site description are included with the full application submittal.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

F. Sensitive Areas (wetlands, steep slopes, etc.): \_\_\_\_\_

None. A detailed site description is included with the full application submittal.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applications will be accepted Monday through Friday  
8:00 am – 12:00 pm & 1:00 pm – 5:00 pm

# Monroe School District Comprehensive Plan Amendment / Rezone

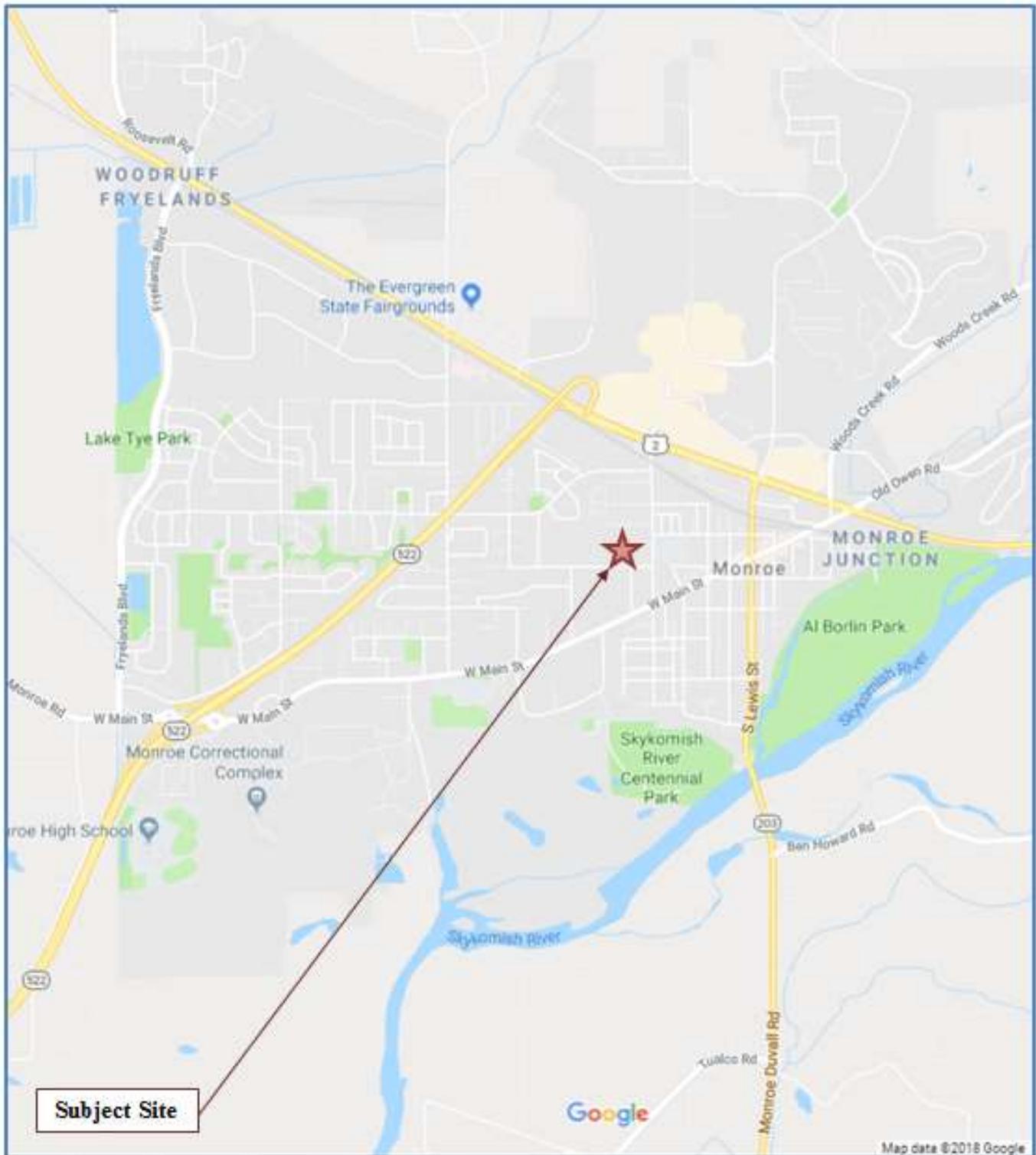


Figure 1 – Vicinity Map

MONROE SCHOOL DISTRICT No. 103  
 COMPREHENSIVE PLAN AMENDMENT/REZONE

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CITIZEN INITIATED COMPREHENSIVE PLAN AMENDMENT APPLICATION  
 & COMBINED PERMIT APPLICATION (LAND USE: REZONE)  
 JULY 2018

APPENDICES

APPENDIX I

**APPENDIX I**

Provide a type written description of the proposal including any relevant background material. The proposed amendment application shall consist of at least the following information, and consistent with the Citizen Initiated Comprehensive Plan Amendment Application and Submittal Checklist:

1. A description of the proposal, including any relevant background material;
  - 1.a. If a request to amend the Comprehensive Plan Land Use Map is approved for consideration during the review cycle, staff may require additional information to be submitted including, but not limited to, an environmental review, traffic study, and utilities analysis.

**Response:** As provided for in Resolution No. 2012/020, the City of Monroe is now accepting “Citizen-Initiated” requests to amend the City of Monroe 2015-2035 Comprehensive Plan. The amendments will be considered as part of the City’s 2018-2019 Plan amendment cycle. The Monroe School District #103 is submitting a Comprehensive Plan Amendment (Docket Request) and concurrent rezone during this amendment cycle. The Docket Request is a non-project action proposal for the City of Monroe (City) to amend the Comprehensive Plan with a change to the Future Land Use Map and a concurrent rezone.

The current Comprehensive Plan map designation of the site is “Institutional” and current implementing zoning is “Open Space”. The District is requesting an amendment to the Comprehensive Plan – Future Land Use Map to the “Multifamily” designation (consistent with the adjacent area), as well as requesting a concurrent rezone to “Multifamily”.

The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The District’s proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements. The “Multifamily” zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density. While there is not a project associated with the Docket Request, the density used for review in the Environmental Checklist was at the high-end of this range. This was done to determine the full-range of the necessary infrastructure to serve any future land-use development proposal.



Additionally, since the District’s request is to amend the Comprehensive Plan Land Use Map during the review cycle, City staff requested analysis and submittal of additional information. This included an environmental review, traffic study, and utilities analysis, which were based upon a conceptual site layout to provide discussion of potential environmental impacts of any future subsequent land-use. The following items were prepared and have been submitted as a part of this application:

Wetland and Stream Determination Report ..... Wetland Resources, Inc.  
Conceptual Site Layout ..... Harmsen & Associates, Inc.  
Memorandum (Transportation – Rezone Volume Analysis) ..... Gibson Traffic Consultants, Inc.

Results of the analysis of showed compatibility of multifamily on the site. While the study was of a conceptual site layout, future site-specific development proposals would be subject to a subsequent analysis (including a full SEPA environmental review) of the proposal, and review of any proposed measures to reduce or control impacts.

Analysis of the conceptual site layout determined the following:

- The on-site soils are conducive to erosion and would require on-site erosion control measures during any clearing and/or site construction. Any future development would meet code requirements for grading and erosion control.
- Any future development of the site would generate emissions related to construction on the site, which would be of short duration. Any potential future residential development would create emissions typical of a residential development.
- A minimal amount of oils, grease and other pollutants from paved areas could potentially enter the ground or downstream surface waters through runoff. As part of any future development a drainage plan with water quality treatment would be provided for stormwater collected from pollution-generating surfaces.
- No Priority Habitats or Species are known to be on the site or were observed during site visits. There is a nearby Vaux’s swift communal roost, which is designated a priority habitat per the Washington Department of Fish and Wildlife (WDFW). However, development or construction on the subject property would not physically affect the chimney where the roost is located. Any development on the subject property would not impact the designated priority habitat area.
- Noise levels would vary due to the type and usage of the equipment. Construction noises are only generated during those times and are usually of short duration for each activity.
- Long-term noise sources are those associated with the site use, including building functions, on-site vehicles and any recreational areas that may be provided.
- Development consistent with the proposed designation would be related to residents and based on units developed per acre. Development at the high-end of the multifamily designation could yield 288-296 units. Based on 2.97 persons per household, potentially 879 residents could reside on the site.
- Any future development of the site would have to go through various permits from the City. At that time, there would be a review of potential impacts related to traffic drainage and



other site development impacts. The proposal would allow development consistent with the Comprehensive Plan future land use map and provide a consistent implementing zone.

- Future development would potentially change the views on and to the site from field areas to developed housing.
- The conceptual site layout provided approximately 600 onsite parking spaces.
- The potential rezone, with a future development, would add vehicle trips to several City intersections that are projected to operate at level of service E or F in 2035. However, the City has established a corridor level of service for its concurrency evaluation. Based on the concurrency corridor analysis contained in the City's operational level of service appendix of the City's Transportation Plan the future 2035 level of service of the corridors are all expected to operate at acceptable level of service D or better with the highest corridor delay being on W Main Street East corridor that has a projected delay of 50 second per entering vehicle. The four intersections that the rezone (future development proposal) adds any measurable trips to are:
  - Main Street/Frylands Blvd (Int #9)
  - Main Street Ramps with SR-522 (Int #10, 11)
  - Main Street/179<sup>th</sup> Street (Int #29)

The proposed rezone would add between 0.4% to 1.55% increase in volume to those corridor intersections or an average of less than 1% increase to the highest delay concurrency corridor. The plan shows that W Main Street East corridor has a projected delay in 2035 of 50 seconds (without the rezone) while 55 seconds appears to be the threshold for LOS E (i.e., a delay increase capacity of approximately 10% before LOS E is likely to be reached).

Any future development of the site would be required to provide a traffic study based on the number of units to be developed. The study would review impacts and potential mitigation that may be necessary. Frontage and pedestrian walkway improvements would be required.

- A specific study on utility capacity was not performed. The following provides details regarding utilities (sanitary sewer, water, storm water) for the site area.

Sanitary sewer is available along Kelsey Street (10" line) and Columbia Street (8" line). The depth in Kelsey is approximately nine feet. The length of the site might require multiple sewer connections or a pump for the future potential projects' western-most units.

Water is available along Kelsey Street (10" line) and Columbia Street (8" line). The valley area of the City is generally known to have adequate capacity and pressure for future potential projects of this nature.

All stormwater would need to be handled on-site through infiltration as there are no local storm connections that offer capacity for the future subsequent potential project. The soils in the Monroe valley area are generally very conducive to infiltration and the site is expected to have no issues controlling stormwater runoff. All projects need to control



construction stormwater and protect it from pollutants and sediment. With the site having free draining soils, the threat of soil erosion is small. Standard Best Management Practices (BMPs) would be used during future subsequent potential project construction.

Additional details are provided in the SEPA Environmental Checklist and combined application packet.

2. Reference to the element(s) of the comprehensive plan that is proposed for amendment;

**Response:** The District is requesting a Comprehensive Plan amendment to the Future Land Use Map from “Institutional” to “Multifamily”.

3. Proposed amendment language, when applicable;

**Response:** Not applicable. The requested amendment is to the Future Land Use Map designation only.

4. An explanation of why the amendment is being proposed;

**Response:** The District is requesting the Comprehensive Plan Amendment and concurrent rezone to allow other options to manage this site resource. While the site is no longer used for formal education programs, the location doesn’t lend itself for future school facilities. The site is located in close proximity to other schools that are developed. The site is currently used as an informal ballfield, which is used by the community. The District does not use it for school athletic programs or other school program uses. There are other schools in the area that provide such facilities for school-use. A number of these fields have newer all-weather surfaces allowing for additional opportunities for community use after school hours.

As the District has reviewed options for site use, the ability to process a Comprehensive Plan Amendment provides the opportunities for future development options that could provide additional funding for other needed school projects. While there are currently no plans for the site, this Docket Request allows the best management of the site resource.

5. A description and/or map of the property affected by the proposal;

**Response:** The Subject Site includes three tax parcels (#27060100100400, 27060100205100, and 27060100404500), totaling 12.41± acres in size (see **Figure 1 – Vicinity Map** and **Figure 2 – Parcel Map**). Two of the parcels have physical addresses assigned (210 Kelsey Street and 447 W Columbia Street) and one parcel is described as vacant/undeveloped with no physical address.

Generally, the property is bounded by residential use on the north (including an apartment complex), church property on the west, residential properties and W. Columbia Street on the south, and Kelsey Street on the east. The current use is an informal ballfield, which is used by



the community. The site is developed with four sports fields, which includes grass ballfields and a cinder track, associated buildings, bleachers, lighting and a parking lot. The structures on site are in poor condition. The vegetation is maintained lawn with a few scattered trees along the border of the site.

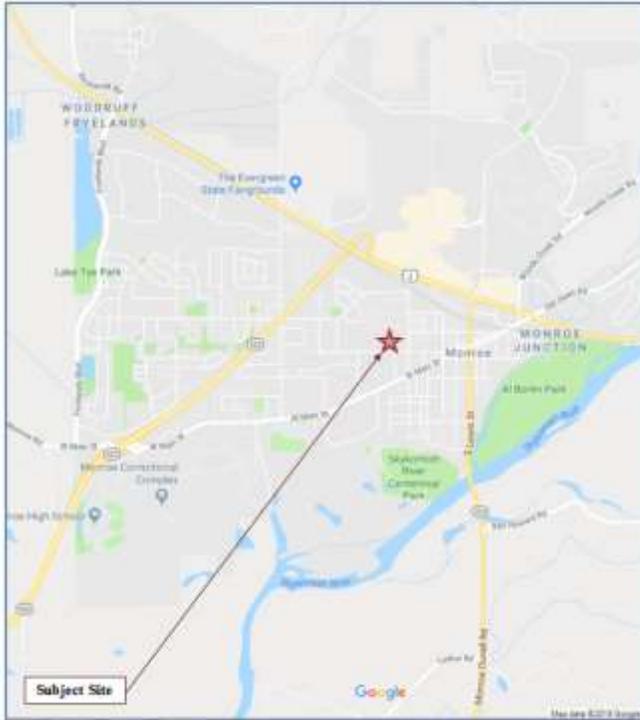


Figure 1 – Vicinity Map



Figure 2 – Site/Parcel Map

6. The appropriate fee, as listed in the Fees Resolution in place at the time of application submittal

**Response:** The appropriate fee for the Comprehensive Plan Amendment and concurrent rezone will be paid as part of the application.



## APPENDIX II

### Part A

The Planning Commission will provide a recommendation to the City Council whether the proposed amendment should be considered for further review based on the following criteria:

1. Consideration of the previous record if the amendment was reviewed and denied during a previous amendment review cycle;

**Response:** The Monroe School District has not applied for this amendment previously.

2. The proposed amendment advances goals and policies of the comprehensive plan;

**Response:** The proposed Comprehensive Plan Amendment advances the goals and policies of the Comprehensive Plan. The Multifamily designation is consistent with the 2015-2035 City of Monroe Comprehensive Plan adopted Future Land Use Map. The proposed zoning designation would provide the consistency with the Comprehensive Plan designation. The density of 12-25 units per acre has been used for review purposes only; however, it is consistent with forecast conditions as illustrated by the City in their Land Use and Housing Chapters of the Comprehensive Plan. Recent trends are showing increases in multifamily developments. Higher density housing development also helps the City achieve goals of the downtown, Main Street growth and GMA supported infill development.

The District does develop a Capital Facilities Plan (CFP), which outlines the present and future facilities need for the District. The proposal is consistent with the District's adopted CFP. The proposed Docket Request is consistent with the District's determination that the Subject Site is no longer an athletic resource for school-use.

The existing infrastructure allows future development on the site with appropriate development improvements and satisfying the City development standards.

3. The proposed amendment is consistent with the goals and regulations of the Growth Management Act;

RCW 36.70A contains many elements that address development in regards to the Growth Management Act. Of particular consideration are the planning goals contained in RCW 36.70A.020. This amendment request is consistent with those planning goals and are addressed below in italics. As stated in the RCW, *"The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:"*



- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

**Response:** The proposal would provide a Comprehensive Plan – Future Land Use Map change from “Institutional” to “Multifamily” and concurrent rezone. This would allow the Subject Site to develop consistent with the surrounding urban area. The area is served by urban-level public facilities and services, including utilities.

- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

**Response:** The proposal would reduce sprawl by allowing infill of high-density multifamily development within the City.

- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

**Response:** Through infill high-density development within the City, transportation systems are better able to accommodate residents and commuters, who could take advantage of mass transit and alternative forms of transportation. Preliminary evaluation suggests that the existing street system would accommodate multifamily development on the Subject Site.

- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

**Response:** This proposal would allow vacant land to be redeveloped into multifamily use. Through encouraging appropriate infill of high-density development within the City, a variety of residential densities and housing types would be offered. This increases the residential options, which helps to keep housing affordable and available to all economic segments and further encourages preservation of existing housing stock.

- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

**Response:** The Monroe School District routinely evaluates their facilities and properties for long-term viability and to evaluate necessity. The Subject Site is no longer necessary to serve the program needs of students in the District. It was therefore decided to pursue options for the future use of the site for a non-school use.

- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

**Response:** The request does not impact property rights of other land owners, but allows the Monroe School District to plan for a future use of the Subject Site for a non-school use, as a private property. The District therefore is seeking to have the Comprehensive Plan –



Future Land Use Map changed to a designation and zoning consistent with a non-school site, and compatible with the adjacent multifamily designations.

- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

**Response:** This Docket Request will follow the prescribed timing as outlined by the City. As stated on the City's website: *As provided for in Resolution No. 2012/020, the City of Monroe is now accepting "Citizen-Initiated" requests to amend the City of Monroe 2015-2035 Comprehensive Plan. The amendments will be considered as part of the City's 2018-2019 Plan amendment cycle.*

The existing sport field use was granted through proper governmental approvals more than 20 years ago. Any future land-use application would be required to apply through the City, and be subject to then current processes and timeframes for approval. The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

**Response:** Natural resource industries would not be impacted with the approval of this amendment.

- (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

**Response:** While approval of this amendment does remove a perceived open space with recreational opportunities for the neighborhood, the Subject Site is not a public park, but rather a school property. School property must either be serving the District, typically in meeting programing needs of students, or potentially be surplus in the future.

Multifamily development of the site in the future may be subject to parks mitigation and/or open space requirements from the City.

- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

**Response:** The Subject Site was reviewed for any wetlands and/or critical areas. There are none on or adjacent to the property. The area has both public water and sanitary sewer service provided by the City. Impacts on environmental elements, including air and water quality, and the availability of water, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

**Response:** The Monroe School District has held a community discussion at a school board meeting to discuss the proposal. There would be additional opportunities for area residents to provide input during the City's Docket process, as well as any future District property evaluation. The proposed request would allow potential development consistent with the



2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements. The City's plan updates have a public process with participation of the community.

- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

**Response:** The sports fields no longer serve the programming needs of school students in the Monroe School District and are not utilized for school-use. Preliminary evaluation shows adequate levels of service for area utilities, and public facilities and services to serve the Subject Site with development similar to the surrounding area (multifamily).

Approval of the Docket Request would provide future planning flexibility to the District, a public service provider, and follows the timing and regulations of the City planning processes.

- (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

**Response:** The Subject Site is not known to have any structures of historic significance, nor has it been mapped on the Washington Department of Archaeology and Historic Preservation's WISSARD system online. The Monroe School District is unaware of any archaeological or historical significance regarding the Subject Site.

4. The relationship of the proposed amendment to other City codes and regulations; and

**Response:** The proposed Comprehensive Plan Amendment is consistent with the City codes and regulations. The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

The "Multifamily" zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density, and be consistent with the surrounding developments. The City is currently reviewing zoning designations to be consistent with the adopted land use map. Analysis of the conceptual site layout included review of the City's proposed chapter on Multifamily Zoning Residential Zoning Districts, which *promotes the small town character of Monroe* with provision of compatible multifamily housing stock and encourages Multifamily:

*...for land that is located convenient to principal arterials and business and commercial activity centers where a full range of public facilities and services to support urban development exists. Multifamily residential zoning districts are intended for areas of infill housing and housing developments for seniors and other special housing groups.*

Since the Subject Site no longer serves the programming needs of students, the Monroe School District is requesting a Comprehensive Plan Amendment to the Future Land Use Map



designation from “Institutional” to “Multifamily”, which is an appropriate non-school use designation that is compatible with the surrounding area. Approval of the Docket Request would provide future flexibility to the District, a public service provider, and follows the timing and regulations of the City planning processes.

5. The cumulative effect(s) of the proposed plan amendment(s).

**Response:** The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements. The proposed Comprehensive Plan Amendment cumulative effects(s) would allow the Monroe School District to potentially surplus property no longer needed for school-use, which is supported by the MSD Capital Facilities Plan (CFP).

If the Comprehensive Plan amendment and rezone are approved, the property would have the potential to provide increased multifamily housing land within the City of Monroe to better meet increasing population demands.

## Part B

A comprehensive plan amendment may be approved or approved with modifications:

1. Each amendment:
  - a. Shall not adversely affect public health, safety, or welfare in any significant way;
  - b. Shall be consistent with the overall goals and intent of the comprehensive plan;
  - c. Shall be in compliance with the Growth Management Act and other State and Federal laws; and
  - d. Must be weighed in light of cumulative effects of other amendments being considered.

**Response:** The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.



2. In addition to the above mandatory requirements, any proposed amendment must meet the following criteria unless compelling reasons justify its adoption without meeting them:
  - a. Addresses needs or changing circumstances of the City as a whole or resolves inconsistencies between the Monroe Comprehensive Plan and other city plans or ordinances.

**Response:** The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

The “Multifamily” zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density, and be consistent with the surrounding developments. The Subject Site is in an area of high-density multifamily development.

The proposed Comprehensive Plan Amendment addresses the needs and changing circumstances of the City as a whole because the Monroe School District is a public service provider. The District is the provider of public school education service within the City and has determined this Docket Request is necessary. The District routinely evaluates their facilities and properties for long-term viability and to evaluate necessity. The Subject Site is no longer serving the program needs of students in the District. It was therefore decided to pursue a plan for the future use of the site for a non-school use.

- b. Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.

**Response:** The proposed Comprehensive Plan Amendment is a non-project action. The Monroe School District prepared a SEPA Environmental Checklist, which discusses the anticipated potential environmental impacts. Project-level environmental impacts would be reviewed in conjunction with the review of any future subsequent land-use proposal.

- c. Is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.

**Response:** The proposed Docket Request would be consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations. Granting the appropriate non-school designation (multifamily) adds buildable land for high-density residential infill in the City, which is consistent with the Housing, Land Use Assumptions, which rely on land use strategies to accommodate the City’s housing unit needs through 2035. Some objectives include:

- Encouraging infill opportunities within existing City limits
- Encouraging the provision of diverse housing types in all areas of Monroe



- Encouraging housing growth near existing services, including park facilities

The request is necessitated because of changing circumstances as the sport fields are no longer useful or viable for the Monroe School District. In order to consider a future surplus of the properties, the Comprehensive Plan designation and zoning for the Subject Site need to be for non-school use. That action would provide increased residential (multifamily) infill land within the City, thereby meeting the goals of the Comprehensive Plan.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

- d. Is compatible with neighboring land uses and surrounding neighborhoods, if applicable.

**Response:** The proposed Docket Request is to provide future consistency with neighboring land uses and surrounding neighborhoods. The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The “Multifamily” zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density, and be consistent with the surrounding developments.

The sports fields no longer serve the programing needs of school students in the Monroe School District. Preliminary evaluation shows adequate levels of service for area utilities, and public facilities and services to serve the Subject Site with development similar to the surrounding area (multifamily).

Approval of the Docket Request would provide future flexibility to the District, a public service provider, and follows the timing and regulations of the City planning processes.

- e. Is consistent with other plan elements and the overall intent of the comprehensive plan.

**Response:** The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

The proposed Docket Request is consistent with the overall intent of the Comprehensive Plan as demonstrated within the application packet (including attachments and appendices), the SEPA Environmental Checklist and the Monroe School District’s Capital Facilities Plan.



**ATTACHMENT 6**

**APPENDIX III**

Provide a completed and signed Environmental Checklist.

**Response:** The Monroe School District has prepared a SEPA Environmental Checklist. The original and four copies are a part of the application submittal packet.



# **ENVIRONMENTAL CHECKLIST**

## **Monroe School District Comprehensive Plan Amendment / Rezone**

**July 2018**

**Prepared by Environmental Consultant  
Reviewed and Authorized by the Monroe School District #103**



**Brent Planning Solutions, LLC**

*Effective team solutions in project management, environmental and land use permitting, civil engineering, and wetland resources.*

*Project*  
**Monroe School District  
Comprehensive Plan Amendment / Rezone (Docket Request)**

*Applicant*  
**Monroe School District #103**

*Environmental Consultant*  
**Laura S. Brent, AICP**

**July 2018**

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Appendix A: Legal Description



## ENVIRONMENTAL CHECKLIST

### *Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered “does not apply.” IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

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## ENVIRONMENTAL CHECKLIST

### A. BACKGROUND

- 1. Name of proposed project, if applicable:** Monroe School District Comprehensive Plan Amendment / Rezone (Docket Request)
- 2. Name of applicant:** Monroe School District #103
- 3. Address and phone number of applicant and contact person:**

**Applicant:** Monroe School District #103  
**Contact Person:** John Mannix, Assistant Superintendent of Operations  
200 East Fremont Street, Monroe WA 98272  
**Phone:** 360.804.2570  
**Email:** mannixj@monroe.wednet.edu



**Environmental**

**Consultant:** Brent Planning Solutions, LLC

Contact Person: Laura S. Brent, AICP  
P.O. Box 1586, Mukilteo, Washington 98275

Phone: 425.971.6409

Email: lbrent@brentplanningsolutions.com

**4. Date checklist prepared:** This Checklist was prepared in July 2018.

**5. Agency requesting checklist:** The City of Monroe (City) is the agency with land use permit authority. The City is also the lead agency for environmental review and SEPA compliance for this project. This document has been prepared by Brent Planning Solutions, LLC (BPS) and has been reviewed and authorized by the Monroe School District (District).

**6. Proposed timing or schedule (including phasing, if applicable):**

This Docket Request will follow the prescribed timing as outlined by the City. As stated on the city’s website: *As provided for in Resolution No. 2012/020, the City of Monroe is now accepting “Citizen-Initiated” requests to amend the City of Monroe 2015-2035 Comprehensive Plan. The amendments will be considered as part of the City’s 2018-2019 Plan amendment cycle.*

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

This proposal is for a non-project action related to a Docket Request for a comprehensive plan amendment and concurrent rezone. The District may decide in the future to surplus the property, which would require a formal surplus procedure.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

This proposal is for a non-project action related to a Docket Request for a comprehensive plan amendment and concurrent rezone. As part of the Docket Request application, a conceptual site layout was prepared to analyze potential impacts associated with future development if the request was approved. The conceptual site layout (site plan) is included in this Checklist. Utility and transportation information was also completed for the potential of future site development.

Wetland and Stream Determination Report..... Wetland Resources, Inc.  
Conceptual Site Layout..... Harmsen & Associates, Inc.  
Memorandum (Transportation – Rezone Volume Analysis)..... Gibson Traffic Consultants, Inc.

As part of the community outreach process, the District did hold a discussion of the request at their July 16, 2018 board meeting. A number of community members attended that meeting.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

There are no governmental approvals of other proposals that would have a direct effect on the subject docketing proposal.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

Comprehensive plan amendments must be considered and approved by the Planning Commission and County Council, with coordination of state agency review during the comment period. SEPA determination/compliance would also be completed by the City.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

As provided for in Resolution No. 2012/020, the City of Monroe is now accepting “Citizen-Initiated” requests to amend the City of Monroe 2015-2035 Comprehensive Plan. The amendments will be considered as part of the City’s 2018-2019 Plan amendment cycle. The Monroe School District is submitting a Comprehensive Plan Amendment (Docket Request) and concurrent rezone during this amendment cycle. The Docket Request is a non-project action proposal for the City of Monroe (City) to amend the Comprehensive Plan with a change to the Future Land Use Map and a concurrent rezone.

The site includes three parcels totaling 12.41± acres in size (see *Figure 1 – Vicinity Map* and *Figure 2 – Parcel Map*). Two of the parcels have physical addresses assigned (210 Kelsey Street and 447 W Columbia Street) and one parcel is described as vacant/undeveloped with no physical address. Generally, the property is bounded by residential use on the north (including an apartment complex), church property on the west, residential properties and W. Columbia Street on the south, and Kelsey Street on the east. The current use is an informal ballfield, which is used by the community. The District does not use it for school athletic programs or other school program uses. There are other schools in the area that provide such facilities for school-use. A number of these fields have newer all-weather surfaces allowing for additional opportunities for community use after school hours.

The site is developed with four sports fields, which includes grass ballfields and a cinder track, associated buildings, bleachers, lighting and a parking lot. The structures on site are in poor condition. The vegetation is maintained lawn with a few scattered trees along the border of the site. Sanitary sewer is available along Kelsey Street and Columbia Street. Water is also available along Kelsey Street and Columbia Street. The soils in the Monroe valley area are generally very conducive to infiltration and the site is expected to have no issues controlling stormwater runoff with future development. The site has adequate access from both Kelsey and Columbia Streets.

The District is requesting the Comprehensive Plan Amendment and rezone to allow other options to manage this site resource. While the site is no longer used for formal education programs, the location doesn’t lend itself for future school facilities. The site is located in close proximity to other schools that are developed. As the District has reviewed options for site use, the ability to process a Comprehensive Plan Amendment provides the opportunities for future development options that could provide additional funding for other needed school projects. While there are currently no plans for the site, this allows the best management of the site resource. The current Comprehensive Plan map designation of the site is “Institutional” and current implementing zoning is “Open Space”. The District is requesting an amendment to the Comprehensive Plan – Future Land Use Map to the “Multifamily” designation (consistent with the adjacent area), as well as requesting a concurrent rezone to “Multifamily”.

The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The District’s proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements. The “Multifamily” zoning designation would provide a range of density between



12 and 25 dwelling units per acre where the infrastructure can support the density. While there is not a project associated with the Docket Request, the density used for review in the Environmental Checklist was at the high-end of this range. This was done to determine the full-range of the necessary infrastructure to serve any future land-use development proposal. As part of the Docket Request/Rezone application, a conceptual site layout was prepared to analyze potential impacts associated with future development if the request were to be approved. The conceptual site layout (site plan) is included in this Checklist (see *Figure 3 – Conceptual Site Layout*).

Please refer to the SEPA Environmental Checklist and combined application packet for additional details.

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The Subject Site is located within the central area of the City of Monroe (see *Figure 1 – Vicinity Map*). The subject property is comprised of three tax parcels (#27060100100400, 27060100404500, 27060100205100), and is 12.41± acres in size. The site is developed and contains four sports fields and cinder track, associated buildings, bleachers, lighting and a parking lot. The parcels are detailed from the Snohomish County Assessor records in *Table 1 – Subject Site/Parcels*. Two of the parcels have physical addresses assigned (210 Kelsey Street and 447 W Columbia Street) and one parcel is described as vacant/undeveloped with no physical address. The site is within Section 01, Township 27N, Range 06E, Wm.M, and a parcel is located within the northwest, northeast and southeast quarters. Generally, the property is bounded by residential use on the north (including an apartment complex), church property on the west, residential properties and W. Columbia Street on the south, and Kelsey Street on the east (see *Figure 2 – Parcel Map*). Frank Wagner Elementary School is located to the south and Sky Valley Education Center to the east of the site.

**Table 1 – Subject Site/Parcels**

<b>Parcel</b>	<b>Size</b>	<b>Use</b>	<b>Address</b>
27060100100400	4.75 ac	school-use code	210 Kelsey Street, Monroe
27060100404500	0.7 ac	school-use code	449 W Columbia Street, Monroe
27060100205100	6.96 ac	undeveloped land code	no physical address (ballfield)
<b>Total Acreage:</b>	<b>12.41±</b>		

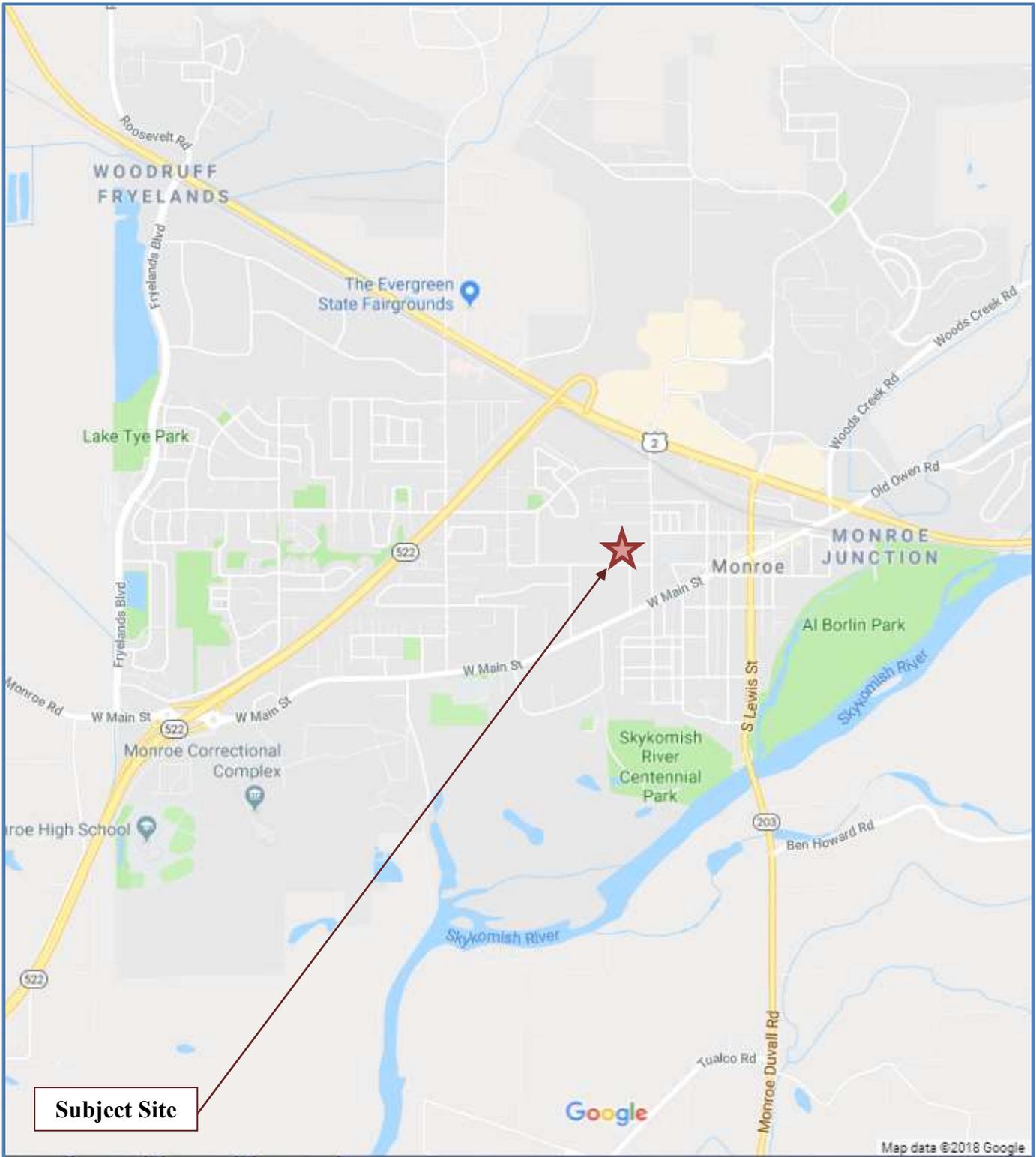
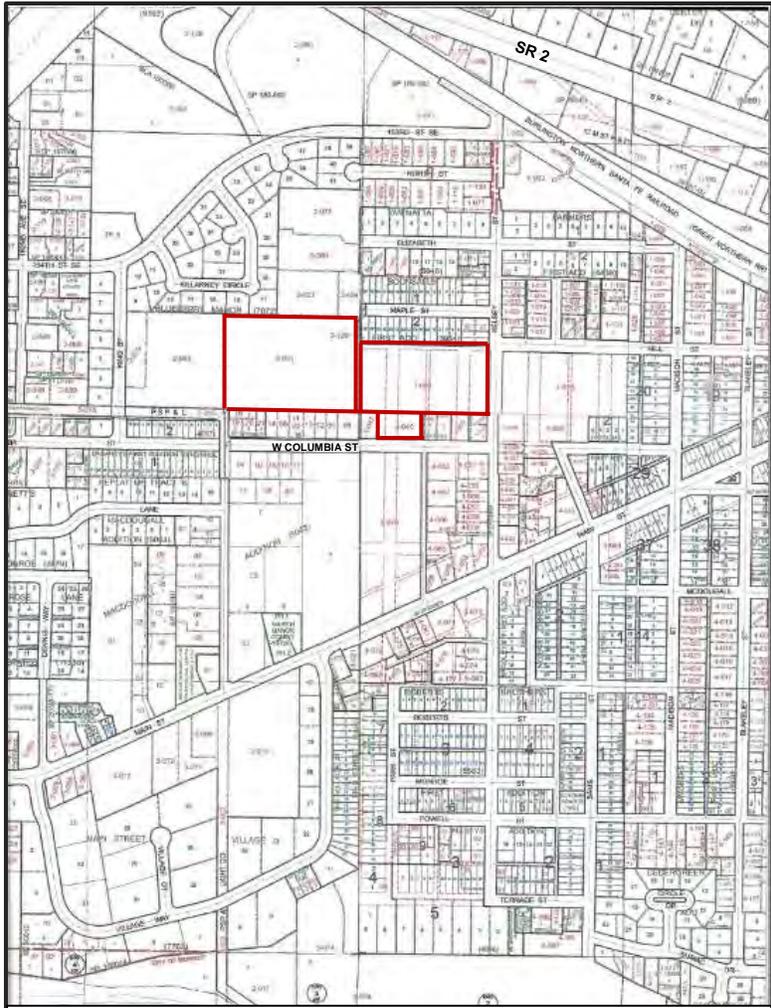


Figure 1 – Vicinity Map





Source: Snohomish County Assessors, Quarter Section Maps 2018

Figure 2 – Parcel Map

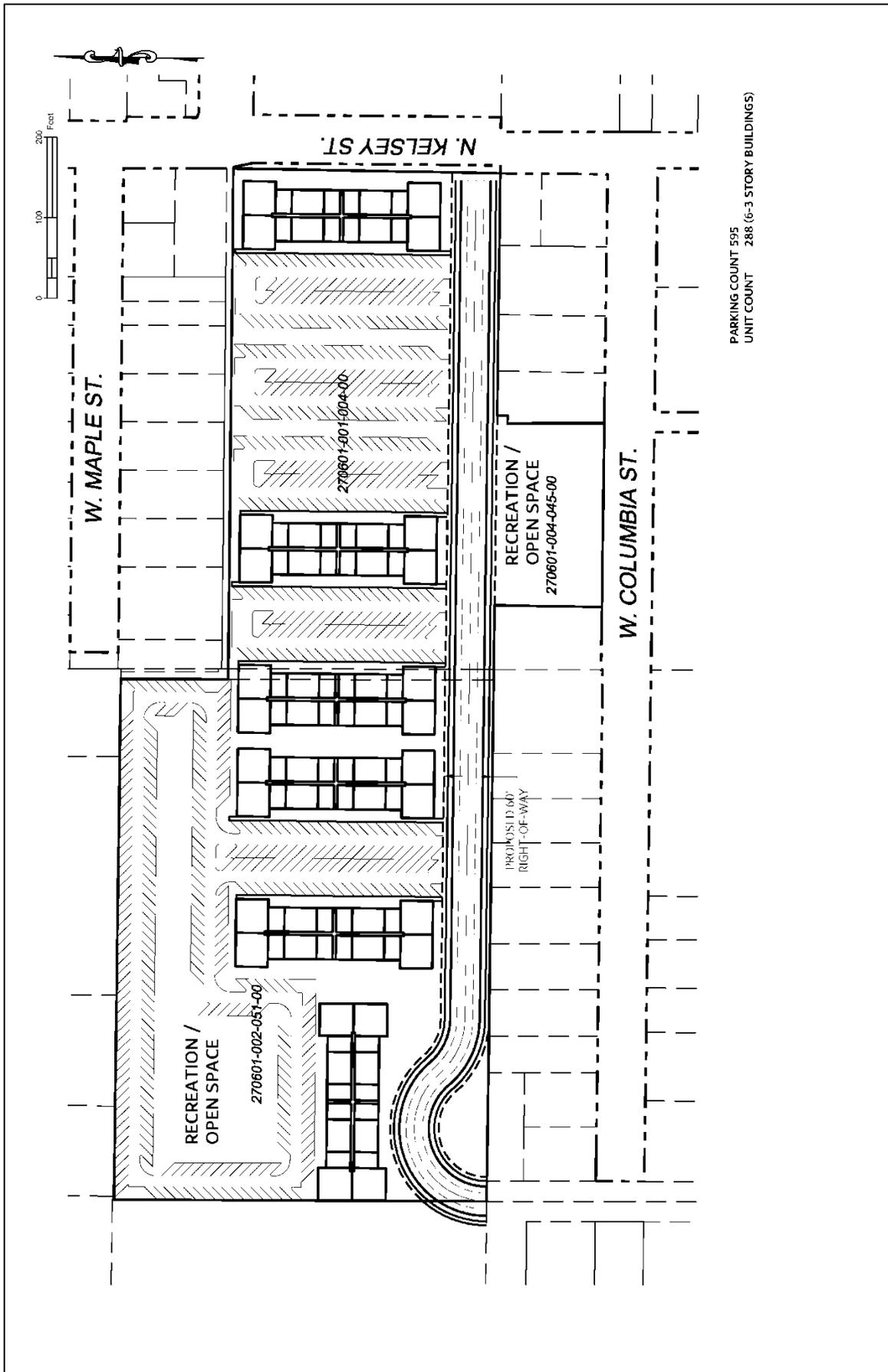


Figure 3 – Conceptual Site Layout



## B. ENVIRONMENTAL ELEMENTS

### 1. EARTH

- a. **General description of the site (circle one):**  Flat, rolling, hilly, steep slopes, mountainous, other.

Topography of the property is generally flat, with the edges of the football and baseball fields slightly lower than the center of the fields.

- b. **What is the steepest slope on the site (approximate percent slope)?**

Slopes on the Subject Site are 0 to 3 percent.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

The USDA/NRCS Web Soil Survey maps the soils underlying the site as Sultan silt loam. The Sultan series consists of very deep, moderately well drained soils formed in recent alluvium on floodplains at elevations of near sea level to 120 feet. Slopes are 0 to 3 percent.

Soils within the football field were generally dark brown (10YR 3/3) sandy loam in the upper four inches with a layer of sand below. Soils within the baseball/softball fields were generally dark brown (10YR 3/3) sandy loam or sandy clay loam in the upper layer with a dark yellowish brown (10YR 4/4) sandy loam in the sublayer.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

There are no known indications of unstable soils.

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request for a comprehensive plan amendment and concurrent rezone. Impacts on other environmental elements, including any aspect of *Earth* (including fill/excavation), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Development associated with the potential achieved through the requested action would result in clearing and grading the majority of the site.



**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request for a comprehensive plan amendment and concurrent rezone. Impacts on other environmental elements, including any aspect of *Earth* (including fill/excavation), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

On-site soils are conducive to erosion and would require on-site erosion control measures during any clearing and/or site construction. Any future development would meet code requirements for grading and erosion control.

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. However, future development within the densities allowed by the Multifamily designation would cover a large percentage of the site with impervious surfaces.

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

As a non-project action, no construction/development is proposed. Future site-specific development proposals would be subject to a separate SEPA review, which would include review of any proposed measures to reduce or control erosion, or other impacts to *Earth*.

**2. AIR**

**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Air* (including emissions), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Any future development of the site would generate emissions related to construction on the site, which would be of short duration. Any potential future residential development would create emissions typical of a residential development.



- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Off-site emissions are mainly related to vehicles on the area roadways and those associated with residential uses. The project area is considered in attainment for all air pollutants except carbon monoxide (CO). This means air quality is generally good throughout the area, except under certain circumstances that tend to promote poor air quality for short periods of time.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Air* (including mitigation measures for emissions), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

### **3. WATER**

- a. Surface:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Wetland Resources, Inc. (WRI) performed a site investigation on June 6, 2018 to locate and identify jurisdictional wetlands and streams on and within the vicinity of the Subject Site. The Public Land Survey System (PLSS) locator for the site is Section 01, Township 27N, Range 06E, Wm.M. Based on the results of the site investigation, there are no wetlands or streams on the site or the immediate vicinity.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including work over, in, or adjacent to), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Future development would not be within 200 feet of any water bodies.



- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including fill/dredge material), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

There would be no impact to surface water or wetlands with future development.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including surface water withdrawals/diversions), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The site is not located within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including any discharges of waste materials to surface waters), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

The site is served by public sewers with the proper extension.

**b. Ground:**

- 1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**



The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including ground water withdrawal/discharges), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

There are no water wells on the site. Public water is available to the site.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including waste material discharged into the ground), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Sewer is available at the site.

c. **Water Runoff (including storm water):**

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including runoff/collection/disposal), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Any future development would need to provide storm water facilities consistent with the requirements of the City.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including waste materials entering ground/surface water), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.



A minimal amount of oils, grease and other pollutants from paved areas could potentially enter the ground or downstream surface waters through runoff. As part of any future development a drainage plan with water quality treatment would be provided for stormwater collected from pollution-generating surfaces.

**3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including alteration/affect to drainage patterns), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**d. Proposed measures to reduce or control surface, ground, runoff water and drainage pattern impacts, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including impact mitigation measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**4. PLANTS**

**a. Check or circle types of vegetation found on the site:**

- deciduous tree: alder, maple, aspen, other: \_\_\_\_\_
- evergreen tree: fir, cedar, pine, other: \_\_\_\_\_
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: \_\_\_\_\_
- water plants: water lily, eelgrass, milfoil, other: \_\_\_\_\_
- other types of vegetation

Vegetation on the site consists of maintained grasses, with some areas containing creeping buttercup (*Ranunculus repens*) and white clover (*Trifolium repens*). Large Douglas fir trees (*Pseudotsuga menziesii*; FACU) are present off-site along the southern boundary of the property.

**b. What kind and amount of vegetation will be removed or altered?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an



amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Plants* (including vegetation removal/alterations), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Future development would remove existing vegetation which would be replaced with landscaping that meets the requirements of the City.

**c. List threatened or endangered species known to be on or near the site:**

No Priority Habitats or Species are known to be on the site or were observed during site visits.

There is a nearby Vaux's swift communal roost, which is designated a priority habitat per the Washington Department of Fish and Wildlife (WDFW). Per the definition of "*Fish and Wildlife Conservation Areas*" in Monroe Municipal Code 20.05.030, priority habitats designated by WDFW are considered habitats of local importance and therefore are Fish and Wildlife Conservation Areas. The communal roost is approximately 600 feet from the subject property, is within the chimney of an elementary school building, and within a developed residential area. There are currently no trees on the subject property, so any development on the site would not remove any trees or snags that may currently be utilized by the Vaux's swift. Development or construction on the subject property would not physically affect the chimney where the roost is located. Any development on the subject property would not impact the designated priority habitat area.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Plants* (including landscaping / preservation / enhancement), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**e. List all noxious weeds and invasive species known to be on or near the site.**

Common dandelion is located throughout the site, as well as some areas containing creeping buttercup and white clover.

**5. ANIMALS**

**a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**



birds: hawk, heron, eagle, songbirds, other: detailed below  
mammals: deer, bear, elk, beaver, other: detailed below  
fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

There is limited habitat for birds or animals on the site. The site is currently used by domestic pets and small rodents.

**b. List any threatened or endangered species known to be on or near the site.**

WDFW Priority Habitat and Species (PHS) Mapper does not show any Priority Habitats on or immediately adjacent to the site. The closest mapped habitat feature is a communal roost of Vaux's swift approximately 600 feet to the south on the Frank Wager Elementary School campus.

**c. Is the site part of a migration route? If so, explain.**

There may be migration routes of some species that may be in the vicinity of the site.

**d. Proposed measures to preserve or enhance wildlife, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Animals* (including preservation/enhancement measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**e. List any invasive animal species known to be on or near the site.**

It is likely that within the area there are rodents, mice, feral cats, etc. present on portions of the site; however, no specific species have been observed or documented on this particular site.

**6. ENERGY AND NATURAL RESOURCES**

**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

As a non-project action, no construction/development is proposed. The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Energy and Natural Resources* (including energy needs), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.



Electric and natural gas services are available to the site through extending the utilities.

**b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Energy and Natural Resources* (including solar energy), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Future development consistent with the proposed designations would allow multi-story structures; code required setbacks and height limitations would be required to meet city regulations.

**c. What kinds of energy conservation features are included in the plans of this proposal? List of other proposed measures to reduce or control energy impacts, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Energy and Natural Resources* (including energy conservation/impact mitigation), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Any future development of the site would include construction materials and features typical of newer development.

## **7. ENVIRONMENTAL HEALTH**

**a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so describe.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including hazards), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**1) Describe any known or possible contamination at the site from present or past uses.**

There is no known on-site contamination.



- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There is no known hazardous chemicals/conditions that affect the site or in the immediate vicinity.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including toxic/hazardous chemicals), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

- 4) **Describe special emergency services that might be required.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including special emergency services), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

The site is currently served by both fire and police.

- 5) **Proposed measures to reduce or control environmental health hazards, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including impact mitigation), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**b. Noise**

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, aircraft, other)?**

Existing noise generators are mainly those associated with vehicles on the adjacent road systems and residential uses. There are existing schools in the



vicinity that generate noise related to student use. The existing noise levels are not anticipated to impact any future development.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including existing noise), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including Noise types/levels), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Short-term noise would be generated by any future construction on the site. Noise generated from construction equipment would occur. These generators are usually of short duration and restricted to hours per Monroe Municipal Code (MMC). The short-term increase and duration of noise levels would depend on the type of construction equipment being used and the amount of time it is in steady use (demolition and redevelopment). For example purposes, at 200 feet from the area of construction, the equivalent sound level (Leq, a measure of long-term average noise exposure) for activities and equipment would be approximately the following:

<u>Types of Equipment</u>	<u>Range of Noise Levels</u>
Bulldozer	65-84
Dump Truck	70-82
Paver	74-76
<u>Activity</u>	<u>Range of Hourly Leq (in decibels*)</u>
Grading	63-76
Finishing	62-77

\* Decibels - The **decibel** (abbreviated **dB**) is the unit used to measure the intensity of a sound.

Noise levels would vary due to the type and usage of the equipment. Construction noises are only generated during those times and are usually of short duration for each activity.

Long-term noise sources are those associated with the site use, including building functions, on-site vehicles and any recreational areas that may be provided.



**3) Proposed measures to reduce or control noise impacts, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including Noise impact mitigation measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**8. LAND AND SHORELINE USE**

**a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site is developed with four sports fields and cinder track, associated buildings, bleachers, lighting and a parking lot. Adjacent uses include a church to the west and residential uses to the north (including an apartment complex), south and east. Directly to the east, across Kelsey Street, is the Sky Valley Education Center. Also, the nearby elementary school (Frank Wagner Elementary) includes a ballfield directly south of the site.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request with a proposed concurrent rezone. Impacts on other environmental elements, including any aspect of *Land and Shoreline Use* (including any affect on current uses/area properties), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

**b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No.

**1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

There are no working farms or forest land in the immediate area of the site.

**c. Describe any structures on the site.**



The site is developed with four sports fields and cinder track, associated buildings, bleachers, lighting and a parking lot. The structures are in poor condition and are not being used by the District.

**d. Will any structures be demolished? If so, what?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Land and Shoreline Use* (including structures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Future development would remove the existing structures that are currently located on the site.

**e. What is the current zoning classification of the site?**

The site is currently zoned PS (Public Open Space) (see **Figure 4 – Zoning Map**). As described in the City’s zoning code, “*The purpose of the public open space zoning district is to provide areas to include public neighborhood, community and regional parks, recreational facilities, and undisturbed natural open space; public school facilities; public city facilities; and other special regional use facilities operated by the county, state, or federal government, within the city’s urban growth area.*”

Areas surrounding the site contain a variety of zoning designations (Multi-family Residential, Urban Residential, and Public Open Space).

**f. What is the current comprehensive plan designation of the site?**

The site is designated as Institutional in the Comprehensive Plan (see **Figure 5 – Comprehensive Plan Map**). Areas surrounding the site are designated primarily as Multifamily, with some High-Density SFR (to the southwest) and Institutional (to the east, south and west).

**g. If applicable, what is the current shoreline master program designation of the site?**

There are no shoreline designations on the site.

**h. Has any part of the site been classified as acritical area by the city or the county? If so, specify.**

There are no wetlands or other critical areas located on the site.



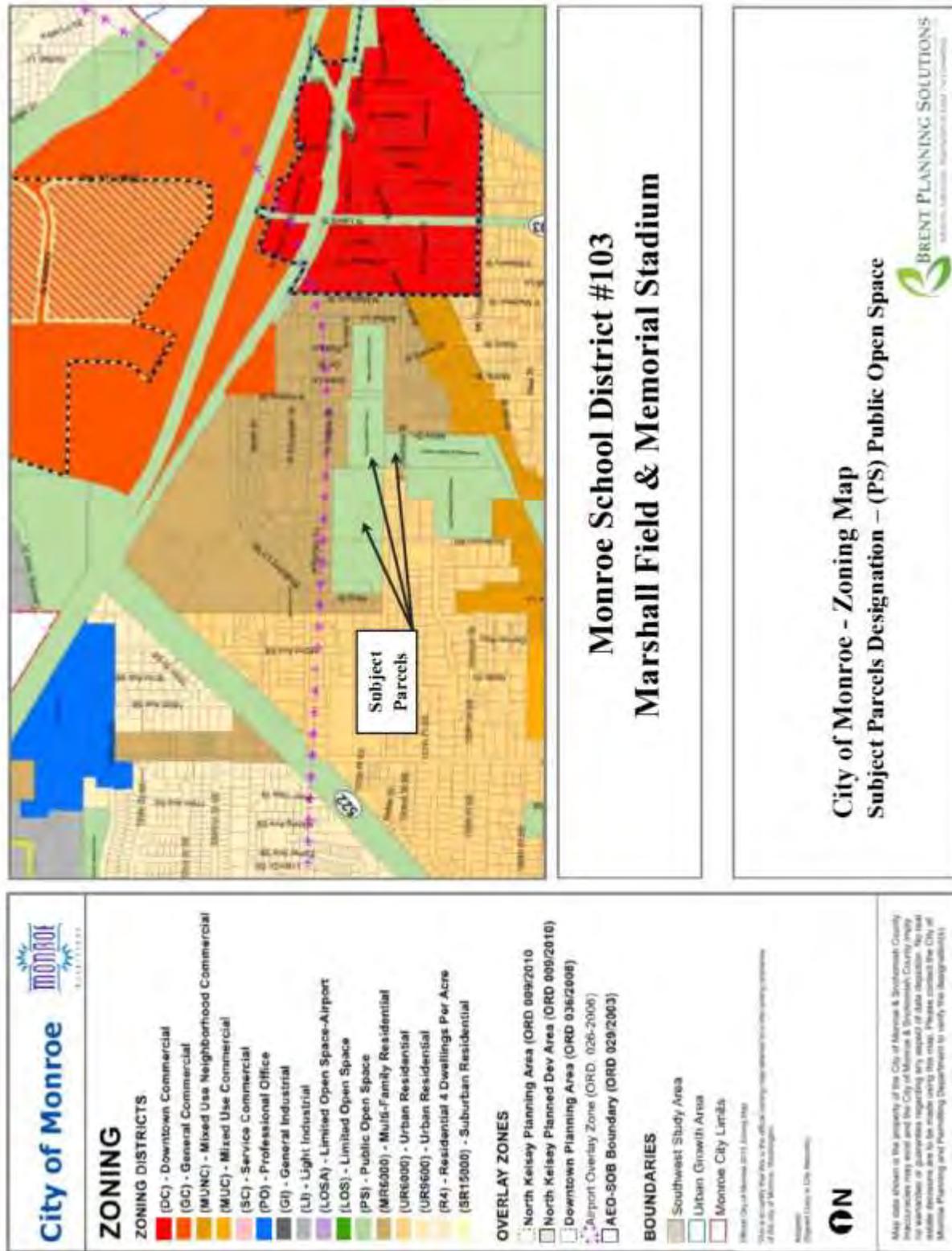


Figure 4 – Zoning Map



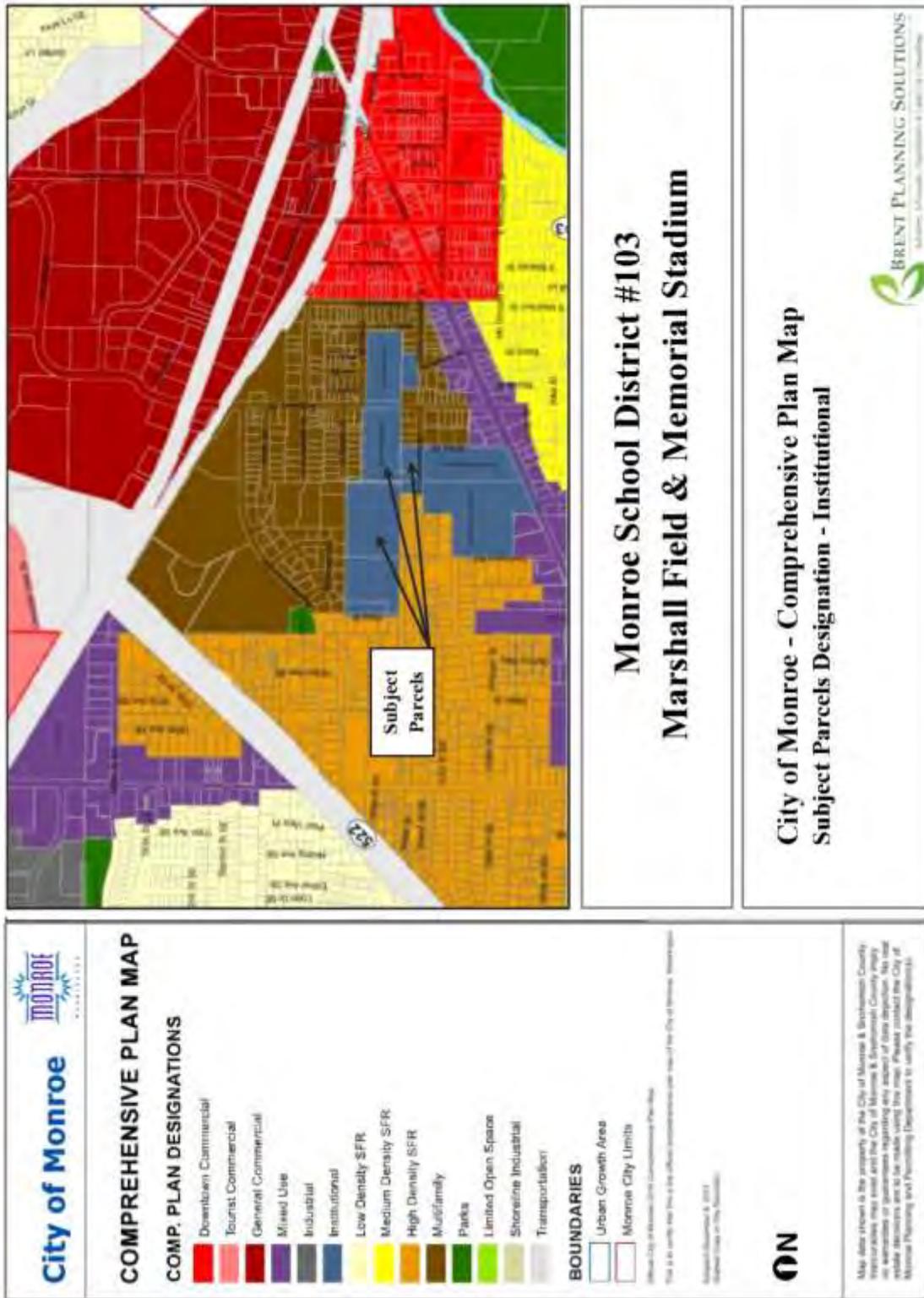


Figure 5 – Comprehensive Plan Map



**i. Approximately how many people would reside or work in the completed project?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Land and Shoreline Use* (including number of residents/workers), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Development consistent with the proposed designation would be related to residents and based on units developed per acre. Although no project is proposed with this request, development at the high-end of the multifamily designation could yield 288-296 units. Based on 2.97 persons per household, potentially 879 residents could reside on the site.

**j. Approximately how many people would the completed project displace?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Land and Shoreline Use* (including displacement), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Potential future displacement would be related to the removal of the fields from community use.

**k. Proposed measures to avoid or reduce displacement impacts, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Land and Shoreline Use* (including displacement impact mitigation measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

There are other schools in the vicinity and within the City that provide opportunities for community use of sport fields. Upgrades and new facilities that have all weather surfaces have increased the availability to use these other facilities.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

Compatibility of the proposal request is measured by consistency with the existing school uses, adopted Comprehensive Plan, zoning code, Capital Facilities Plans and future environmental review. The proposed amendment request is consistent with the District's determination that the site is no longer an athletic resource for school-use. Other district-wide facilities provide the needed facilities to operate school



athletic programs. As the District has reviewed options for site use, the ability to process a comprehensive plan amendment provides the opportunities for future development options that could provide additional funding for other needed school projects. While there are currently no plans for the site, this allows the best management of the site resource.

The Multifamily designation is consistent with the 2015-2035 City of Monroe Comprehensive Plan adopted future land use map. The proposed zoning designation would provide the consistency with the Comprehensive Plan designation. The density of 12-25 units per acre has been used for review purposes only; however, it is consistent with forecast conditions as illustrated by the City in their Land Use Element and Housing Chapters of the Comprehensive Plan. Table 3.07 Land Use Designations in the Land Use Chapter discuss Multifamily as the range of 12 and 25 units per acre where public facilities and services exist. Recent trends are showing increases in multifamily developments. Higher density housing development also helps the City achieve goals of the downtown, Main Street growth and GMA supported infill development. The District does develop a Capital Facilities Plan (CFP), which outlines the present and future facilities need for the District. The proposal is consistent with the District's adopted CFP.

The concurrent rezone request is consistent with the City's rezone criteria. As detailed within this Checklist, and specifically detailed in the Combined Application (Rezone) – Rezone Criteria:

1. This proposed zoning change shall be in keeping with the goals and policies of the Comprehensive Plan. (Explain how it meets the goals/policies.)

The proposed zoning change is in keeping with the goals and policies of the Comprehensive Plan. The proposed amendment request is consistent with the District's determination that the site is no longer an athletic resource for school-use. Other district-wide facilities provide the needed facilities to operate school athletic programs. As the District has reviewed options for site use, the ability to process a comprehensive plan amendment provides the opportunities for future development options that could provide additional funding for other needed school projects. While there are currently no plans for the site, this allows the best management of the site resource.

The requested Multifamily designation is consistent with the 2015-2035 City of Monroe Comprehensive Plan adopted future land use map. The proposed zoning designation (Multifamily) would provide the consistency with the Comprehensive Plan designation. The density of 12-25 units per acre has been used for review purposes only; however, it is consistent with forecast conditions as illustrated by the City in their Land Use Element and Housing Chapters of the Comprehensive Plan. Table 3.07 Land Use Designations in the Land Use Chapter discuss Multifamily as the range of 12 and 25 units per acre where public facilities and services exist. Recent trends are showing increases in multifamily developments. Higher density housing development also helps the City achieve goals of the downtown, Main Street growth and GMA supported infill development. The District does develop a Capital Facilities Plan (CFP),



which outlines the present and future facilities need for the District. The proposal is consistent with the District's adopted CFP.

The proposal is consistent with the Comprehensive Plan designation, policies and code requirements. There are no critical areas on the site. The existing infrastructure allows future development on the site with appropriate development improvements and satisfying the City development standards. The appropriate comprehensive plan amendment and rezone applications have been submitted for review by the City. The rezone has been requested to implement the comprehensive plan amendment if approved by the City.

The Docket Application is a non-project action; therefore, project compatibility would be evaluated by the City at the time of any future subsequent land-use proposal.

2. This proposed zoning change shall be in keeping with the purposes of the Zoning Code and the existing land uses of surrounding properties. (Explain how it is in keeping with Zoning Code and existing land uses.)

As a result of significant analysis, the District believes that the zoning change is in in keeping with the purposes of the City zoning code and the existing neighboring land uses surrounding the Subject Site. The Multifamily zoning designation is consistent with the surrounding developments. The City is currently reviewing zoning designations to be consistent with the adopted land use map. Analysis of the conceptual site layout included review of the City's proposed chapter on Multifamily Zoning Residential Zoning Districts, which *promotes the small town character of Monroe* with provision of compatible multifamily housing stock and encourages Multifamily:

*...for land that is located convenient to principal arterials and business and commercial activity centers where a full range of public facilities and services to support urban development exists. Multifamily residential zoning districts are intended for areas of infill housing and housing developments for seniors and other special housing groups.*

The current Comprehensive Plan map designation of the site is "Institutional" and current implementing zoning is "Open Space". The District is requesting an amendment to the Comprehensive Plan – Future Land Use Map to the "Multifamily" designation (consistent with the adjacent area), as well as requesting a concurrent rezone to "Multifamily". The Multifamily zone is also consistent with the surrounding neighborhood, which contains a variety of zoning designations (Multi-family Residential, Urban Residential, and Public Open Space).

The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The District's proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.



Additionally, since the District's request is to amend the Comprehensive Plan Land Use Map during the review cycle, City staff requested submittal of additional information. This included an environmental review, traffic study, and utilities analysis, which were based upon a conceptual site layout to provide discussion of potential environmental impacts of any future subsequent land-use. The following items were prepared and have been submitted as a part of this application:

Wetland and Stream Determination Report, Wetland Resources, Inc.  
 Conceptual Site Layout, Harmsen & Associates, Inc.  
 Memorandum (Transportation – Rezone Volume Analysis), Gibson Traffic

Research was also conducted for a conceptual utilities analysis, which was incorporated into the application.

The Multifamily zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density. While there is not a project associated with the Docket Request, the density used for review in the Environmental Checklist was at the high-end of this range. This was done to determine the full-range of the necessary infrastructure to serve any future land-use development proposal. As part of the Docket Request/Rezone application, a conceptual site layout was prepared to analyze potential impacts associated with future development if the request were to be approved. (Please refer to the SEPA Environmental Checklist and combined application packet for additional details.)

3. This proposed rezone reflects changes in economic patterns, social customs, policy changes and other factors that affect the character of the area. (Explain how it reflects these changes.)

**Response:** The proposed concurrent rezone (with Comprehensive Plan Amendment) advances the goals and policies of the Comprehensive Plan. The Multifamily designation is consistent with the 2015-2035 City of Monroe Comprehensive Plan adopted Future Land Use Map. The proposed zoning designation would provide the consistency with the Comprehensive Plan designation.

The Multifamily density of 12-25 units per acre has been used for review purposes only; however, it is consistent with forecast conditions as illustrated by the City in their Land Use and Housing Chapters of the Comprehensive Plan. Recent trends are showing increases in multifamily developments. Higher density housing development also helps the City achieve goals of the downtown, Main Street growth and GMA supported infill development.

The District does develop a Capital Facilities Plan (CFP), which outlines the present and future facilities need for the District. The proposal is consistent with the District's adopted CFP. The proposed Docket Request is consistent with the



District's determination that the Subject Site is no longer an athletic resource for school-use. The CFP is a measure of changing economic patterns, social customs, policy changes and other factors that affect the character of the District.

Preliminary evaluation shows adequate levels of service for area utilities with existing infrastructure, and public facilities and services to serve the Subject Site with development similar to the surrounding area (multifamily).

4. This proposal will be assessed as to its impact on safety, welfare, public health, property values and other factors. Include a comparison of such factors under the current zoning designation and under the proposed rezone.

**Response:** The current zoning designation is PS (Public Open Space) and the requested concurrent rezone is to Multifamily, which is consistent with the designation of the surrounding area. The request does not impact property rights of other land owners, but allows the Monroe School District to plan for a future use of the site for a non-school use, as a private property. The District, therefore, is seeking to have the Comprehensive Plan – Future Land Use Map changed to a designation and zoning consistent with a non-school site, and compatible with the adjacent zoning designation.

A detailed analysis of this non-project action is discussed within the application submittal, which includes a SEPA Environmental Checklist. Items such as safety, welfare, public health, property values and other factors are not anticipated to be impacted by the proposed Docket Request and concurrent rezone. The proposal is consistent with the effort of the City to bring development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The District's proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

The Multifamily zoning designation is proposed at the District site because it would allow the site to develop consistent with the surrounding urban area. The area is served by urban-level public facilities and services, and existing infrastructure - including utilities – appears to be adequate. Development of the site reduces sprawl. It increases vacant land to be redeveloped into multifamily use. Through encouraging appropriate infill of high-density development within the City, a variety of residential densities and housing types would be offered. This increases the residential options, which helps to keep housing affordable and available to all economic segments and further encourages preservation of existing housing stock. Through infill high-density development within the City, transportation systems are better able to accommodate residents and commuters, who could take advantage of mass transit and alternative forms of transportation.

While approval of this concurrent rezone does remove an informal ballfield used by the community, the District does not use it for school athletic programs or



other school program uses. There are other schools in the area that provide such facilities for school-use. A number of these fields have newer all-weather surfaces allowing for additional opportunities for community use after school hours. The concurrent rezone allows the District other options to manage this site resource. While the site is no longer used for formal education programs, the location doesn't lend itself for future school facilities. The site is located in close proximity to other schools that are developed. As the District has reviewed options for site use, the ability to process a the Comprehensive Plan Amendment and concurrent rezone provides the opportunities for future development options that could provide additional funding for other needed school projects. While there are currently no plans for the site, this allows the best management of the site resource. Multifamily development of the site in the future may be subject to parks mitigation and/or open space requirements from the City, which could further serve to mitigate the loss of the informal ballpark in the community.

The proposal is consistent with the Comprehensive Plan designation, policies and code requirements. There are no critical areas on the site. The existing infrastructure allows future development on the site with appropriate development improvements and satisfying the City development standards. The appropriate comprehensive plan amendment and rezone applications have been submitted for review by the City. The rezone has been requested to implement the comprehensive plan amendment if approved by the City.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Land and Shoreline Use* (including compatibility), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

Not applicable as there are no agricultural or forest lands in the vicinity.

**9. HOUSING**

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Housing* (including provision of units), would be



reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

A conceptual design and research was conducted consistent with the proposed zoning that showed a potential to allow up to 296 multifamily units on the site. This was prepared for illustrative/research purposes and does not represent any proposal for the site. It is unknown at this time what type of housing would be provided with any future subsequent land-use proposal.

**b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

There are no housing units on the Subject Site.

**c. Proposed measures to reduce or control housing impacts, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Housing* (including housing impacts/reduction), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Any future development of the site would have to go through various permits from the City. At that time, there would be a review of potential impacts related to traffic drainage and other site development impacts. The proposal would allow development consistent with the Comprehensive Plan future land use map and provide a consistent implementing zone.

## 10. AESTHETICS

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Aesthetics* (including height/building material), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Future building heights would have to be within code requirements.

**b. What views in the immediate vicinity would be altered or obstructed?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental



elements, including any aspect of *Aesthetics* (including view alteration/obstruction), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Future development would potentially change the views on and to the site from field areas to developed housing.

**c. Proposed measures to reduce or control aesthetic impacts, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Aesthetics* (including impact mitigation measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**11. LIGHT AND GLARE**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Light and Glare* (including types/times of occurrence), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

There is currently field lighting on the site. Any future development would replace this lighting with lights associated with a developed housing development.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and a concurrent rezone. Impacts on other environmental elements, including any aspect of *Light and Glare* (including safety hazard/view interference), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**c. What existing off-site sources of light or glare may affect your proposal?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and a concurrent rezone. Impacts on other environmental elements, including any aspect of *Light and Glare* (including off-site sources/affect),



would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Off-site sources of light and glare would not impact the site or its potential to develop.

**d. Proposed measures to reduce or control light and glare impacts, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and a concurrent rezone. Impacts on other environmental elements, including any aspect of *Light and Glare* (including impact mitigation/reduction measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**12. RECREATION**

**a. What designated and informal recreational opportunities are in the immediate vicinity?**

The City of Monroe Parks and Recreation Department maintains numerous parks and trails available to the public in the area of the Subject Site. Neighborhood-style smaller parks in the area include Blueberry Park (northwest of the site), to the northeast is Travelers Park, and to the southeast is Lewis Street Park. Larger City parks include the Sky River Park (with Wiggly Field, and the adjacent Rotary Field and Boys & Girls Club) to the southwest, and the large Al Borlin park system along the Skykomish River. Near the site, Frank Wagner Elementary School allows community use after school-hours, as do many schools in the area.

**b. Would the proposed project displace any existing recreational uses? If so, describe.**

As a non-project action, no construction/development is proposed. Future site-specific development proposals would be subject to a separate SEPA review, which would include discussion of whether the proposed project would displace any existing recreational uses.

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Recreation* (including impact mitigation measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.



### 13. HISTORIC AND CULTURAL PRESERVATION

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

There were no findings of any documented historic or cultural significance for the Subject Site or immediate area.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

There are no historic or cultural structures on the site.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Research was conducted online with the Washington Department of Archaeology and Historic Preservations' WISSARD system, as well as the City of Monroe's website.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Historic/Cultural Preservation* (including impact avoidance/minimization measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

During a recent community outreach at a school board meeting, a number of members of the community mentioned a memorial located on the site. This memorial honored those who have served our country. There is no longer a memorial marker at Memorial Stadium. The stone and plaque were removed a few years ago when the City consolidated memorials throughout the City.

### 14. TRANSPORTATION

- a. **Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on-site plans, if any.**



The City did request that potential traffic impacts be reviewed based on a conceptual site plan (see **Figure 3 – Conceptual Site Layout**). Gibson Traffic provided a review based on scope provided by the City. The traffic memo looks at a rezone volume analysis for 296 multi-family units in 3-story buildings. The purpose of their analysis was to document the preliminary trip generation and to compare the total entering volume of 19 study intersections to the 2035 volumes identified by the City.

The existing volumes collected in the Transportation Plan are from 2014; therefore, to grow them to the baseline 2023 volumes a growth factor of 15% was utilized. This was calculated by using 2% growth per year from 2014 to 2020 and then 1% per year from 2020 to 2023. This is consistent with State growth on US-2 in the site vicinity and City forecasting. For the two intersections that were counted by Traffic Data Gathering (TDG) in June 2018 a growth factor of 7% was utilized; 2% growth per year from 2018 to 2020 and then 1% per year from 2020 to 2023.

The year 2023 was utilized as the baseline year as it's when the apartment buildings could be built and fully occupied. The site fronts on Kelsey and Columbia Streets. The City requested that there be a connection through the site that would parallel Columbia Street with access to Kelsey Street approximately 170 feet north of Columbia Street and connecting to Columbia Street opposite Dickinson Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Community Transit does provide public transit service to the residents of Monroe. The site is served with a bus stop located at N. Kelsey Street and W. Columbia Street. There are a number of busses serving the Monroe Park-and-Ride with routes to Seattle, Snohomish and Everett.

- c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Transportation* (including parking additions/elimination), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal. The conceptual site layout provided approximately 600 onsite parking spaces.

Any future development of the site would have to provide new parking as required by city code.

- d. Will the proposal require any new improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**



The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Transportation* (including new improvements), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

The properties front on Kelsey Street and Columbia Street. The City has indicated a desire to have a street run through the site. Options are from Kelsey to Columbia through the existing gravel parking area; Kelsey to Columbia via an extension of Dickinson; and Maple to Columbia via an extension of Dickinson. All but the initial option would require obtaining off-site property for new right-of-way.

**e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

This site is not in the immediate vicinity of water, rail, or air transportation facilities. The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Transportation* (including use/types), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

**f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation modes were used to make these estimates?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Transportation* (including vehicle trip generation), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

As requested by the City, trip generation was reviewed based on 296 units. Traffic generation is based on national research data contained in the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition (2017). ITE Land Use Code 223, mid-rise apartment, is utilized for the proposed use. This level of development would generate 1,610 ADT and 130 PM peak-hour trips. The trip generation is summarized on *Table 2*.

Trip generation calculations show the trip generation for a low-rise apartment scenario, but this would have a lower number of units which leads to fewer trips being generated. Therefore, the mid-rise trip generation was utilized as the highest potential use for the volume analysis. No credit/reduction has been taken for



existing uses on the site; therefore, this is a conservatively high analysis of new trip generation.

**Table 2 – Trip Generation Summary**

Monroe School District Rezone		PM Peak-Hour Trips		
		Inbound	Outbound	Total
Mid-rise Apartments 296 Units	Rate	0.44 per Unit		
	Splits	61%	39%	100%
	Trips	79	51	130
<b>TOTAL</b>		79	51	130

The trips have been distributed through the 19 study intersections per the distribution shown in the GTC Memorandum as Figure 1, which is based on other residential distributions in the City of Monroe. Traffic heading to the west of the development using Columbia Street could continue west to 182<sup>nd</sup> Avenue SE bypassing the intersection of King Street and Blueberry Lane/154<sup>th</sup> Street SE (Intersection #40); however, as a worst-case the westbound traffic was routed onto King Street impacting the study intersection.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

There are no working farms or forest land in the immediate area of the site.

- h. Proposed measures to reduce or control transportation impacts, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Transportation* (including impact mitigation/reduction/control measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

The potential rezone, with a future development, would add vehicle trips to several City intersections that are projected to operate at level of service E or F in 2035. However, the City has established a corridor level of service for its concurrency evaluation. Based on the concurrency corridor analysis contained in the City’s operational level of service appendix of the City’s Transportation Plan the future 2035 level of service of the corridors are all expected to operate at acceptable level of service D or better with the highest corridor delay being on W Main Street East corridor that has a projected delay of 50 second per entering vehicle. The four intersections that the rezone (future development proposal) adds any measurable trips to are:



- Main Street/Frylands Blvd (Int #9)
- Main Street Ramps with SR-522 (Int #10, 11)
- Main Street/179<sup>th</sup> Street (Int #29)

The proposed rezone would add between 0.4% to 1.55% increase in volume to those corridor intersections or an average of less than 1% increase to the highest delay concurrency corridor. The plan shows that W Main Street East corridor has a projected delay in 2035 of 50 seconds (without the rezone) while 55 seconds appears to be the threshold for LOS E (i.e., a delay increase capacity of approximately 10% before LOS E is likely to be reached).

Any future development of the site would be required to provide a traffic study based on the number of units to be developed. The study would review impacts and potential mitigation that may be necessary. Frontage and pedestrian walkway improvements would be required.

## 15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Public Services* (including increased needs), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Any future development would review impacts to public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Public Services* (including impact mitigation/reduction/control measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

## 16. UTILITIES

- a. Circle utilities currently available at the site:**  electricity,  natural gas,  water,  refuse service,  telephone,  sanitary sewer, septic system, other.

Utility providers include the following:



Electricity ..... Public Utility District No. 1 of Snohomish County  
Natural Gas ..... Puget Sound Energy  
Refuse Service ..... Republic Services, Inc.  
Sewer/Water/Stormwater ..... City of Monroe  
Telephone, Video, Data ..... Frontier Communications

A specific study on capacity was not performed. The following provides details regarding utilities (sanitary sewer, water, storm water) for the site area.

### Sanitary Sewer

Sanitary sewer is available along Kelsey Street (10” line) and Columbia Street (8” line). The depth in Kelsey is approximately nine feet. The length of the site might require multiple sewer connections or a pump for the future potential projects’ western-most units.

### Water

Water is available along Kelsey Street (10” line) and Columbia Street (8” line). The valley area of the City is generally known to have adequate capacity and pressure for future potential projects of this nature.

### Stormwater

All stormwater would need to be handled on-site through infiltration as there are no local storm connections that offer capacity for the future subsequent potential project. The soils in the Monroe valley area are generally very conducive to infiltration and the site is expected to have no issues controlling stormwater runoff.

### Surface Water Pollution Prevention / Grading

All projects need to control construction stormwater and protect it from pollutants and sediment. With the site having free draining soils, the threat of soil erosion is small. Standard Best Management Practices (BMPs) would be used during future subsequent potential project construction.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Utilities* (including type/provider), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

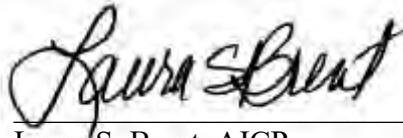


**C. SIGNATURE**

**The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.**

Reviewed by Monroe School District No. 103  
and Brent Planning Solutions

Signature: \_\_\_\_\_



Laura S. Brent, AICP

Environmental/Permitting Consultant for the MSD

Date submitted: July 31, 2018



## D. Supplemental sheet for non-project actions

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed Docketing Application is to amend the Comprehensive Plan map to allow future development consistent with the Future Land Use Map and provide a consistent implementing zone. The Multifamily designation is consistent with the 2015-2035 City of Monroe Comprehensive Plan adopted Future Land Use Map.

There would be no increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise as a result of an amendment request for a change to the Comprehensive Plan future land use map and consistent implementing zone. This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on these environmental elements (including any aspect of increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Proposed measures to avoid or reduce such increases are:

There would be no impact; therefore, there are no mitigation measures being proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed Docketing Application is to amend the Comprehensive Plan map to allow future development consistent with the Future Land Use Map and provide a consistent implementing zone. The Multifamily designation is consistent with the 2015-2035 City of Monroe Comprehensive Plan adopted Future Land Use Map.

There would be no affect to plants, animals, fish, or marine life as a result of an amendment request for a change to the Comprehensive Plan future land use map and consistent implementing zone. The Subject Site is already developed as sports fields and provides limited vegetation and habitat. This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on these environmental elements (including affect to plants, animals, fish, or marine life), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

There would be no impact; therefore, there are no mitigation measures being proposed.

3. How would the proposal be likely to deplete energy or natural resources?



The proposal is unlikely to deplete energy or natural resources. The proposed Docketing Application is to amend the Comprehensive Plan map to allow future development consistent with the Future Land Use Map and provide a consistent implementing zone. The Multifamily designation is consistent with the 2015-2035 City of Monroe Comprehensive Plan adopted Future Land Use Map.

This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on these environmental elements (including depletion of energy or natural resources), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Proposed measures to protect or conserve energy and natural resources are:

There would be no impact; therefore, there are no mitigation measures being proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Research was conducted for the Docket Request proposal. A Wetland and Stream Determination Report on existing site conditions is included with this application. There were no environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection discovered on the Subject Site. This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on these environmental elements (including the likelihood to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection (such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Proposed measures to protect such resources or to avoid or reduce impacts are:

There would be no impact; therefore, there are no additional mitigation measures being proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is likely to have a positive affect on land use by allowing and/or encouraging future development compatible with existing plans. The proposal is not anticipated to have any affect on shoreline use; nor would it create any incompatibility with existing shoreline plans.

The proposed Docketing Application is to amend the Comprehensive Plan map to allow future development consistent with the Future Land Use Map and provide a consistent implementing zone. The Multifamily designation is consistent with the 2015-2035 City of Monroe



Comprehensive Plan adopted Future Land Use Map. The District may decide in the future to surplus the property, which would require a formal surplus procedure.

As part of the Docket Request process, a site layout was prepared to analyze potential impacts associated with future development if the request were to be approved. This research was conducted to address consistency of the proposal with the existing plans and regulations of the City. Utility and transportation information was also completed on the potential of a future site development. Those results are detailed within the Environmental Checklist and show the proposal as consistent by allowing and encouraging land uses compatible with the existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

There would be no adverse impacts to shoreline and land use as a result of the proposal; therefore, there are no mitigation measures being proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed Docketing Application is to amend the Comprehensive Plan map to allow future development consistent with the Future Land Use Map and provide a consistent implementing zone. The District may decide in the future to surplus the property, which would require a formal surplus procedure.

Research for this application determined that a future subsequent multifamily development proposal would increase demands on transportation and/or public services and utilities. Those results were studied and are detailed within this Environmental Checklist. A Memorandum on transportation impacts is included with this application, as well as supplemental utility information.

Proposed measures to reduce or respond to such demand(s) are:

There are no proposed measures to reduce or respond to such demands as a part of this Docket Request application. A future development proposal would be subject to required studies and potential mitigation of impacts in accordance with the rules and regulations at the time of the proposal.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed Docket Request is to amend the Comprehensive Plan – Future Land Use Map and provide a consistent implementing zone for the Subject Site. There would be no conflict with local, state or federal laws or requirements for the protection of the environment as a result of the amendment request for a change to the map and rezone. The site is already developed and the request provides consistency with the regulations and laws. A future development proposal



would be subject to requirements for the protection of the environment in accordance with the rules and regulations at the time of the proposal.



**ATTACHMENT 7****APPENDIX IV**

Provide one (1) current Title Certificate and a legal description of the property. A current title certificate is defined as one dated within thirty (30) days of this application.

***Response:*** The Monroe School District has ordered a current Title Certificate (Plat Certificate Update #1), which includes the legal description of the property. It is submitted with the application packet.



**Title Report**  
**Plat Certificate Update #1**  
**July 24, 2018**

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**500073768**  
**Update 1**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

Monroe School District and Brent Planning Solutions

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
3002 Colby Ave., Suite 200  
Everett, WA 98201

Countersigned By:

Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

President

Attest:

Secretary

**CHICAGO TITLE INSURANCE COMPANY**

<b>ISSUING OFFICE:</b>
Title Officer: Builder Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (866)827-8844 Main Phone: (425)259-8223 Email: evebuilder@ctt.com

**SCHEDULE A**

<b>Liability</b>	<b>Premium</b>	<b>Tax</b>
\$1,000.00	\$500.00	\$48.50

Effective Date: July 18, 2018 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Monroe School District No. 103, a Washington municipal corporation as to Parcel B and portions of Parcel A; and  
Monroe School District No. 402, a Washington municipal corporation as to Parcel C and the remainder of Parcel A

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 27060100404500, 27060100100400 and 27060100205100**

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**Parcel A:**

(1) The East 1/2 of the following described tract:

Beginning at the Northwest corner of the Southeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian;  
thence East 161.33 feet;  
thence South 135 feet;  
thence West 161.33 feet;  
thence North 135 feet to the Point of Beginning.

(2) Also a portion of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, described as follows:  
Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Section 1;  
thence East along the North line of said subdivision 161.33 feet to the Point of Beginning;  
thence continue East along said North line 120 feet;  
thence South 135 feet to the North line of West Columbia Street;  
thence West along the North line of Columbia Street 120 feet;  
thence North 135 feet to the Point of Beginning.

(3) Also beginning at the Northwest corner of the Southeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian;  
thence East 281.33 feet to the true point of beginning;  
thence continue East 25.83 feet;  
thence South 135.00 feet more or less to the North line of Columbia Street;  
thence West 25.83 feet;  
thence North 135.00 feet more or less to the true point of beginning;

(4) Also that portion of the Northwest Quarter of the Southeast quarter said Section 1, lying East of Parcel A(3) and West of the following described line:  
Commencing at the Northwest corner of the Southeast Quarter of said Section 1;  
thence East 315.00 feet to the true point of beginning of this boundary line;  
thence South 16.7 feet;  
thence West 8.34 feet;  
thence South 118.3 feet, more or less, to the North line of Columbia Street and the terminus of said boundary line.

Situate in the County of Snohomish, State of Washington.

**Parcel B:**

All that portion of the lots contained within Block 23 and 24, The Monroe Land and Improvement Co's Plat of Monroe, according to the Plat thereof recorded in Volume 3 of Plats, page 57, records of Snohomish County, Washington, which lies within the South half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, together with that portion of the streets and alleys which would attach to said premises by operation of law as vacated in Volume 8 of Commissioner's Records on page 257; Except the East 30 feet thereof conveyed to City of Monroe by deed recorded under Auditor's File No. 9001110281, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

**Parcel C:**

All that portion of the Southeast Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, described as follows:

**EXHIBIT "A"**  
Legal Description

Commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 1; thence West along the East and West center line of said Section 1, 13 feet to the true point of beginning; thence continuing West, along said East and West center line 647 feet; thence Northerly 462 feet; thence Easterly parallel to said East and West center line, 319 feet; thence due South 380 feet; thence Easterly parallel to said East and West center line, 328 feet; thence due South 82 feet of the true point of beginning.

Also, all that portion of the Southeast Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Northwest Quarter of said Section 1; thence West 40 rods on 1/2 Section line; thence North 28 rods; thence East 40 rods to 1/2 Section line; thence South 28 rods to the Point of Beginning;

Except Road; and

Except the following described tract:

Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 1; thence West along the East and West center line of said Section 1, 13 feet to the true point of beginning; thence continuing West, along said East and West center line 647 feet; thence Northerly 462 feet; thence Easterly parallel to said East and West center line, 319 feet; thence due South 380 feet; thence Easterly parallel to said East and West center line, 328 feet; thence due South 82 feet of the true point of beginning; and

Except that portion lying within certain tract of land conveyed to John Watson and Verna Watson by deed recorded under Auditor's File No. 8402070117, records of Snohomish County, Washington; and

Except any portion thereof lying within the plat of Blueberry Manor, according to the Plat thereof recorded in Volume 42 of Plats, pages 185 and 186, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

**SCHEDULE B**

## GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.

**SCHEDULE B**  
(continued)

SPECIAL EXCEPTIONS

1. No search has been made as to property taxes and assessments. Property taxes and assessments will be searched upon request.
2. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: various  
Recording No.: Volume 8 of Commissioner's Records, page 257  
Affects: Parcel B

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording No.: 628605  
Affects: Portion of Parcel C

The exact location and extent of said easement is not disclosed of record.

4. Reservations and recitals contained in the Deed:

Grantor: Great Northern Railway Company, a Minnesota corporation  
Recording Date: October 31, 1963  
Recording No.: 1652883  
Affects: Portion of Parcel C

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 8402245009  
Affects: Parcel C

(Note: We find no record of a deed contained within the East 13 feet of said subdivision)

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 8911215012  
Affects: Parcel B

**SCHEDULE B**

(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County and Verizon Northwest Inc.  
 Purpose: Underground and/or overhead electric transmission and/or distribution system  
 Recording Date: April 20, 2010  
 Recording No.: 201004200641  
 Affects: Southwesterly portion of Parcel C

8. The Company's liability for this report is limited to \$1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given here are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

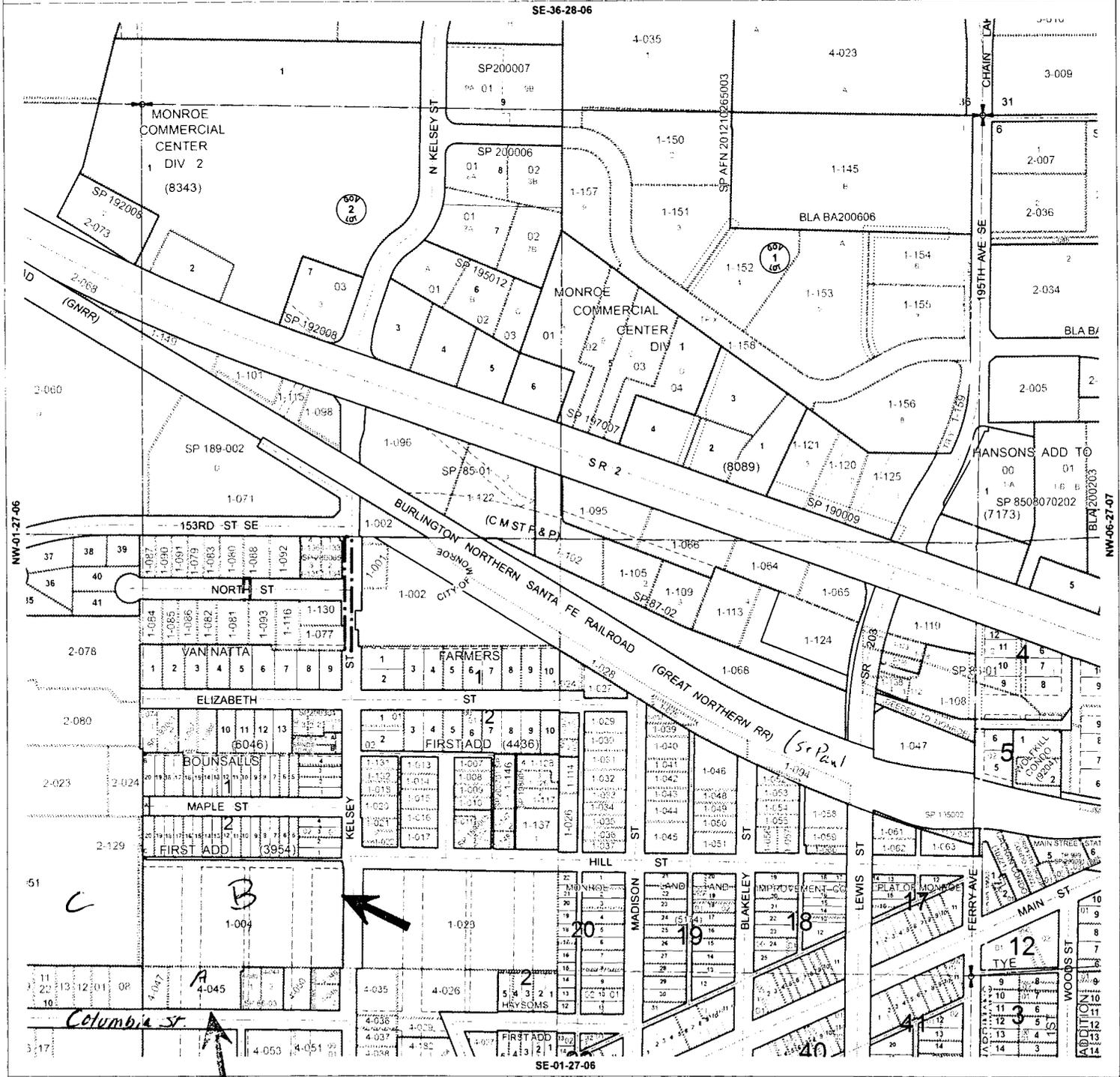
**END OF SCHEDULE B**

# SKETCHES

QUARTER	SECTION	TOWNSHIP N.W.B.L.	RANGE E.W.M.
<b>NE</b>	<b>1</b>	<b>27</b>	<b>6</b>

Centerline Lot Block Section City Limits  
 Gov Lot Subdiv ROW Quarter Tax Acct  
 Major Water Other Lot Vac ROW 16th Easement  
 Minor Water Other Subdiv Vac Lot

1 inch = 200 feet  
 Map produced on December 27, 2017  
 A product of the Assessor's Office  
 Snohomish County, Washington





# MASTER GUARANTEE

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**500073768**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

Monroe School District and Brent Planning Solutions

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
3002 Colby Ave., Suite 200  
Everett, WA 98201

Countersigned By:

Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

President

Attest:

Secretary

## ISSUING OFFICE:

Title Officer: Builder Unit  
 Chicago Title Company of Washington  
 3002 Colby Ave., Suite 200  
 Everett, WA 98201  
 Fax: (866)827-8844  
 Main Phone: (425)259-8223  
 Email: evebuilder@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$500.00	\$48.50

Effective Date: July 16, 2018 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Monroe School District No. 103, a Washington municipal corporation as to Parcel B and portions of Parcel A; and  
 Monroe School District No. 402, a Washington municipal corporation as to Parcel C and the remainder of Parcel A

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 27060100404500, 27060100100400 and 27060100205100**

---

**Parcel A:**

(1) The East 1/2 of the following described tract:

Beginning at the Northwest corner of the Southeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian;  
thence East 161.33 feet;  
thence South 135 feet;  
thence West 161.33 feet;  
thence North 135 feet to the Point of Beginning.

(2) Also a portion of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, described as follows:  
Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Section 1;  
thence East along the North line of said subdivision 161.33 feet to the Point of Beginning;  
thence continue East along said North line 120 feet;  
thence South 135 feet to the North line of West Columbia Street;  
thence West along the North line of Columbia Street 120 feet;  
thence North 135 feet to the Point of Beginning.

(3) Also beginning at the Northwest corner of the Southeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian;  
thence East 281.33 feet to the true point of beginning;  
thence continue East 25.83 feet;  
thence South 135.00 feet more or less to the North line of Columbia Street;  
thence West 25.83 feet;  
thence North 135.00 feet more or less to the true point of beginning;

(4) Also that portion of the Northwest Quarter of the Southeast quarter said Section 1, lying East of Parcel A(3) and West of the following described line:  
Commencing at the Northwest corner of the Southeast Quarter of said Section 1;  
thence East 315.00 feet to the true point of beginning of this boundary line;  
thence South 16.7 feet;  
thence West 8.34 feet;  
thence South 118.3 feet, more or less, to the North line of Columbia Street and the terminus of said boundary line.

Situate in the County of Snohomish, State of Washington.

**Parcel B:**

All that portion of the lots contained within Block 23 and 24, The Monroe Land and Improvement Co's Plat of Monroe, according to the Plat thereof recorded in Volume 3 of Plats, page 57, records of Snohomish County, Washington, which lies within the South half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, together with that portion of the streets and alleys which would attach to said premises by operation of law as vacated in Volume 8 of Commissioner's Records on page 257; Except the East 30 feet thereof conveyed to City of Monroe by deed recorded under Auditor's File No. 9001110281, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

**Parcel C:**

All that portion of the Southeast Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, described as follows:

**EXHIBIT "A"**  
Legal Description

Commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 1;  
thence West along the East and West center line of said Section 1, 13 feet to the true point of beginning;  
thence continuing West, along said East and West center line 647 feet;  
thence Northerly 462 feet;  
thence Easterly parallel to said East and West center line, 319 feet;  
thence due South 380 feet;  
thence Easterly parallel to said East and West center line, 328 feet;  
thence due South 82 feet of the true point of beginning.

Also, all that portion of the Southeast Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Northwest Quarter of said Section 1;  
thence West 40 rods on 1/2 Section line;  
thence North 28 rods;  
thence East 40 rods to 1/2 Section line;  
thence South 28 rods to the Point of Beginning;

Except Road; and

Except the following described tract:

Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 1;  
thence West along the East and West center line of said Section 1, 13 feet to the true point of beginning;  
thence continuing West, along said East and West center line 647 feet;  
thence Northerly 462 feet;  
thence Easterly parallel to said East and West center line, 319 feet;  
thence due South 380 feet;  
thence Easterly parallel to said East and West center line, 328 feet;  
thence due South 82 feet of the true point of beginning; and

Except that portion lying within certain tract of land conveyed to John Watson and Verna Watson by deed recorded under Auditor's File No. 8402070117, records of Snohomish County, Washington; and

Except any portion thereof lying within the plat of Blueberry Manor, according to the Plat thereof recorded in Volume 42 of Plats, pages 185 and 186, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

**SCHEDULE B**

## GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.

**SCHEDULE B**

(continued)

## SPECIAL EXCEPTIONS

1. No search has been made as to property taxes and assessments. Property taxes and assessments will be searched upon request.
2. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:  
  
Name: various  
Recording No.: Volume 8 of Commissioner's Records, page 257  
Affects: Parcel B
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording No.: 628605  
Affects: Portion of Parcel C  
  
The exact location and extent of said easement is not disclosed of record.
4. Reservations and recitals contained in the Deed:  
  
Grantor: Great Northern Railway Company, a Minnesota corporation  
Recording Date: October 31, 1963  
Recording No.: 1652883  
Affects: Portion of Parcel C
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:  
  
Recording No: 8402245009  
Affects: Parcel C  
  
(Note: We find no record of a deed contained within the East 13 feet of said subdivision)
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:  
  
Recording No: 8911215012  
Affects: Parcel B

**SCHEDULE B**

(continued)

7. Snohomish County Regional Recreation Task Force Interlocal Agreement including the terms, covenants and provisions thereof
- Recording Date: March 4, 1998  
Recording No.: 9803040645
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Snohomish County and Verizon Northwest Inc.  
Purpose: Underground and/or overhead electric transmission and/or distribution system  
Recording Date: April 20, 2010  
Recording No.: 201004200641  
Affects: Southwesterly portion of Parcel C
9. The Company's liability for this report is limited to \$1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given here are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

**END OF SCHEDULE B**

**Appendix A**  
**Legal Description**



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 27060100404500, 27060100100400 and 27060100205100**

---

**Parcel A:**

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Beginning at the Northwest corner of the Southeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian;  
thence East 161.33 feet;  
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**EXHIBIT "A"**  
Legal Description

Commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 1;  
thence West along the East and West center line of said Section 1, 13 feet to the true point of beginning;  
thence continuing West, along said East and West center line 647 feet;  
thence Northerly 462 feet;  
thence Easterly parallel to said East and West center line, 319 feet;  
thence due South 380 feet;  
thence Easterly parallel to said East and West center line, 328 feet;  
thence due South 82 feet of the true point of beginning.

Also, all that portion of the Southeast Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, described as follows:

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thence West 40 rods on 1/2 Section line;  
thence North 28 rods;  
thence East 40 rods to 1/2 Section line;  
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Except Road; and

Except the following described tract:

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Except any portion thereof lying within the plat of Blueberry Manor, according to the Plat thereof recorded in Volume 42 of Plats, pages 185 and 186, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.



June 11, 2018

Monroe School District #103  
Attn: John Mannix  
200 East Freemont Street  
Monroe, WA 98272

**RE: Wetland and Stream Determination Report for Tax Parcels 27060100100400, 27060100205100, and 27060100404500**

Wetland Resources, Inc. (WRI) performed a site investigation on June 6, 2018 to locate and identify jurisdictional wetlands and streams on and within the vicinity of the subject site located at 449 West Columbia Street in the City of Monroe, Washington. The Public Land Survey System (PLSS) locator for the subject property is Section 01, Township 27N, Range 06E, W.M.

The 12.41-acre subject site is currently developed with four sports fields, associated buildings, bleachers, and a parking lot. Vegetation on the site consists of maintained grasses, with some areas containing creeping buttercup (*Ranunculus repens*) and white clover (*Trifolium repens*). Topography of the property is generally flat, with the edges of the football and baseball fields slightly lower than the center of the fields.

#### **METHODOLOGY AND RESULTS**

Prior to conducting the site reconnaissance, public resource information was reviewed to gather background information on the subject property and the surrounding area in regards to wetlands, streams, and other critical areas. These sources included the USFWS National Wetlands Inventory (NWI), USDA/NRCS Web Soil Survey, Snohomish County PDS Map Portal interactive mapping tool, WDFW Priority Habitat and Species (PHS) Interactive Map, and the Washington Department of Natural Resources (WA DNR) Forest Practices Application Mapping Tool (FPAMT).

- The National Wetlands Inventory does not show any wetlands on or in the immediate vicinity of the subject property. The closest mapped feature is a wetland associated with Woods Creek, about a half mile east of the site.
- USDA/NRCS Web Soil Survey maps the soils underlying the site as Sultan silt loam.

- Snohomish County PDS Map Portal does not show any wetlands on or in the immediate vicinity of the subject property. The closest mapped feature is a wetland over 1,000 feet to the northeast of the site.
- WDFW PHS Mapper does not show any Priority Habitats or on or immediately adjacent to the subject site. The closest mapped habitat feature is a communal roost of Vaux's swift approximately 600 feet to the south on the Frank Wager Elementary School campus.
- WA DNR FPAMT does not show any streams on or in the immediate vicinity of the site. The closest water body displayed is Woods Creek, over a half mile to the east of the site.

The ordinary high water marks (OHWM) of streams and waterbodies, if present, were identified using the methodology described in: *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et al 2016).

Wetland areas, if present, were determined using the routine determination approach described in the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (U.S. Army Corps of Engineers 2010). Under the routine methodology, the process for making a wetland determination is based on three steps:

- 1.) Examination of the site for hydrophytic vegetation (species present and percent cover);
- 2.) Examination of the site for hydric soils;
- 3.) Determining the presence of wetland hydrology

Dominant vegetation on-site consists of maintained grasses with some creeping buttercup (*Ranunculus repens*; FAC) and white clover (*Trifolium repens*; FAC). Large Douglas fir trees (*Pseudotsuga menziesii*; FACU) are present off-site along the southern boundary of the property. Soils within the football field were generally dark brown (10YR 3/3) sandy loam in the upper 4 inches with a layer of sand below. Soils within the baseball/softball fields were generally dark brown (10YR 3/3) sandy loam or sandy clay loam in the upper layer with a dark yellowish brown (10YR 4/4) sandy loam in the sublayer. Soils were dry at the time of the June 6 site investigation, and no redoximorphic features were observed in the sampled soils. No evidence of previously ponded water, algal mats, scoured soils, or sorted cobble was observed on the property. Based on the results of the site investigation, there no wetlands or streams on the subject site.

#### *Vaux's Swift*

The Vaux's swift communal roost is designated a priority habitat per WDFW. Per the definition of "Fish and Wildlife Conservation Areas" in Monroe Municipal Code 20.05.030, priority habitats designated by WDFW are considered habitats of local importance and therefore are Fish and Wildlife Conservation Areas. The communal roost is approximately 600 feet from the subject site, is within the chimney of an elementary school building, and within a developed residential area. There are currently no trees on the subject property, so any development on the site will not remove any trees or snags that may currently be utilized by the Vaux's swift. Development

or construction on the subject property would not physically affect the chimney where the roost is located. Any development on the subject property would not impact the designated priority habitat area.

### **USE OF THIS REPORT**

This Wetland and Stream Determination Report has been prepared for the Monroe School District #103 to assist with identifying on-site and nearby critical areas as required by the City of Monroe. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to critical areas are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

This report conforms to the standard of care employed by ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

*Wetland Resources, Inc.*



Meryl Kamowski  
*Senior Ecologist*

Enclosures: Wetland Determination Data Sheets  
Determination Map (Sheet 1/1)

# WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 18175 - Monroe SD City/County: Monroe / Snohomish Sampling Date: 6/6/18  
 Applicant/Owner: Monroe School District State: WA Sampling Point: S1  
 Investigator(s): Meryl Kamowski Section, Township, Range: S1, T27N, R06E  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR): LRR-A Lat: 47.8560433 Long: -121.9793551 Datum: NAD83  
 Soil Map Unit Name: Sultan Silt Loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Southern portion of football field	

## VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u>5m<sup>2</sup></u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				
<u>Sapling/Shrub Stratum</u> (Plot size: <u>3m<sup>2</sup></u> )				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
<u>Herb Stratum</u> (Plot size: <u>1m<sup>2</sup></u> )				
1. <u>various grasses (mowed)</u>	<u>80</u>	<u>Y</u>		
2. <u>Trifolium repens</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
<u>110</u> = Total Cover				
<u>Woody Vine Stratum</u> (Plot size: <u>3m<sup>2</sup></u> )				
1. _____				
2. _____				
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>0</u>				<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)  Total Number of Dominant Species Across All Strata: _____ (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species _____ x 3 = <u>0</u> FACU species _____ x 4 = <u>0</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B)				
Prevalence Index = B/A = _____				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
1Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.				<b>Hydrophytic Vegetation Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Remarks:  
 Unable to identify grass species since the field is regularly mowed. Grass was very short and lacking inflorescence. Given the lack of hydric soils or hydrology, the grasses are not hydrophytic.

**SOIL**

Sampling Point: S1

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0-3	10YR 3/3	100					Sandy Loam	
3-12	10YR 5/3	100					Sand	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

2 cm Muck (A10)  
 Red Parent Material (TF2)  
 Very Shallow Dark Surface (TF12)  
 Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
 Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soil Present?** Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

<b>Primary Indicators (minimum of one required; check all that apply)</b>	<b>Secondary Indicators (2 or more required)</b>
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)

**Field Observations:**

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 18175 - Monroe SD City/County: Monroe / Snohomish Sampling Date: 6/6/18  
 Applicant/Owner: Monroe School District State: WA Sampling Point: S2  
 Investigator(s): Meryl Kamowski Section, Township, Range: S1,T27N,R06E  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR): LRR-A Lat: 47.8559563 Long: -121.9810241 Datum: NAD83  
 Soil Map Unit Name: Sultan Silt Loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Southern portion of baseball field	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: 5m <sup>2</sup> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	0	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: 3m <sup>2</sup> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	0	= Total Cover		
<b>Herb Stratum</b> (Plot size: 1m <sup>2</sup> )				
1. various grasses (mowed)	90	Y		
2. Ranunculus repens	5	N	FAC	
3. Hypochaeris radicata	5	N	FACU	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
	100	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: 3m <sup>2</sup> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
	0	= Total Cover		
<b>% Bare Ground in Herb Stratum</b> <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: \_\_\_\_\_ (A)  
 Total Number of Dominant Species Across All Strata: \_\_\_\_\_ (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: \_\_\_\_\_ (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = 0  
 FACW species \_\_\_\_\_ x 2 = 0  
 FAC species \_\_\_\_\_ x 3 = 0  
 FACU species \_\_\_\_\_ x 4 = 0  
 UPL species \_\_\_\_\_ x 5 = 0  
 Column Totals: 0 (A) 0 (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks:  
 Unable to identify grass species since the field is regularly mowed. Grass was very short and lacking inflorescence. Given the lack of hydric soils and hydrology, the grasses are not hydrophitic.

**SOIL**

Sampling Point: S2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0-7	10YR 3/3	100					Sandy Clay Loam	
7-16	7.5YR 4/4	100					Sandy Loam	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

<b>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b> <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if present):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
--	---

Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>except MLRA 1, 2, 4A, and 4B</b> ) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) ( <b>LRR A</b> ) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>MLRA 1, 2, 4A, and 4B</b> ) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) ( <b>LRR A</b> ) <input type="checkbox"/> Frost-Heave Hummocks (D7)	
<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

# WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 18175 - Monroe SD City/County: Monroe / Snohomish Sampling Date: 6/6/18  
 Applicant/Owner: Monroe School District State: WA Sampling Point: S3  
 Investigator(s): Meryl Kamowski Section, Township, Range: S1,T27N,R06E  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR): LRR-A Lat: 47.8559563 Long: -121.9810241 Datum: NAD83  
 Soil Map Unit Name: Sultan Silt Loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Northern portion of baseball fields	

## VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status	Notes
<u>Tree Stratum</u>	<u>(Plot size: 5m<sup>2</sup>)</u>				
1.					
2.					
3.					
4.					
		<u>0</u>	= Total Cover		
<u>Sapling/Shrub Stratum</u>	<u>(Plot size: 3m<sup>2</sup>)</u>				
1.					
2.					
3.					
4.					
5.					
		<u>0</u>	= Total Cover		
<u>Herb Stratum</u>	<u>(Plot size: 1m<sup>2</sup>)</u>				
1.	<u>various grasses (mowed)</u>	<u>80</u>	<u>Y</u>		
2.	<u>Ranunculus repens</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>	
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
		<u>120</u>	= Total Cover		
<u>Woody Vine Stratum</u>	<u>(Plot size: 3m<sup>2</sup>)</u>				
1.					
2.					
		<u>0</u>	= Total Cover		
<u>% Bare Ground in Herb Stratum</u>		<u>0</u>			

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: \_\_\_\_\_ (A)  
 Total Number of Dominant Species Across All Strata: \_\_\_\_\_ (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: \_\_\_\_\_ (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = 0  
 FACW species \_\_\_\_\_ x 2 = 0  
 FAC species \_\_\_\_\_ x 3 = 0  
 FACU species \_\_\_\_\_ x 4 = 0  
 UPL species \_\_\_\_\_ x 5 = 0  
 Column Totals: 0 (A) 0 (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
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 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

<b>Hydrophytic Vegetation Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
--

Remarks:  
 Unable to identify grass species since the field is regularly mowed. Grass was very short and lacking inflorescence. Given the lack of hydric soils and hydrology, the grasses are not hydrophitic.

**SOIL**

Sampling Point: S3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0-7	10YR 3/3	100					Sandy Loam	
7-16	10YR 4/4	100					Sandy Loam	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

<p><b>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</b></p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Histosol (A1)</td> <td><input type="checkbox"/> Sandy Redox (S5)</td> </tr> <tr> <td><input type="checkbox"/> Histic Epipedon (A2)</td> <td><input type="checkbox"/> Stripped Matrix (S6)</td> </tr> <tr> <td><input type="checkbox"/> Black Histic (A3)</td> <td><input type="checkbox"/> Loamy Mucky Mineral (F1) (<b>except MLRA 1</b>)</td> </tr> <tr> <td><input type="checkbox"/> Hydrogen Sulfide (A4)</td> <td><input type="checkbox"/> Loamy Gleyed Matrix (F2)</td> </tr> <tr> <td><input type="checkbox"/> Depleted Below Dark Surface (A11)</td> <td><input type="checkbox"/> Depleted Matrix (F3)</td> </tr> <tr> <td><input type="checkbox"/> Thick Dark Surface (A12)</td> <td><input type="checkbox"/> Redox Dark Surface (F6)</td> </tr> <tr> <td><input type="checkbox"/> Sandy Mucky Mineral (S1)</td> <td><input type="checkbox"/> Depleted Dark Surface (F7)</td> </tr> <tr> <td><input type="checkbox"/> Sandy Gleyed Matrix (S4)</td> <td><input type="checkbox"/> Redox Depressions (F8)</td> </tr> </table>	<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) ( <b>except MLRA 1</b> )	<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	<p><b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b></p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> 2 cm Muck (A10)</td> </tr> <tr> <td><input type="checkbox"/> Red Parent Material (TF2)</td> </tr> <tr> <td><input type="checkbox"/> Very Shallow Dark Surface (TF12)</td> </tr> <tr> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> </table> <p><sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.</p>	<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Red Parent Material (TF2)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	<input type="checkbox"/> Other (Explain in Remarks)
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<input type="checkbox"/> Other (Explain in Remarks)																					

<p><b>Restrictive Layer (if present):</b></p> Type: _____ Depth (inches): _____	<p><b>Hydric Soil Present?</b>    Yes <input type="checkbox"/>    No <input checked="" type="checkbox"/></p>
Remarks: _____	

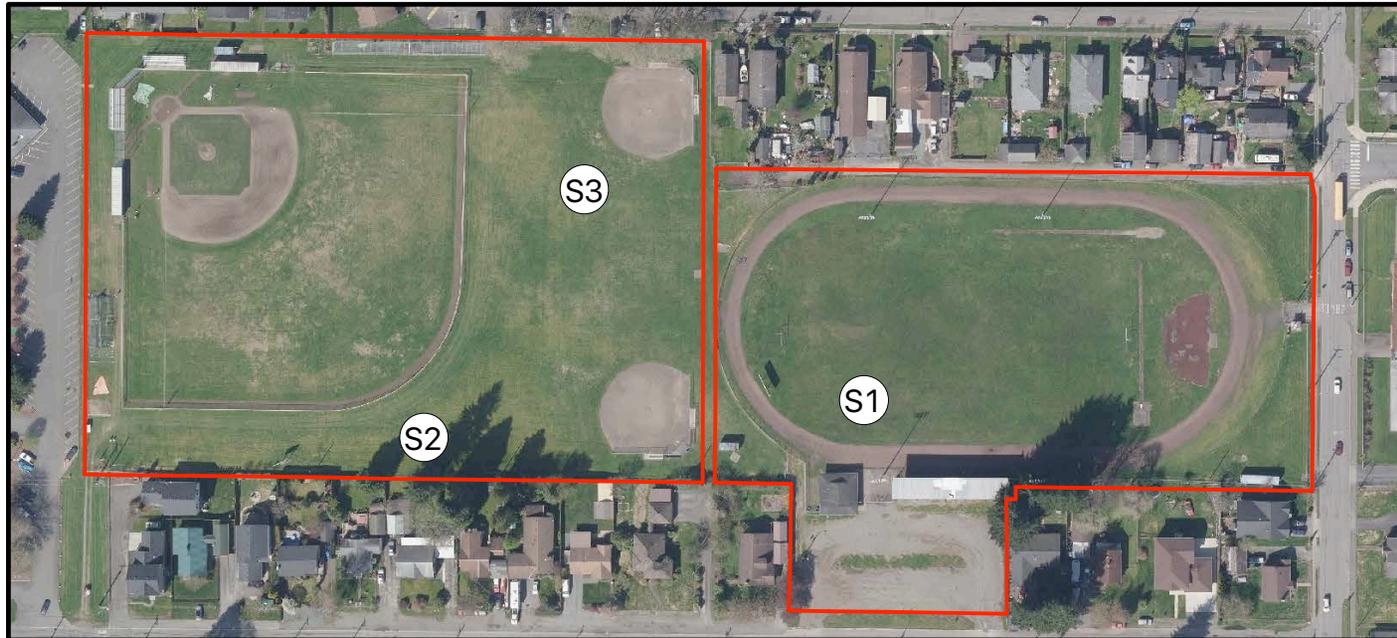
**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>																																
<p>Primary Indicators (minimum of one required; check all that apply)</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Surface Water (A1)</td> <td><input type="checkbox"/> Water-Stained Leaves (B9) (<b>except MLRA 1, 2, 4A, and 4B</b>)</td> </tr> <tr> <td><input type="checkbox"/> High Water Table (A2)</td> <td><input type="checkbox"/> Salt Crust (B11)</td> </tr> <tr> <td><input type="checkbox"/> Saturation (A3)</td> <td><input type="checkbox"/> Aquatic Invertebrates (B13)</td> </tr> <tr> <td><input type="checkbox"/> Water Marks (B1)</td> <td><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</td> </tr> <tr> <td><input type="checkbox"/> Sediment Deposits (B2)</td> <td><input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)</td> </tr> <tr> <td><input type="checkbox"/> Drift Deposits (B3)</td> <td><input type="checkbox"/> Presence of Reduced Iron (C4)</td> </tr> <tr> <td><input type="checkbox"/> Algal Mat or Crust (B4)</td> <td><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</td> </tr> <tr> <td><input type="checkbox"/> Iron Deposits (B5)</td> <td><input type="checkbox"/> Stunted or Stressed Plants (D1) (<b>LRR A</b>)</td> </tr> <tr> <td><input type="checkbox"/> Surface Soil Cracks (B6)</td> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> <tr> <td><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</td> <td></td> </tr> </table>	<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>except MLRA 1, 2, 4A, and 4B</b> )	<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) ( <b>LRR A</b> )	<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<p>Secondary Indicators (2 or more required)</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Water-Stained Leaves (B9) (<b>MLRA 1, 2, 4A, and 4B</b>)</td> </tr> <tr> <td><input type="checkbox"/> Drainage Patterns (B10)</td> </tr> <tr> <td><input type="checkbox"/> Dry-Season Water Table (C2)</td> </tr> <tr> <td><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</td> </tr> <tr> <td><input type="checkbox"/> Geomorphic Position (D2)</td> </tr> <tr> <td><input type="checkbox"/> Shallow Aquitard (D3)</td> </tr> <tr> <td><input type="checkbox"/> FAC-Neutral Test (D5)</td> </tr> <tr> <td><input type="checkbox"/> Raised Ant Mounds (D6) (<b>LRR A</b>)</td> </tr> <tr> <td><input type="checkbox"/> Frost-Heave Hummocks (D7)</td> </tr> </table>	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>MLRA 1, 2, 4A, and 4B</b> )	<input type="checkbox"/> Drainage Patterns (B10)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	<input type="checkbox"/> Geomorphic Position (D2)	<input type="checkbox"/> Shallow Aquitard (D3)	<input type="checkbox"/> FAC-Neutral Test (D5)	<input type="checkbox"/> Raised Ant Mounds (D6) ( <b>LRR A</b> )	<input type="checkbox"/> Frost-Heave Hummocks (D7)
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<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)																																
<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>MLRA 1, 2, 4A, and 4B</b> )																																
<input type="checkbox"/> Drainage Patterns (B10)																																
<input type="checkbox"/> Dry-Season Water Table (C2)																																
<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)																																
<input type="checkbox"/> Geomorphic Position (D2)																																
<input type="checkbox"/> Shallow Aquitard (D3)																																
<input type="checkbox"/> FAC-Neutral Test (D5)																																
<input type="checkbox"/> Raised Ant Mounds (D6) ( <b>LRR A</b> )																																
<input type="checkbox"/> Frost-Heave Hummocks (D7)																																
<p><b>Field Observations:</b></p> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<p><b>Wetland Hydrology Present?</b>    Yes <input type="checkbox"/>    No <input checked="" type="checkbox"/></p>																															
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: _____																																
Remarks: _____																																

# DETERMINATION MAP

## MONROE SD - W COLUMBIA STREET

PORTION OF SECTION 1, TOWNSHIP 27N, RANGE 6E, W.M.



### LEGEND

-  SITE BOUNDARY
-  DATA SITES



Scale 1" = 200'



*Wetland Resources, Inc.*  
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
9505 19th Avenue S.E. Suite 106 Everett, Washington 98208  
Phone: (425) 337-3174  
Fax: (425) 337-3045  
Email: mailbox@wetlandresources.com

Determination Map  
**Monroe SD- W Columbia Street**  
City Of Monroe

Monroe School District #103  
Attn: John Mannix  
200 East Fremont St  
Monroe, WA 98272

Sheet 1/1  
Project #: 18175  
Drawn by: EC  
06/11/2018



## MEMORANDUM

To: Laura Brent, Brent Planning Solutions  
From: Matthew Palmer, P.E. *MJP*  
Subject: Rezone Analysis for Mid-rise Apartments  
Date: July 12, 2018  
Project: Monroe School District Rezone, GTC #18-166

Gibson Traffic Consultants, Inc. (GTC) has been retained to provide a rezone volume analysis for 296 multi-family units in 3-story buildings located north of Columbia Street between S Kelsey Street and Dickinson Road in the City of Monroe. The purpose of this memorandum is to document the preliminary trip generation and to compare the total entering volume of 19 study intersections to the 2035 volumes identified in the City's Appendix A: Traffic Operations Level of Service of the Transportation Plan.

### ASSUMPTIONS

The existing volumes collected in the Transportation Plan are from 2014; therefore, to grow them to the baseline 2023 volumes a growth factor of 15% was utilized. This was calculated by using 2% growth per year from 2014 to 2020 and then 1% per year from 2020 to 2023. This is consistent with State growth on US-2 in the site vicinity and city forecasting. For the two intersections that were counted by Traffic Data Gathering (TDG) in June 2018 a growth factor of 7% was utilized; 2% growth per year from 2018 to 2020 and then 1% per year from 2020 to 2023.

The year 2023 was utilized as the baseline year as it's when the apartment buildings could be built and fully occupied. The development would create a connecting roadway that would parallel Columbia Street with access to Kelsey Street approximately 170 feet north of Columbia Street and connecting to Columbia Street opposite Dickinson Road.

### TRIP GENERATION

Traffic generation for the development is based on national research data contained in the Institute of Transportation Engineers (ITE) *Trip Generation, 10<sup>th</sup> Edition* (2017). ITE Land Use Code 223, mid-rise apartment, is utilized for the proposed use. There will be a total of 296 apartment units under a 3-story scenario. This would generate 1,610 ADT and 130 PM peak-hour trips. The trip generation is summarized on Table 1.

Trip generation calculations in the attachments also shows the trip generation for a low-rise apartment scenario, but this would have a lower number of units which leads to fewer trips being generated. Therefore, the mid-rise trip generation was utilized as the highest potential use for the volume analysis. No credit/reduction has been taken for existing uses on the site therefore this is a conservatively high analysis of new trip generation.

**Table 1: Trip Generation Summary**

Monroe School District Rezone		PM Peak-Hour Trips		
		Inbound	Outbound	Total
Mid-rise Apartments 296 Units	Rate	0.44 per Unit		
	Splits	61%	39%	100%
	Trips	79	51	130
<b>TOTAL</b>		79	51	130

The trips have been distributed through the 19 study intersections per the distribution shown in Figure 1 which is based on other residential distributions in the City of Monroe. Traffic heading to the west of the development using Columbia Street could continue west to 182<sup>nd</sup> Avenue SE bypassing the intersection of King Street and Blueberry Lane/154<sup>th</sup> Street SE (Intersection #40); however, as a worst case the westbound traffic was routed onto King Street impacting the study intersection.

**CONCLUSIONS**

The potential rezone would add vehicle trips to several City intersections that are projected to operate at level of service E or F in 2035. However, the city has established a corridor level of service for its concurrency evaluation. Based on the concurrency corridor analysis contained in the City’s operational level of service appendix of the City’s Transportation Plan the future 2035 level of service of the corridors are all expected to operate at acceptable level of service D or better with the highest corridor delay being on W Main Street East corridor that has a projected delay of 50 second per entering vehicle. The four intersections that the rezone adds any measurable trips to are:

- Main Street/Frylands Blvd (Int #9)
- Main Street Ramps with SR-522 (Int #10, 11)
- Main Street/179<sup>th</sup> Street (Int #29)

Table 2 shows that the proposed rezone would add between 0.4% to 1.55% increase in volume to those corridor intersections or an average of less than 1% increase to the highest delay concurrency corridor. The plan shows that W Main Street East corridor has a projected delay in 2035 of 50 seconds (without school rezone) while 55 seconds appears to be the threshold for LOS E i.e. a delay increase capacity of approximately 10% before LOS E is likely to be reached.

The rezone has the highest increase in trips % to the intersection of King Street and Blueberry Lane/154<sup>th</sup> Street SE i.e. 6.06% (Comp Plan Int #40) that is within the 154<sup>th</sup> Street SE concurrency corridor. The other intersections in that corridor experience a 2-3% increase in intersection volumes or approximately a 3-4% corridor increase. The intersection of King Street and Blueberry Lane is forecast in the city plan to operate at LOS B and the corridor a LOS C with 33 seconds of delay i.e. over 40% delay increase capacity before reaching corridor threshold.

All corridors are projected to be operating approximately 10-45% within the capacity of the 2035 capital facilities plan level of service projections. Therefore, GTC concludes that the City concurrency corridors with just a 1-4% average increase in volumes from school traffic would still operate at acceptable level of service with the proposed rezone.

**Table 2: Volume Comparison**

Intersection			Weekday PM Peak Hour Traffic Operations						% Increase With School (2035)
			Existing	Baseline (2023)	School Rezone PM Peak Trips	With School Project (2023)	Preferred Alternative (2035) with Capital Plan	Preferred Alternative (2035) with Capital Plan	
Int Letter	Int No.	Int Name	Existing TEV	Baseline TEV		With School TEV	Preferred TEV	LOS	
o	8	154th St SE & 179th Ave SE	1,184	1362	39	1401	1,614	E	2.36%
n	9	W Main St & Fryelands Blvd	1,150	1323	7	1330	1,736	B	0.40%
l	10	W Main St & East SR 522 RAB	1,322	1520	17	1537	2,157	B	0.78%
m	11	W Main St & West SR 522 RAB	1,743	2004	33	2037	3,048	F	1.07%
i	13	W Main St & Kelsey St	1,562	1796	28	1824	2,405	B	1.15%
j	15	Main St & Lewis St	1,870	2151	9	2160	2,285	F	0.39%
t	16	SR 2 & E Main St	2,587	2975	15	2990	3,981	C	0.38%
r	17	N Lewis St & SR 2	3,602	4142	6	4148	5,355	E	0.11%
u	18	Chain Lake Rd & Tjerne Pl SE	1,127	1296	0	1296	2,798	D	0.00%
g	19	Tjerne Pl SE & N Kelsey St	1,401	1611	13	1624	2,447	B	0.53%
h	20	N Kelsey St & Chain Lake Rd	1,037	1193	0	1193	2,120	C	0.00%
e	24	Blueberry Ln & N Kelsey	1,086	1249	33	1282	1,342	F	2.40%
f	25	SR 2 & Kelsey St	4,178	4805	33	4838	6,274	D	0.52%
q	28	SR 2 & 179th Ave SE	2,615	3007	40	3047	3,671	C	1.08%
k	29	W Main St & 179th Ave SE	1,425	1639	39	1678	2,476	D	1.55%
d	40	King St & 154th St/Blueberry	528	607	39	646	605	B	6.06%
p	41	179th Ave SE & 147th St SE	965	1110	33	1143	1,346	A	2.39%
a		Columbia St & Kelsey St	631	675	28	703	---	---	---
c		W Main St & Dickinson Rd	1041	1114	39	1153	---	---	---

# **Trip Generation**





Monroe School District Rezone  
GTC #18-166

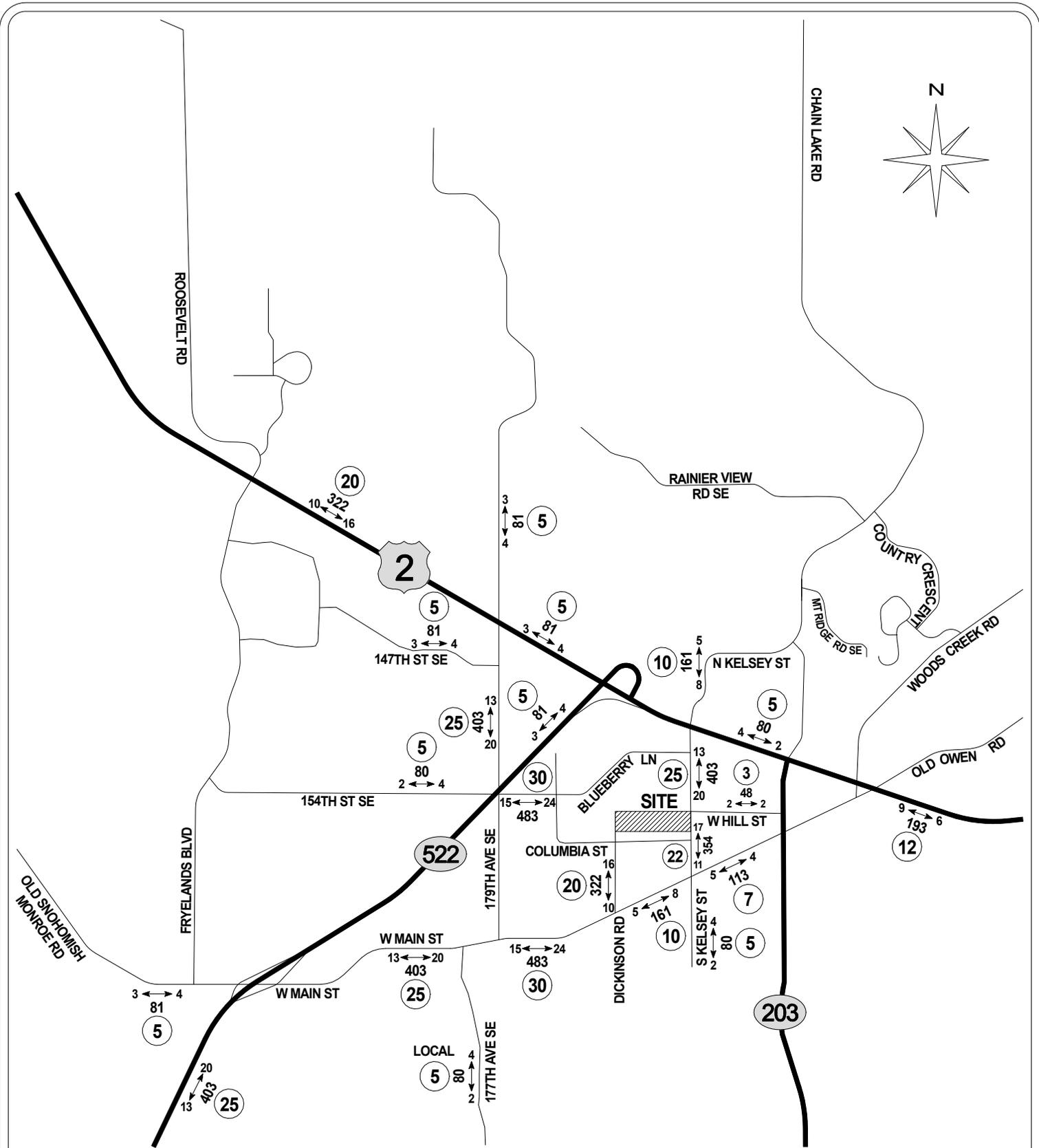
Mid-Rise Apartments

PM Peak-Hour

%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	1610	79	51	130.00
1%	16.10	0.79	0.51	1.30
2%	32.20	1.58	1.02	2.60
3%	48.30	2.37	1.53	3.90
4%	64.40	3.16	2.04	5.20
<b>5%</b>	<b>80.50</b>	<b>3.95</b>	<b>2.55</b>	<b>6.50</b>
6%	96.60	4.74	3.06	7.80
7%	112.70	5.53	3.57	9.10
8%	128.80	6.32	4.08	10.40
9%	144.90	7.11	4.59	11.70
<b>10%</b>	<b>161.00</b>	<b>7.90</b>	<b>5.10</b>	<b>13.00</b>
11%	177.10	8.69	5.61	14.30
12%	193.20	9.48	6.12	15.60
13%	209.30	10.27	6.63	16.90
14%	225.40	11.06	7.14	18.20
<b>15%</b>	<b>241.50</b>	<b>11.85</b>	<b>7.65</b>	<b>19.50</b>
16%	257.60	12.64	8.16	20.80
17%	273.70	13.43	8.67	22.10
18%	289.80	14.22	9.18	23.40
19%	305.90	15.01	9.69	24.70
<b>20%</b>	<b>322.00</b>	<b>15.80</b>	<b>10.20</b>	<b>26.00</b>
21%	338.10	16.59	10.71	27.30
22%	354.20	17.38	11.22	28.60
23%	370.30	18.17	11.73	29.90
24%	386.40	18.96	12.24	31.20
<b>25%</b>	<b>402.50</b>	<b>19.75</b>	<b>12.75</b>	<b>32.50</b>
26%	418.60	20.54	13.26	33.80
27%	434.70	21.33	13.77	35.10
28%	450.80	22.12	14.28	36.40
29%	466.90	22.91	14.79	37.70
<b>30%</b>	<b>483.00</b>	<b>23.70</b>	<b>15.30</b>	<b>39.00</b>
31%	499.10	24.49	15.81	40.30
32%	515.20	25.28	16.32	41.60
33%	531.30	26.07	16.83	42.90
34%	547.40	26.86	17.34	44.20
<b>35%</b>	<b>563.50</b>	<b>27.65</b>	<b>17.85</b>	<b>45.50</b>
36%	579.60	28.44	18.36	46.80
37%	595.70	29.23	18.87	48.10
38%	611.80	30.02	19.38	49.40
39%	627.90	30.81	19.89	50.70
<b>40%</b>	<b>644.00</b>	<b>31.60</b>	<b>20.40</b>	<b>52.00</b>
41%	660.10	32.39	20.91	53.30
42%	676.20	33.18	21.42	54.60
43%	692.30	33.97	21.93	55.90
44%	708.40	34.76	22.44	57.20
<b>45%</b>	<b>724.50</b>	<b>35.55</b>	<b>22.95</b>	<b>58.50</b>
46%	740.60	36.34	23.46	59.80
47%	756.70	37.13	23.97	61.10
48%	772.80	37.92	24.48	62.40
49%	788.90	38.71	24.99	63.70
<b>50%</b>	<b>805.00</b>	<b>39.50</b>	<b>25.50</b>	<b>65.00</b>

%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	1610	79	51	130
51%	821.10	40.29	26.01	66.30
52%	837.20	41.08	26.52	67.60
53%	853.30	41.87	27.03	68.90
54%	869.40	42.66	27.54	70.20
<b>55%</b>	<b>885.50</b>	<b>43.45</b>	<b>28.05</b>	<b>71.50</b>
56%	901.60	44.24	28.56	72.80
57%	917.70	45.03	29.07	74.10
58%	933.80	45.82	29.58	75.40
59%	949.90	46.61	30.09	76.70
<b>60%</b>	<b>966.00</b>	<b>47.40</b>	<b>30.60</b>	<b>78.00</b>
61%	982.10	48.19	31.11	79.30
62%	998.20	48.98	31.62	80.60
63%	1014.30	49.77	32.13	81.90
64%	1030.40	50.56	32.64	83.20
<b>65%</b>	<b>1046.50</b>	<b>51.35</b>	<b>33.15</b>	<b>84.50</b>
66%	1062.60	52.14	33.66	85.80
67%	1078.70	52.93	34.17	87.10
68%	1094.80	53.72	34.68	88.40
69%	1110.90	54.51	35.19	89.70
<b>70%</b>	<b>1127.00</b>	<b>55.30</b>	<b>35.70</b>	<b>91.00</b>
71%	1143.10	56.09	36.21	92.30
72%	1159.20	56.88	36.72	93.60
73%	1175.30	57.67	37.23	94.90
74%	1191.40	58.46	37.74	96.20
<b>75%</b>	<b>1207.50</b>	<b>59.25</b>	<b>38.25</b>	<b>97.50</b>
76%	1223.60	60.04	38.76	98.80
77%	1239.70	60.83	39.27	100.10
78%	1255.80	61.62	39.78	101.40
79%	1271.90	62.41	40.29	102.70
<b>80%</b>	<b>1288.00</b>	<b>63.20</b>	<b>40.80</b>	<b>104.00</b>
81%	1304.10	63.99	41.31	105.30
82%	1320.20	64.78	41.82	106.60
83%	1336.30	65.57	42.33	107.90
84%	1352.40	66.36	42.84	109.20
<b>85%</b>	<b>1368.50</b>	<b>67.15</b>	<b>43.35</b>	<b>110.50</b>
86%	1384.60	67.94	43.86	111.80
87%	1400.70	68.73	44.37	113.10
88%	1416.80	69.52	44.88	114.40
89%	1432.90	70.31	45.39	115.70
<b>90%</b>	<b>1449.00</b>	<b>71.10</b>	<b>45.90</b>	<b>117.00</b>
91%	1465.10	71.89	46.41	118.30
92%	1481.20	72.68	46.92	119.60
93%	1497.30	73.47	47.43	120.90
94%	1513.40	74.26	47.94	122.20
<b>95%</b>	<b>1529.50</b>	<b>75.05</b>	<b>48.45</b>	<b>123.50</b>
96%	1545.60	75.84	48.96	124.80
97%	1561.70	76.63	49.47	126.10
98%	1577.80	77.42	49.98	127.40
99%	1593.90	78.21	50.49	128.70
<b>100%</b>	<b>1610.00</b>	<b>79.00</b>	<b>51.00</b>	<b>130.00</b>

# Figure 1 – PM Trip Distribution



**GIBSON TRAFFIC CONSULTANTS**

**TRAFFIC IMPACT STUDY**  
GTC #18-166

**MONROE SCHOOL DISTRICT**  
REZONE ANALYSIS  
296 MID-RISE APARTMENTS

LEGEND

AWDT  
PM ↔ PEAK

NEW SITE TRAFFIC  
(DAILY/PEAK-HOUR)



TRIP DISTRIBUTION %

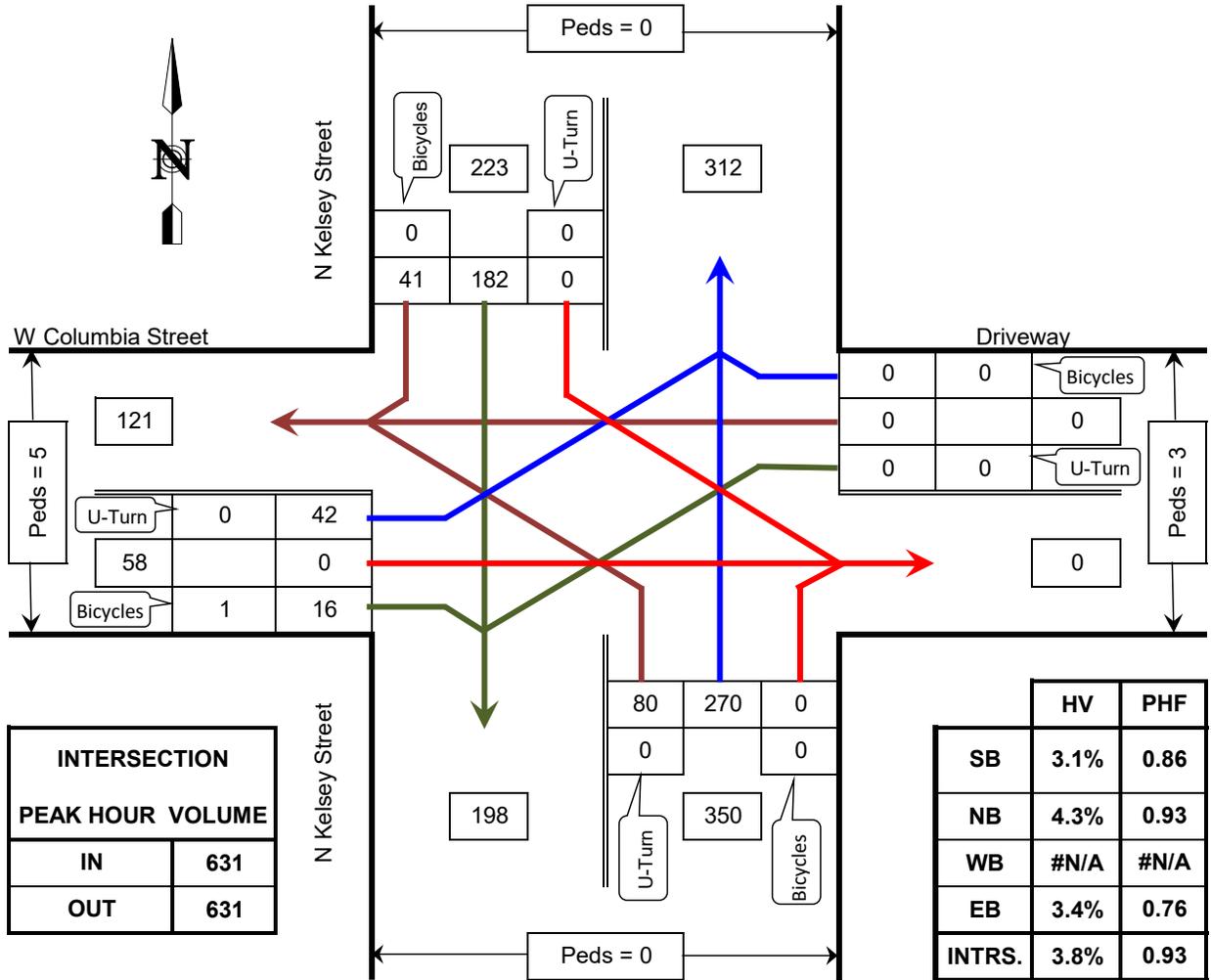
**CITY OF MONROE**

**FIGURE 1**  
**DEVELOPMENT**  
**TRIP DISTRIBUTION**  
**PM PEAK-HOUR**

# Counts

**TURNING MOVEMENTS DIAGRAM**

4:00 PM - 6:00 PM PEAK HOUR: 4:45 PM TO 5:45 PM



PHF = Peak Hour Factor  
HV = Heavy Vehicle

**W Columbia Street @ N Kelsey Street**

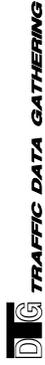
**Woodinville, WA**

COUNTED BY: TDG

DATE OF COUNT: Wed. 6/13/18

REDUCTION DATE: Wed. 6/13/18

TIME OF COUNT: 4:00 PM - 6:00 PM



INTERSECTION TURNING MOVEMENTS REDUCTION SHEET

LOCATION: W Columbia Street @ N Kelsey Street, Woodinville, WA DATE OF COUNT: Wed. 6/13/18 TIME OF COUNT: 4:00 PM - 6:00 PM

COUNTED BY: TDG DATE OF REDUCTION: 6/13/2018

TIME INTERVAL ENDING AT	FROM NORTH ON N Kelsey Street						FROM SOUTH ON N Kelsey Street						FROM EAST ON Driveway						FROM WEST ON W Columbia Street						INTERVAL TOTALS											
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV		U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	1	0	0	45	6	0	0	1	0	15	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	1	0	0	36	9	0	0	0	0	25	45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	3	0	0	42	5	0	0	3	0	17	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 PM	0	0	1	0	0	37	13	0	0	2	0	24	65	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	1	0	0	39	10	0	0	2	0	11	74	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	2	0	0	49	10	0	0	7	0	25	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	3	0	0	57	8	0	0	4	0	20	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 PM	0	0	1	0	0	33	14	0	0	1	0	15	53	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HOUR TOTALS	0	0	7	0	0	182	41	0	0	15	0	80	270	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ALL MOVEMENTS	223						350						#N/A						0						58						831					
% HV	3.1%						4.3%						#N/A						#N/A						3.4%						3.8%					
PEAK HOUR FACTOR	0.86						0.93						#N/A						#N/A						0.76						0.93					

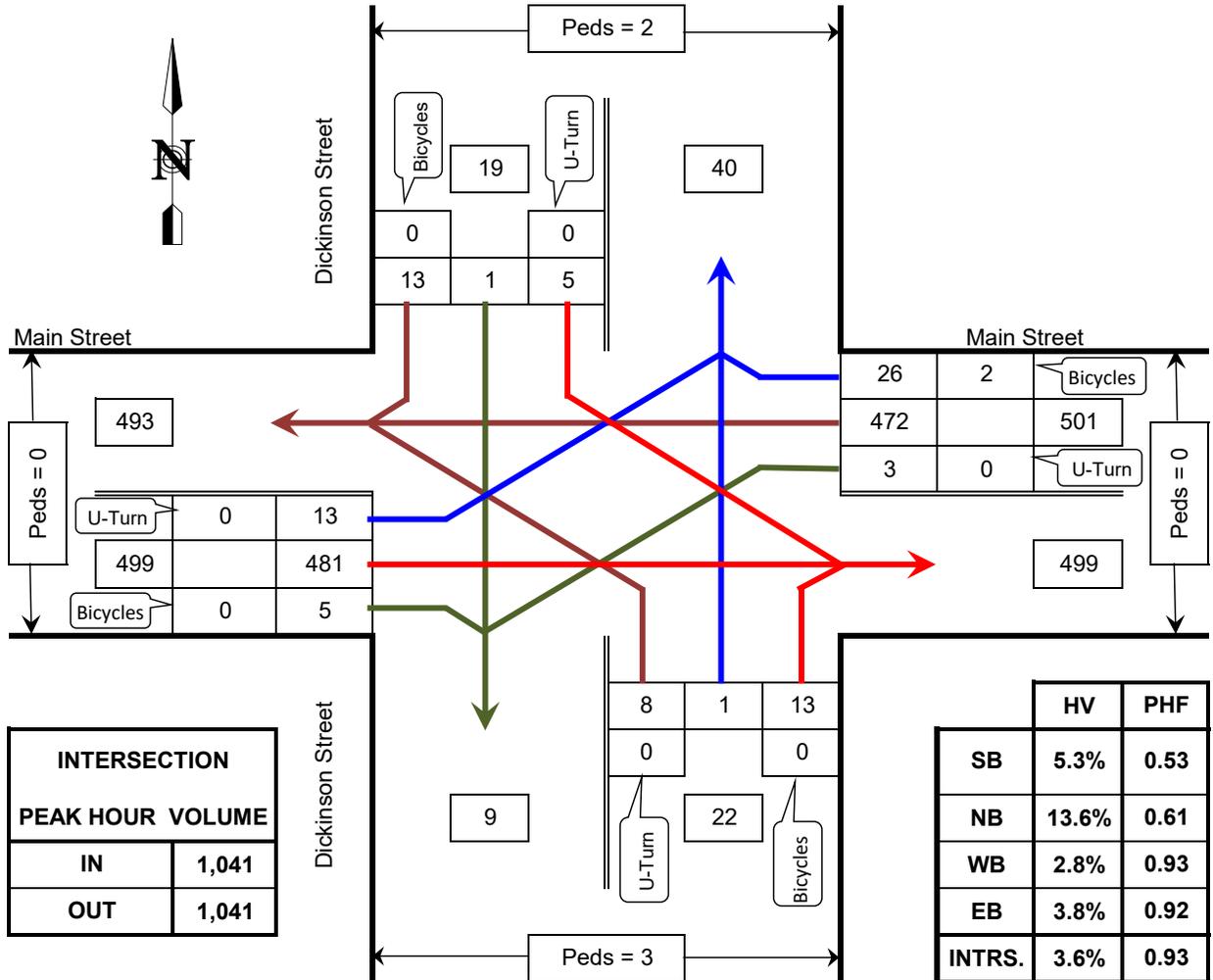
HV = Heavy Vehicle  
PHF = Peak Hour Factor  
4:00 PM - 6:00 PM PEAK HOUR: 4:45 PM TO 5:45 PM

ROLLING HOUR COUNT

TIME INTERVAL	FROM NORTH ON N Kelsey Street						FROM SOUTH ON N Kelsey Street						FROM EAST ON Driveway						FROM WEST ON W Columbia Street						INTERVAL TOTALS											
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV		U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right
2:00 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 5:00 PM	0	0	6	0	0	160	33	0	0	6	0	81	212	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM - 5:15 PM	0	0	6	0	0	154	37	0	0	7	0	77	238	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM - 5:30 PM	0	0	7	0	0	167	38	0	0	14	0	77	250	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM - 5:45 PM	0	0	7	0	0	182	41	0	0	15	0	80	270	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM - 6:00 PM	0	0	7	0	0	178	42	0	0	14	0	71	258	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 6:00 PM Total:	0	0	13	0	0	338	75	0	0	20	0	152	470	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### TURNING MOVEMENTS DIAGRAM

4:00 PM - 6:00 PM PEAK HOUR: 4:30 PM TO 5:30 PM



PHF = Peak Hour Factor  
HV = Heavy Vehicle

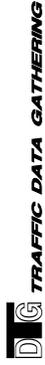
### Main Street @ Dickinson Street Woodinville, WA

COUNTED BY: TDG

DATE OF COUNT: Wed. 6/13/18

REDUCTION DATE: Wed. 6/13/18

TIME OF COUNT: 4:00 PM - 6:00 PM



INTERSECTION TURNING MOVEMENTS REDUCTION SHEET

LOCATION: Main Street @ Dickinson Street Woodinville, WA DATE OF COUNT: Wed. 6/13/18 TIME OF COUNT: 4:00 PM - 6:00 PM COUNTED BY: TDG DATE OF REDUCTION: 6/13/2018

TIME INTERVAL ENDING AT	FROM NORTH ON Dickinson Street						FROM SOUTH ON Dickinson Street						FROM EAST ON Main Street						FROM WEST ON Main Street						INTERVAL TOTALS					
	Peds		Bicycle		HV		U-Turn		Left		Thru		Right		Peds		Bicycle		HV		U-Turn		Left			Thru		Right		
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	2	0	3	0	0	0	7	3	0	2	0	0	0	5	0	0	5	10	0	95	10	0	6	114	0	6	114	0	237	
04:30 PM	0	0	0	0	2	0	3	3	0	0	0	0	0	2	0	0	11	0	109	2	0	4	0	2	114	0	235			
04:45 PM	1	0	0	0	3	0	6	0	2	0	3	0	6	0	2	124	6	0	124	6	0	8	0	2	114	1	267			
05:00 PM	0	0	0	0	0	0	1	0	0	2	0	2	0	0	0	1	119	6	0	0	3	0	2	112	3	248				
05:15 PM	1	0	0	0	2	0	2	3	0	0	3	1	2	0	0	126	8	0	4	0	4	0	4	132	0	280				
05:30 PM	0	0	1	0	0	1	4	0	0	0	0	0	3	0	1	103	6	0	0	4	0	5	123	1	246					
05:45 PM	0	0	0	0	0	0	3	0	0	0	0	0	2	0	0	111	5	0	0	2	0	4	95	0	221					
06:00 PM	0	0	0	0	2	0	5	0	0	0	3	0	1	0	0	93	2	0	0	2	0	3	85	2	196					
PEAK HOUR TOTALS	2	0	1	0	5	1	13	3	0	3	0	8	1	13	0	2	14	0	3	472	26	0	13	461	5	1041				
ALL MOVEMENTS	19						22						501						499						1041					
% HV	5.3%						13.6%						2.8%						3.8%						3.6%					
PEAK HOUR FACTOR	0.63						0.61						0.93						0.92						0.93					

HV = Heavy Vehicle  
PHF = Peak Hour Factor

4:00 PM - 6:00 PM PEAK HOUR: 4:30 PM TO 5:30 PM

ROLLING HOUR COUNT

TIME INTERVAL	FROM NORTH ON Dickinson Street						FROM SOUTH ON Dickinson Street						FROM EAST ON Main Street						FROM WEST ON Main Street						INTERVAL TOTALS				
	Peds		Bicycle		HV		U-Turn		Left		Thru		Right		Peds		Bicycle		HV		U-Turn		Left			Thru		Right	
2:00 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 5:00 PM	3	0	3	0	5	0	17	6	0	5	0	15	0	0	4	447	24	0	0	17	0	12	454	4	0	0	0	967	
4:15 PM - 5:15 PM	2	0	0	0	7	0	12	6	0	3	0	8	1	12	0	4	478	22	0	0	19	0	10	472	4	0	0	1030	
4:30 PM - 5:30 PM	2	0	1	0	5	1	13	3	0	3	0	8	1	13	0	3	472	26	0	0	19	0	13	481	5	0	0	1041	
4:45 PM - 5:45 PM	1	0	1	0	2	1	10	3	0	1	0	5	1	9	0	2	459	25	0	0	13	0	15	462	4	0	0	996	
5:00 PM - 6:00 PM	1	0	1	0	4	1	14	3	0	0	0	6	1	8	0	2	433	21	0	0	12	0	16	435	3	0	0	943	
4:00 PM - 6:00 PM Total:	4	0	4	0	9	1	31	9	0	5	0	11	1	23	0	2	36	0	5	880	45	0	28	889	7	0	0	1930	



Corridor/ Subarea	Weekday PM Peak Hour Traffic Operations									
	Intersection	Existing (2014)			Preferred Alternative (2035)			Preferred Alternative (2035) with Capital Plan		
		TEV <sup>1</sup>	Delay	LOS <sup>2</sup>	TEV <sup>1</sup>	Delay	LOS	TEV <sup>1</sup>	Delay	LOS
<b>1</b>	<b>Fryelands Blvd SE</b>									
1	Foothills Rd & Roosevelt Rd	379	11	B	715	16	C	715	16	C
2	SR 2 & Fryelands Blvd	2,583	35	D	3,263	41	D	3,263	41	D
3	Fryelands Blvd & Tye St	952	20	C	1,174	34	D	1,174	34	D
4	Fryelands Blvd & 146th St SE	812	17	C	1,001	28	D	1,001	28	D
5	Fryelands Blvd & Wales St	761	9	A	989	10	A	989	10	A
6	Fryelands Blvd & 154th St SE	910	13	B	1,167	15	B	1,167	15	B
9	W Main St & Fryelands Blvd	1,150	19	C	1,736	47	E	1,736	14	B
	<b>Weighted Average</b>		<b>22</b>	<b>C</b>		<b>32</b>	<b>C</b>		<b>26</b>	<b>C</b>
<b>2-1</b>	<b>US 2 West</b>									
2	SR 2 & Fryelands Blvd	2,583	35	D	3,263	41	D	3,263	41	D
28	SR 2 & 179th Ave SE	2,615	44	D	3,671	141	F	3,671	33	C
	<b>Weighted Average</b>		<b>39</b>	<b>D</b>		<b>94</b>	<b>F</b>		<b>36</b>	<b>D</b>
<b>2-2</b>	<b>US 2 East</b>									
26	SR 522 off and on ramps to US 2	2,713	17	B	4,302	40	D	4,302	40	D
25	SR 2 & Kelsey St	4,178	22	C	6,274	54	D	6,274	54	D
17	N Lewis St & SR 2	3,602	53	D	5,355	58	E	5,355	58	E
16	SR 2 & E Main St	2,587	27	C	3,981	31	C	3,981	31	C
	<b>Weighted Average</b>		<b>30</b>	<b>C</b>		<b>47</b>	<b>D</b>		<b>47</b>	<b>D</b>
<b>3-1</b>	<b>Chain Lake Rd North</b>									
39	Chain Lake Rd & Brown Rd	576	13	B	822	18	C	822	18	C
	Chain Lake Rd & Country	738	15	B	1,095	25	C	1,095	25	C
22	Crescent Blvd									
	Chain Lake Rd & Rainier View	886	21	B	1,478	67	F	1,478	29	D
21	Rd									
	<b>Weighted Average</b>		<b>17</b>	<b>B</b>		<b>41</b>	<b>D</b>		<b>25</b>	<b>C</b>
<b>3-2</b>	<b>Chain Lake Rd South</b>									
20	N Kelsey St & Chain Lake Rd <sup>3</sup>	1,037	13	B	2,120	21	C	2,120	21	C
18	Chain Lake Rd & Tjerne Pl SE	1,127	28	C	2,798	39	D	2,798	39	D
17	N Lewis St & SR 2	3,602	53	D	5,355	58	E	5,355	58	E
	<b>Weighted Average</b>		<b>41</b>	<b>D</b>		<b>45</b>	<b>D</b>		<b>45</b>	<b>D</b>
<b>3-3</b>	<b>S Lewis St</b>									
37	Hill St & Lewis St	1,246	29	D	2,127	168	F	2,127	24	C
15	Main St & Lewis St	1,870	27	C	2,285	115	F	2,285	115	F
34	S Lewis St & McDougall St	1,222	26	D	1,552	50	E	1,552	50	E
33	S Lewis St & Powell St	1,208	13	B	1,460	19	C	1,460	19	C
30	S Lewis St & Sumac Dr	1,357	15	B	1,702	23	C	1,702	23	C



Corridor/ Subarea	Weekday PM Peak Hour Traffic Operations									
	Intersection	Existing (2014)			Preferred Alternative (2035)			Preferred Alternative (2035) with Capital Plan		
		TEV <sup>1</sup>	Delay	LOS <sup>2</sup>	TEV <sup>1</sup>	Delay	LOS	TEV <sup>1</sup>	Delay	LOS
	<b>Weighted Average</b>		<b>22</b>	<b>C</b>		<b>84</b>	<b>F</b>		<b>50</b>	<b>D</b>
<b>4-1</b>	<b>N Kelsey St North</b>									
	20 N Kelsey St & Chain Lake Rd <sup>3</sup>	1,037	13	B	2,120	21	C	2,120	21	C
	38 N Kelsey St & Galaxy Way	719	13	B	1,403	27	D	1,403	27	D
	19 Tjerne Pl SE & N Kelsey St	1,401	8	A	2,447	10	B	2,447	10	B
	25 SR 2 & Kelsey St	4,178	22	C	6,274	54	D	6,274	54	D
	<b>Weighted Average</b>		<b>17</b>	<b>B</b>		<b>36</b>	<b>D</b>		<b>36</b>	<b>D</b>
<b>4-2</b>	<b>N Kelsey St South</b>									
	24 Blueberry Ln & N Kelsey	1,086	26	D	1,342	61	F	1,342	61	F
	36 N Kelsey St & W Hill St	777	14	B	952	17	C	952	17	C
	13 W Main St & Kelsey St	1,562	9	A	2,405	20	B	2,405	20	B
	<b>Weighted Average</b>		<b>15</b>	<b>B</b>		<b>31</b>	<b>C</b>		<b>31</b>	<b>C</b>
<b>5</b>	<b>154th St SE</b>									
	6 Fryelands Blvd & 154th St SE	910	13	B	1,167	15	B	1,167	15	B
	7 154th St SE & Currie St	479	12	B	538	13	B	538	13	B
	8 154th St SE & 179th Ave SE	1,184	16	C	1,614	39	E	1,614	39	E
	40 King St & 154th St/Blueberry Ln	528	12	B	605	13	B	605	13	B
	24 Blueberry Ln & N Kelsey	1,086	26	D	1,342	61	F	1,342	61	F
	<b>Weighted Average</b>		<b>17</b>	<b>B</b>		<b>33</b>	<b>C</b>		<b>33</b>	<b>C</b>
<b>6</b>	<b>179th Ave SE</b>									
	28 SR 2 & 179th Ave SE	2,615	44	D	3,671	141	F	3,671	33	C
	41 179th Ave SE & 147th St SE	965	31	D	1,346	309	F	1,346	9	A
	32 179th Ave SE & 149th St SE	752	18	C	1,241	49	E	1,241	49	E
	8 154th St SE & 179th Ave SE	1,184	16	C	1,614	39	E	1,614	39	E
	29 W Main St & 179th Ave SE	1,425	13	B	2,476	44	D	2,476	44	D
	<b>Weighted Average</b>		<b>28</b>	<b>C</b>		<b>113</b>	<b>F</b>		<b>35</b>	<b>C</b>
<b>7-1</b>	<b>W Main St West</b>									
	9 W Main St & Fryelands Blvd	1,150	19	C	1,736	47	E	1,736	14	B
	10 W Main St on and off ramp from 522 <sup>3</sup>	1,322	28	D	2,157	13	B	2,157	13	B
	11 W Main St roundabout at NB SR 522	1,743	15	B	3,048	94	F	3,048	94	F
	12 W Main St & 177th Ave SE	1,138	17	C	2,133	60	F	2,133	60	E
	29 W Main St & 179th Ave SE	1,425	13	B	2,476	44	D	2,476	44	D
	<b>Weighted Average</b>		<b>18</b>	<b>B</b>		<b>55</b>	<b>D</b>		<b>50</b>	<b>D</b>
<b>7-2</b>	<b>W Main St East</b>									
	13 W Main St & Kelsey St	1,562	9	A	2,405	20	B	2,405	20	B
	42 W Main St & S Madison St <sup>4</sup>	971	19	C	1,654	72	F	1,654	24	C



Corridor/ Subarea	Weekday PM Peak Hour Traffic Operations									
	Intersection	Existing (2014)			Preferred Alternative (2035)			Preferred Alternative (2035) with Capital Plan		
		TEV <sup>1</sup>	Delay	LOS <sup>2</sup>	TEV <sup>1</sup>	Delay	LOS	TEV <sup>1</sup>	Delay	LOS
14	W Main St & Fremont St <sup>4</sup>	966	17	C	1,609	96	F	1,609	24	C
15	Main St & Lewis St	1,870	27	C	2,285	115	F	2,285	115	F
16	SR 2 & E Main St	2,587	27	C	3,981	31	C	3,981	31	C
<b>Weighted Average</b>			<b>21</b>	<b>C</b>		<b>59</b>	<b>E</b>		<b>43</b>	<b>D</b>
<b>8</b>	<b>Woods Creek Rd</b>									
23	Woods Creek Rd & Ingraham Rd	628	9	A	1,177	39	E	1,177	39	E
31	Woods Creek Rd & Country Crescent Blvd	732	13	B	1,323	40	E	1,323	40	E
43	Woods Creek Rd & Tjerne Pl SE <sup>5</sup>	-	-	-	1,499	22	C	1,499	22	C
<b>Weighted Average</b>			<b>11</b>	<b>B</b>		<b>33</b>	<b>C</b>		<b>33</b>	<b>C</b>
<b>INT</b>	<b>Intersections Not Part of a Corridor</b>									
35	Columbia Street & King Street	210	10	B	274	10	B	274	10	B

1 TEV = Total Entering Volume (PM peak hour)

2 LOS = Level of Service

3 Currently being converted to roundabout

4 Mitigation assumes conversion to roundabout as part of Main Street Gateway project. Alternately, the final redesign of these intersections could also include the installation of a traffic signal. A traffic signal would operate at LOS A/B for each intersection.

5 New signalized intersection with Tjerne Pl SE extension from Chain Lake Rd to Woods Creek Rd





## DETERMINATION OF NON-SIGNIFICANCE (DNS)

**File Number:** SEPA 2018-15

**Name of Proposal:** City of Monroe 2018-2019 Comprehensive Plan Amendment Docket

**Description of Proposal:** Consideration of applications for proposed revisions to the City of Monroe 2015 - 2035 Comprehensive Plan to be reviewed as part of the 2018 - 2019 annual amendment cycle. The proposed amendments include the following:

**CA2018-01** – Monroe School District # 103 is proposing a citizen-initiated Comprehensive Plan amendment and associated rezone for the 12.4 acre Memorial Stadium and Marshall Field site. The current Comprehensive Plan map designation of the site is Institutional and the current zoning district is Institutional. The School District is requesting to modify the site's Comprehensive Plan Future Land Use Map designation from Institutional to Multifamily. The applicant is also requesting a rezone of the subject property from Institutional to Multifamily Residential - R25.

**Proponent(s):** City of Monroe, 806 West Main Street, Monroe, WA 98155

**Location(s) of Proposal:** The subject site is identified by Snohomish County Assessor's tax parcel numbers 27060100205100, 27060100100400, and 27060100404500. The subject property is situated approximately south of West Maple Street, west of north Kelsey Street, north of West Columbia Street, and east of St. Mary of the Valley Church.

**Lead Agency:** City of Monroe

**Threshold Determination:** The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

**Responsible Official:** Ben Swanson, Community Development Director  
SEPA Responsible Official  
(360) 863-4544  
Monroe City Hall  
806 West Main Street  
Monroe, WA 98272  
[bswanson@monroewa.gov](mailto:bswanson@monroewa.gov)

Date: 7/1/19 Signature: 

**Date of Issuance:** July 3, 2019

**Deadline for Submitting Comments:** No later than 5:00 p.m. on July 17, 2019

**Appeals:** You may appeal this determination to the City of Monroe Hearing Examiner at Monroe City Hall, which is located at 806 West Main Street, Monroe, WA 98272, no later than **5:00 p.m. on July 17, 2019**. You should be prepared to make specific factual objections; and you shall set forth the specific reason, rationale, and/or basis for the appeal. Appeals must be made in person on City appeal forms, which are available through the Community Development Department at Monroe City Hall. Appeals must be filed in original form in accordance with MMC Chapter 22.84. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Kim Shaw, Land Use Permit Supervisor, by email at [kshhaw@monroewa.gov](mailto:kshhaw@monroewa.gov) or by phone at (360) 863-4532 to read or ask about the procedures for SEPA appeals.

**Staff Contact:** Questions about the proposal may be directed to Shana Restall, Principal Planner, at [srestall@monroewa.gov](mailto:srestall@monroewa.gov) or (360) 863-4608.

October 8, 2019

Ben Swanson  
Community Development Director  
City of Monroe  
806 West Main Street  
Monroe, WA 98272

RE: Monroe Docketing (CPA2018-01/RZ2018-01)  
Monroe School District – Marshall Field & Memorial Stadium Historic Information

Dear Mr. Swanson,

The Monroe School District (MSD) has received supplemental information for the historic field (Marshall Field and Memorial Stadium) from the Historic Society. A number of articles were located which contain historic details for the acquisition of the property and later the relocation of a new veterans memorial marker.

The articles discuss the purchase of the field in 1929, the naming of the field in 1946 and the placement of the bronze plaque in 1951. The articles highlight the efforts of the Arthur Kincaid Post of the America Legion in the lighting of the field and the bronze plaque. The intent of the plaque was to honor Monroe High School students lost during World War II. In 2013 an effort began to refurbish the memorial and collect names that were missing. As a result of that effort by community members, a new monument was constructed and located at Lake Tye Park. A groundbreaking ceremony was held on June 2, 2016. The brass plaque from the original monument was transferred to the new memorial.

The listing below is the articles outlining these events. All of the articles are included in the attachment to this letter.

Monroe Schools Out For Vacation, The Monroe Monitor, June 7, 1929

<http://mhs.stparchive.com/Archive/MHS/MHS06071929p01.php?tags=hibbits|property|1929>

Hibbit's Property Last Available Site In Monroe For School Purposes; Can Buy 4.85 Acre Tract For \$3000, The Monroe Monitor, June 21, 1929

<http://mhs.stparchive.com/Archive/MHS/MHS06211929p01.php?tags=hibbits|school|1929>

Dedicate Athletic Field In Honor Of Students Who Died In Service, The Monroe Monitor, September 12, 1946

<http://mhs.stparchive.com/Archive/MHS/MHS09121946p01.php?tags=memorial|athletic|field>

Many Witness Official Dedication Of Monroe Memorial Athletic Field, The Monroe Monitor, September 26, 1946

<http://mhs.stparchive.com/Archive/MHS/MHS09261946p01.php?tags=memorial|field>

Ben Swanson  
Community Development Director  
City of Monroe  
October 8, 2019  
Page 2

Legion To Dedicate War Memorial May 30, The Monroe Monitor, March 15, 1951  
<http://mhs.stparchive.com/Archive/MHS/MHS03151951P01.php?tags=memorial|field|dedication>

Monroe's Monumental Support, The Monroe Monitor & Valley News, June 6, 2016

Ground broken for new veterans memorial by Lake Tye, The Monroe Monitor & Valley News,  
June 8, 2016

Monroe Veterans Monument team receives honor, The Monroe Monitor & Valley News,  
August 23, 2016

Monroe veterans monument unveiled, Tribune, November 9, 2016

Photo – New Veterans Memorial Marker with Original Plaque; Source: Monroe School  
District, 2019

This additional information is provided in response to comments related to the Monroe School  
District "Docket Application". If you have questions related to this information, please contact me  
at 425.971.6409.

Sincerely,



Laura S. Brent

cc: John Mannix, Monroe School District  
Dr. Fredica Smith

Attachments (as described)

November 9, 2016

**Tribune**

## Monroe veterans monument unveiled



Doug Ramsay photo, dougramsayphoto.photoshelter.com

Eagle Scout Sam Thomas, 18, of Sultan (right) and American Legion Post 58 Chaplain Boyd Boze unveil the Veterans Memorial monument at Lake Tye Park in Monroe on Saturday, Nov. 5. Despite the rain, a group of Skykomish Valley residents along with veterans from throughout Snohomish County gathered for the dedication and unveiling ceremony.

# American Legion Plans Three-Day Celebration Here on Fourth of July

and Barbecue Will Be Features; Street Dances and Nights With Electric Rotor Given Away

Interest and support of the American Legion for the celebration of the Fourth of July, as undertaken by the American Legion, have been so marked that the original plan of a one-day celebration has been abandoned as impractical and instead Monroe will have four nights and three days, with a dance on Wednesday night and closing with a final dance on the night of Saturday.

Two most notable features to be added to the original program are a carnival which will be the highlight and which have visited Monroe because of the most favorable limit it will arrive in town on the night of July and will remain until the celebration on the Saturday night. The layout considerably larger than on our visit here, and in view of that a holiday crowd seems to be in the offing should prove a great attraction should prove a great attraction during the celebration.

Tuesday night meeting of the American Legion, the committee working on the celebration made reports and the members that enough already accomplished to assure Monroe a real bang-up celebration. In charge of the parade, it is intended to see to it that the parade was better than the town has had of that in the past, and Mr. Hoffert is one who lives up to his name.

Bennett, reporting for the committee stated that support business had been all expected and that there was but that necessary expense for the celebration would be borne by the majority of it. It has been secured. Speaking of the part of the exercise, he advised that his plan for the celebration period for the celebration.

# Theater to Be Redeemed for Cafe

Movie House, Remodeled in 1914, to Become Park; Evans and Wer-run New Place

Early at least Monroe is a theater. Work of rebuilding the old building which years has served as a play house began this week by George Hagedorn. The remodeling to house the new firm of Wedel, local confectionery are planning on adding a dining and lunch room service.

When the new theater will open is still rather unquiet, but that the opening date can be known delayed since the street without announcement of Mr. Evans of the firm of Wedel, stated that he and expect to be in their new within the month. Whether the interior of the theater can be shaped for an opening date is rather doubtful since planning is just now getting the seats and wiring reworked. It was thought that of equipment from the old place would take about a month to show.

However, with the old building expiring on the new lease anxious for repairs made and fixtures the proprietors of the theater, even though their own a not yet ready for tenancy, the old theater building can be front must be taken out, raised and plumbing fixtures or devices installed. It is that, barring bad luck, the will be ready for occupancy month or a few days prior to the 1st of July.

# Y HOSPITAL SUBMITS REPORT

of the county farm and hospital in this week to the commissioners states that at present are 97 men and women bed in that place a reduction on the first of last month.

ture, to be divided between a speaker and music. Who the speaker will be is not fully decided. The matter of the barbecue is not entirely arranged, and it may be that this feature will be handled by someone connected with the carnival, with local assistance.

Harry Bennett also reported that the baseball game of the day, to be played on the Fourth, will be between Sultan and Monroe.

One of the big drawing cards of the celebration will be the dances, which will be four in number and all street dances, weather permitting. Tickets sold to these dances will enable the holder to compete in the awarding of a Grand Prize, to be given away at the Saturday night dance. This prize has already been purchased by the Legion from the Puget Sound Power & Light Co. and is a 5 1/2 cu. foot General Electric electric refrigerator. As soon as this refrigerator is received it will be placed on display in Harmon's windows.

The doctors and dentists of Sultan and Monroe are members of the committee, headed by R. H. Nichols which will have charge of the baby show. Entrants in this show will be classed according to health and general appearance and not according to beauty, and there will be at least two prizes, one for baby boys and one for baby girls. Competition will be open to children up to two years of age, and all entrants will be entitled to receive a free physical examination from one of the doctor judges. Represented on this committee are Drs. Douglas and Nelson of Sultan, and Drs. Leslie, Allison, Cooley, Cleveland, Zeranah and Van Brocklin of Monroe.

Other features of the celebration are being cared for under the direction of General Chairman, Bert Hall, and in the near future street decorations will begin to appear, while posters announcing the event will cover the countryside over a wide radius, as well as auto banners announcing to the world at large that Monroe is the place to spend the Fourth.

A business meeting of the various committees will be held Friday evening at 8 o'clock at the Monroe Motors garage.

# C. L. Barlow Takes Trip to Missouri

Accompanied by His Father and Son, Monroe Man Will Drive Across Country; First Trip to Middle West in 29 Years

Accompanied by his son Carroll and his father, F. J. Barlow of Bellingham, C. L. Barlow will leave on Tuesday next for Missouri. The elder Barlow has property interests in that state and it is to look after these interests that the trip is being made, although the tour of 2000 miles into the middle west will be the first for C. L. Barlow in 29 years.

The elder Mr. Barlow and his grandson expect to remain in Missouri until late in the fall to harvest the crop, now planted, while C. L. Barlow, after a week or ten-day visit around St. Louis and other places, will go on to Chicago and later into Nebraska, where he has relatives and friends. He will return home by train.

Although 82 years of age Mr. Barlow's father plans on driving back in the fall with his grandson, in his own automobile.

The trip east will be by way of Portland, where they will stop for a visit with relatives.

# SWEDISH CHURCH WILL GIVE MUSICAL PROGRAM

A musical program given by the string band of High Point will be held on Wednesday evening, June 12, in the Swedish church, according to an announcement made public this week by the committee in charge. While the will be an admission charge, the public is cordially invited to attend, there will be a free will offering, according to the committee.

# RUM OWNING PROVES COSTLY

Elizabeth Nadeau, resident of Monroe, was fined \$100 and costs by Justice of the Peace William Sheeler on a charge of possession of illicit liquor. The woman was taken in a raid at her home when deputy sheriffs found three pints of moonshine whiskey at the side of a path leading to her home. She paid the fine and was released.

# Phil G. Warnock Makes Fine Talk Before Kiwanians

Assistant Prosecutor Delivers Inspiring 20-Minute Talk On the "Value of a Vision"; Club Will Hold Night Meeting

"The Value of a Vision" was the subject of an interesting and inspiring address delivered by Phil G. Warnock at the Wednesday luncheon of the Kiwanis club. That Mr. Warnock's address was appreciated to the utmost was attested to by the fine attention given to his presentation and the hearty applause that greeted the speaker at the finish.

Mr. Warnock's utterances were polished with rhetorical phrases and fine bits of sentiment. The man with an ideal, according to the speaker, is one who is never satisfied with what he has done until the day but who looks forward in hopeful anticipation toward the achievement, or at least toward the further realization of the vision which he has before him. One of the things that Mr. Warnock stressed and which he repeated a second time for emphasis, was that progress of the spirit is always followed by progress of the body and he who moves forward in spirit must eventually feel the urge to see his ideals brought to fruition.

In bringing his talk to a close the speaker told of the magnificent picture painted during the war by French artists to portray the triumph of victory. During the period in which this picture was being painted the French were many times on the verge of defeat and it was believed to be inevitable for the French nation. Yet these artists had the vision of victory before them and painted their masterpiece with the confident assurance that when it was finished, the victory which they saw in a vision would be a victory of reality.

President Carroll Barlow announced an evening meeting for June 24 in place of the regular Wednesday noon meeting. According to the president of the Monroe Kiwanis organization, all through the world will hold their weekly meeting on the same day at the same hour during the week of June 24.

# Caterpillar Hordes May Destroy Fruit

Worm Invasion Unusually Serious This Year; Arsenate of Lead Used For Spraying; Fire Method Also Advocated

Hordes of tent caterpillars will completely destroy the fruit crop in the county this year, unless farmers take immediate steps to check their advancement, is the warning issued by horticultural experts of the county.

A concentrated solution of arsenate of lead spray, thoroughly soaked into the foliage of the trees and shrubbery is a sure remedy against the woolly invaders, says E. R. Hawley, of the Smith-Hughes agricultural department of the Snohomish high school.

This spray is a poison and must be eaten by the worms if it is to kill them. While it is by no means repellent to the caterpillars it is essential that the spray be placed thoroughly on all the foliage on which they feed. During the growth of the caterpillar, which is nearly 100 per cent increase during the first few days, the worm is a greedy eater, and it is during this growing period that the spray does its best work.

Many cases of the work done by this pest is noticeable in and around Monroe. It must be remembered that during the first few days the increase in numbers is enormous and unless precautionary steps are taken at the very start the life of the tree will have been sapped and little yield can be expected.

Trees thus afflicted are easily distinguishable since the caterpillars can be seen in groups of thousands and appear to have been fastened on to the tree instead of having been hatched on it.

A preference to apple trees seems to be the choice of these insects, and inspection of these trees first will be almost certain to reveal whether or not your orchard is infested.

Another good method of extermination used, although somewhat slower, is the torch method. A pole with rags soaked in kerosene or other inflammable substance is set afire and held under the nests. Those using this method contend that the heat, if applied for only a short time, will

# Robert Shannahan Dangerously Hurt In 12-Foot Fall

Rung Gives Way As Youth Descends Ladder; Spine Broken And Spinal Cord Severed; Recovery Considered Doubtful

Robert Shannahan, 16, son of Mr. and Mrs. John Shannahan of Monroe, was perhaps fatally hurt on Friday morning of last week when he sustained a fractured spine and a severed spinal cord as the result of a 12-foot fall from a ladder, which he was descending from a water tank where he had been working, on the old Small-man ranch.

An insecure rung in the ladder broke as the young man was rapidly descending an effort to escape getting wet from the water flowing from the tank. Without warning of any kind, he had little chance to regain his balance or to grasp on to the sides of the ladder. He fell, striking on his shoulders with his lower extremities extending into the air in such a manner that his spine was snapped in two when the force of the fall bent his body suddenly at the hips.

A brother, Wallace, was on the scene in a moment and rushed the lad into Monroe for examination where X-ray pictures revealed the seriousness of his injuries. Later he was removed to his home in Tualco, where he is resting quite easily despite the fact that he is suffering intensely at times. A Seattle specialist was called in and consulted with the local doctor in charge of the case.

Whether or not the boy has any chance for recovery is a rather doubtful question among those in attendance at his bedside. Recovery from such injuries is considered miraculous in cases of this kind. However, hope is held that he will survive, even though the cost of life would be invalidism for the remainder of his days.

On Tuesday evening members of the scout troop paid him a visit and he was in a real jovial humor and glad to welcome and entertain his friends as best he could.

# Monroe Schools Out For Vacation

School Authorities Busy With Plan for Enlargement of High School; May Purchase Hibbits Property if Voters Assent

Monroe schools were officially closed on Friday of last week and pupils and teachers are enjoying the long-awaited vacation which will extend until September.

The school year of 1924-25 has been a most successful year from the point of view of the faculty, whose enrollment was larger than ever before and more graduates were given diplomas from the grade and high school than heretofore.

While as yet nothing definite has been announced in the way of changes to be made for next year, it is expected that at least in the high school the curriculum will benefit by many changes. Then, too, talk of an addition to the present high school building will mean that the entire course of study can be revised with more thorough facilities to help the teachers. Superintendent Goodin, with members of the school board, is busy conferring with qualified advisors on the kind of proposed improvements and the cost of each.

If the election, which will have to be held before the improvements can be made, results in a victory for the new improvements, the school board contemplates the purchase of the John Hibbits property across the street from the high school. Mr. Hibbits has offered the property, which is ideally located, for a very reasonable sum and the district has taken an option with the purpose in mind of acquiring it should the consent be given their proposed action.

Just what the extent of the approximate cost of these contemplated improvements will amount to is not known by the school board and little definite information can be given at this time. Probably at the next meeting of the school board a more detailed report can be had for publication.

# COMMERCIAL CLUB TO MEET NEXT TUESDAY

The next scheduled meeting of the Monroe Commercial Club is set for Tuesday evening, June 11, in the Commercial hall. While no definite

# State Auditor Approves Heartily of School Management in District No. 323

School Board Receives Commendation For Efficient Handling of Funds; Per Capita Cost Declared to Be Very Low

A report of the condition of school district No. 323 as revealed by an audit of the books by the state auditor, has been made public this week and reveals a very gratifying condition in the management of the school affairs of this district, according to those making the audit.

Evidently believing that credit should be given where credit is due, Mr. Clausen compliments the personnel of the local board for their efficient and economical administration of school affairs.

"Mr. Clausen's report follows:

"This report covers the period from July 1, 1925, to June 30, 1925. The closing date found the district enjoying a net credit of \$8,116.91 as compared with a net debt of \$8,761.85 one year prior thereto. On July 1, 1925, bonds issued by the old district No. 2 were outstanding in the amount of \$11,600.00. On June 30, 1925, that

bond indebtedness has been reduced to \$7,606.98, with \$2,887.24 offsetting cash balance in the bond redemption fund. The bond levies were 35 and 2 1/2 mills, respectively, for the two years.

During the year 1924-1925 the district expended \$4,763.87 less than the available revenue. The general fund levy was 10 mills. During 1927-1928, revenues exceeded expenditures in the substantial sum of \$13,206.63, due to a levy of 20 mills for the general fund. The extra levy was authorized by the electors September 24, 1927. The purpose of the extra levy was the retirement of a large warrant indebtedness. The result of the levy was a net cash balance in the general fund of \$846.93 as of June 30, 1928. We heartily approve that kind of financing.

The expense per capita, averaged daily attendance, excluding interest and outlays, was \$61.24 for 1925-1927, and \$64.09 for 1927-1928. For all purposes the per capita costs were \$61.94 and \$66.00 respectively, for the two school years considered. These are very low per capita costs, for which credit is given to the school board.

Yours truly,  
C. W. CLAUSEN, State Auditor.

# Yellow Cab Nine Loses to Monroe

Seattle Team Badly Defeated By Poorest Pitching Seen This Year; Muldoon Will Play Here Next Sunday

Running up a substantial lead in the first two or three innings, the local lads put the Yellow Cab team of Seattle in such a hole that the game was never in doubt. Numerous rallies throughout the game by both teams heightened the interest of what was otherwise a very poor exhibition of the national pastime. The Seattle nine never had a look-in from start to finish but nevertheless they thought they had and tried every minute of the game to reverse the final verdict.

Monroe discomfited that it has a good team in the field, probably as good as brought together here for a long time. A decided tendency to take things easy when everything was going in their favor didn't increase the favor of the local fans. Many times the Monroe boys purposely let men get on base just to show how good they were when they wanted to be. Yet in spite of all this good playing on the part of the locals in the soft-made pitches the visitors scored more than once when Monroe did not want them to. Many fans were ready to go home and wanted to get the game over with as soon as possible. But no, the boys were bent on having their fun, and had it, fans or no.

Preston on first looked good and ought to be playing in a better class of ball than he can find in this section. He is very fast, has a good arm and handles himself like a ball player, both on the field and at the plate. That he possesses a baseball head is attested to by the way in which he watches the ball at all times during the game.

Two fine chances for double plays were lost by slow thinking and even slower action. Both Colvin and Holloway looked good around second but don't seem to be able to cooperate as they should; certainly they don't anticipate each other's moves.

Pearnsal connected with one Ruthless wallop; the first one this year. During the latter part of the game Pearnsal retired and let Colvin take his place. The latter handled the pitching in a capable manner.

The box score follows:

YELLOW CAB CO.		AB	R	H	PO	A	E
Current, 1b	—	5	3	3	15	0	0
P. Nelson, 2b	—	5	1	3	3	0	0
E. Nokes, 2b	—	5	1	2	6	0	0
E. Nelson, c	—	5	0	1	0	0	0
Combs, as	—	4	1	0	2	0	0
M. Nelson, p	—	3	1	1	5	1	0
D. Moore, rf	—	4	0	1	0	0	0
Parnsley, lf	—	3	0	1	0	0	0
McNair, cf	—	4	2	1	1	1	0
Totals	—	38	8	9	34	14	6

# MONROE

MONROE		AB	R	H	PO	A	E
Knapp, lf	—	5	1	2	2	0	0
Preston, 3b	—	5	3	2	5	0	0
Fox, 2b	—	5	0	1	1	1	1
Rullen, cf	—	4	3	2	0	0	0
Holloway, 2b	—	4	2	1	2	3	0
Colvin, as	—	5	1	2	2	3	0
Harley, rf	—	5	0	2	0	0	0
Pearnsal, c	—	3	1	1	0	0	0
Redmond, p	—	1	0	1	0	0	0
Vanderbrui, p	—	1	1	1	0	0	0
Borlin, p	—	0	0	0	0	0	0

# New Motor Code to Be Effective Soon

Information to Public to Be Available at Garages and Touring Bureaus; Changes Not Entirely Satisfactory to Owners

The new motor law requiring drivers to carry at any of its 15 branch offices, and providing that Washington licensees must hereafter follow the vehicle, takes effect at midnight June 15, according to the Automobile Club of Washington, which explains some of the important details of the new regulations.

The motor association will register foreign cars at any of its 15 branch offices, without any fee whatever, as will any highway patrolman or any county auditor anywhere in the state.

While the law permits a 72-hour period after crossing the border in which to register and obtain free touring permit, which must be carried in plain view on the car while in the state, the inconvenience of being stopped and questioned by officers will be avoided by complying with the law immediately, club officials report, emphasizing that the process is short, simple and absolutely without cost to the tourist.

Residents of Washington can not obtain the touring permit, but must obtain Washington license. After next July 1st, the charge is half the annual rate for the balance of 1925, plus the auditor's fee of 25 cents.

Upon sale, theft or destruction in any manner of a car bearing Washington plates, on or after June 15, no credit may be obtained in licensing any car later acquired, for any pro rata portion of the license fee paid on the car destroyed. This was doubtless one of several ordinary contingencies not provided for in considering the new bill, which was not drawn or framed by those connected with the owners' organization, or the AAA.

Director of Licenses, Charles H. Maybury, Assistant Attorney General, Enoch Anderson, and Automobile Club officials have been conferring at some length over details and procedure under the new law, and a manual is being prepared, which will be supplied to all district offices of the club, club officials, dealers or garages, but to the latter only upon written request.

The manual will suggest forms of procedure under as many sets of circumstances as may be anticipated in advance. As other questions arise between now and the next session of the legislature, every effort will be made by the Department of Licenses to work out the requisite details, the club is advised.

Aside from the confusion which ordinarily follows an revolutionary change, it is not believed that serious trouble or delay will be encountered, but anyone contemplating disposal of a car, or purchase of a used one, will do well to familiarize himself before so doing, with the new procedure, say those in charge of enforcing the regulations.

No way is provided by which a person having a number plate of which he is fond may retain it, after June 15, except by retaining the car.

John Crankshaw is in attendance on this week at the convention of I. O. O. F. being held in Seattle. This is the first convocation of the year and hundreds of delegates from all over the

# Legion To Dedicate War Memorial May 30

Plans to place a bronze plaque near the entrance of the Monroe Memorial field this May 30 during a special ceremony now being formulated by the Arthur Kincaid American Legion Post, Commander Clarence Currie announced this week in a special letter to all members of the Monroe Post.

## Easter Week Services Set

Community Holy Week services, sponsored by the Monroe Ministerial association, will begin this Sunday evening and will be held that night at the Nazarene church.

The service will begin promptly at 7:30 p. m. and the theme thought of the evening will be, "King for a Day."

Monday night, the service will move to the Mission Covenant church and will begin at 8 o'clock, as will the remainder of the week-night services. Special emphasis has been placed on holding the length of each service to one hour.

Tuesday evening, the Methodist church will be host to the services and that night the theme thought will be, "And He Went a Little Farther." Wednesday evening's service will be held at the Mononite church and the theme will be, "Behold the Man!" Evangel Tabernacle will be host on Thursday evening and the theme has been announced, "It Is Finished." A community communion service will be held on Friday evening when the services will be held at the Congressional church. This will be in the form of an upper room communion.

Special musical arrangements are being made for each evening by the host pastor. Each evening's speaker will be one of the local ministers, but not the minister of the church in which the service is being held.

The entire community is invited to attend these Holy Week services.

## Tokens To Sing Swan Song

According to information released today by the State Tax Commission the new law enacted by the legislature abolishing the use of sales tax tokens becomes effective April 1, 1951.

This law further provides for redemption by the Tax Commission of all outstanding tokens at their face value within three months after the effective date of the act. Since no tokens can be redeemed after June 30, 1951, the Commission urges all firms to turn in their tokens at the earliest possible date.

Tokens may be surrendered for redemption to any of the nineteen branch offices maintained by the Tax Commission throughout the state. The local office of the Tax Commission for this district is located at 201 Commercial Bldg., Everett. To avoid delay all tokens should be turned in as soon after April 1 as possible but not before that date.

## Brother Visits For 1st Time In 29 Years

Mrs. Jessie Rupp enjoyed a visit by her brother, Mr. Roy Rupp, of Vancouver, B. C., last week. Mrs. Rupp had not seen her brother for 29 years. They were separated when they were children, and she saw him once seven years later, 29 years ago. They talked for hours, Mrs. Rupp said, telling of their experiences since they last saw one another.

THE LIONS CLUB WISHES TO PUBLICLY THANK

## G. N. Trains On New Streamliner

Valley residents living along the Great Northern railway will see a new transcontinental streamliner roar by about June 1, the railroad announced this week.

The new train, to be named the Western Star, will be the second transcontinental orange and black streamliner on the route between Chicago and Seattle via Monroe. It will run as a companion train of an entirely new Empire Builder, now nearing completion. Equipment of the present Empire Builder, in addition to a number of new cars, will make up the Western Star.

Great Northern officials said introduction of the new streamliner will bring retirement of the long-famous, Oriental Limited. It has been running under that name since 1905, except for the stretch between 1931 and 1947.

People living in the Skykomish valley can look for this new streamliner shortly after June 1.

## Ball Team Still Needs Finances

Although the response has been gratifying to the plan for aid, the Monroe high school baseball team will need more monetary assistance in the immediate future if it is to field a baseball nine in time for the opening of the season. The opening game is scheduled for the last week in March.

Team coach Dick Klein reports that some help has come in toward the purchase of the necessary baseballs, but that a considerable amount more will be necessary. He again pointed out that baseballs cost in the vicinity of \$30 a dozen and the funds for their purchase will have to come from the outside. The school has no money available for such buying.

Klein appealed to Monroe businessmen and civic organizations to help make up this difference. He said that unless someone comes through with the necessary funds in the near future, the diamond sport may have to be abandoned at the local school for the 1951 season.

## Amateur Show Well Attended

The Amateur talent show sponsored by the Lions club and held at the Vaux hall last Friday night was a decided success in spite of the bad weather. The attendance was larger than was expected, as more chairs had to be borrowed and some benches were brought from downstairs to accommodate the crowd.

Melvin Clausen of the Sultan grade school was the general master of ceremonies.

Each contestant received a good round of applause after their performance. Stan Boreason appeared between numbers and after the contest. He was enthusiastically received by the audience and put on a good show. He seemed to be having the time of his life, horn sherman that he is.

The program, in the order that the contestants appeared was as follows: Vocal solo by Tony DeRooy; accordion solo by Joetta Bates; the Star Dancers orchestra played a number, then Stan Boreason performed.

Mrs. Glen Gupta sang a solo in her usual charming manner, she was accompanied on the piano by her daughter, Shirley E. Judy Thompson gave an acrobatic dance number, followed by the Magnuson and Carlson boys with an accordion duet. Then the Monroe Barbershop quartette sang two numbers and their melody was not hampered by their immense moustaches. They were in their usual fine form.

Stan Boreason then took over for a few numbers, followed by Judith Slocert and her accordion. Elyse Wakefield then twirled the baton in an excellent manner, her lighted baton number being very effective. Mrs. Mary Aronst- nell sang a solo. The ballet dance performed by Joanne Ivy was graceful and well done. Then the former Hunsaker sisters of Wag-

(Continued on Page 7)

## Beauty Shop Changes Hands

## Party Postponed

The American Legion Birthday party planned for tonight has been postponed to a later date, due to the illness of many of the members.

## Orthopedic To Collect Tokens

With the signing of the bill into law last week by Governor Arthur B. Langlie, tax tokens officially become obsolete in the State of Washington this April 1. You can do one of several things with the tokens you possess. You can redeem them at face value, turn them over to the kids for play money, use them to nail on tar paper, save them for posterity, or, and most useful of all, donate them to the Orthopedic.

The Monroe Orthopedic society announced Monday that it would actively seek the collection of all tax tokens beginning next week. The group will place collection containers around town at various business houses for the deposit of the doughnut like metal discs. When the drive is over, the Orthopedic will redeem the aluminum wafers at three for a penny and use the proceeds for their own worthy cause.

They point out that the majority of people will not have enough of the token-like pieces on hand to really make it worthwhile to redeem them. However, if everyone having a few of the tokens puts them in a container, the aggregate total may develop into a tidy sum for the Orthopedic.

In any event, think it over. If you have several of the Martin "nickels" left in your purse, or around home, send out a search party for them while the subject is still fresh in your mind and have them ready to drop in an Orthopedic container starting next week. You'll do someone a lot of good and be giving in a way you'll hardly notice.

## Egg Hunt Plans Shaping Up

Arrangements for the 1951 edition of the Eagles' Easter Egg Hunt are rapidly taking shape under the direction of hard-working chairman Louis VanNatta.

The colorful event is scheduled for Sunday afternoon, March 25, at 1:30 o'clock on the high school grounds. Van Natta revealed the usual exciting list of awards will be made available again this year, he said.

Chairman Van Natta urged Valley youngsters to start laying plans now to be in attendance at the high school that afternoon, a week from this Sunday.

## Sportsmen To Have Alaska Visitors

Word from the Grays Harbor Poogle club at Aberdeen this week informed the Monitor that several members of that group along with a delegation from an Alaska Sportsmen club will attend the Monroe Sportsmen's Steelhead banquet here March 31.

The group from the Northern Territory is coming down from the Walrus Sportsmen's club of Wacker City, Alaska. They say they've heard a great deal about the annual feed out on by the local sportsmen and are coming to see it if it's as good as claimed.

As in year's past, the Grays Harbor club will be well represented at the end-of-March banquet and dance.

Plans call for holding the annual fish fry on Saturday, March 31 in the Wagner Community hall. The dinner gets underway at 7:30 p. m. with a dance following from 9 until 11.

The public is invited to attend and tickets may be obtained from any member of the Monroe Sportsmen's club.

## County Farmers Receive Dividend

Snohomish County members of Washington Cooperative Farmers Association this week are receiving \$127,360 in operating savings and subscriptions created from business they did with their Association during 1950, reports David H. Groover, branch station manager at Everett.

These payments are being made on a retroactive basis and come

## Returns Light

Only 52 of Monroe's more than eight hundred registrants went to the polls in Tuesday's Town election. However, they were more than enough to send the three councilmen seeking reelection or reelection, back to the council chambers for one and two year terms.

Burt Malo received 61 votes to fill the one year remainder of the term of Frank Thompson, who resigned. Henry Baker had 49 votes and Harry E. Donovan 45. Both were seeking reelection to two-year terms in Monroe's governing body.

It was one of the lightest elections on record here since the early 1930's.

Election officials were H. C. Toaker, Inspector and Mrs. B. E. Boyden and Mrs. Elizabeth Langling, clerks.

## Minstrels Open To Packed House

A standing room only audience marked the opening of the Washington State Reformatory minstrels up on the hill last night. Those attending the opening night came away well pleased with what they saw and said it was an outstanding show.

The production opened with an overture of Jerome Kern's melodies arranged for an 18 piece orchestra and featuring vocal soloist and a male chorus. It continued with comedy routines by four minstrel men, the latest popular songs; several dazzling dance routines; some gravity defying tumblers; a male chorus singing negro spirituals; a Scandinavian orchestra, with many of the audience asking, "How did that get in there?"; a western band and a number of other unusual and entertaining acts you have to see to appreciate.

Larry King, the genial head of the WSRU Police Department, is producer and director of this ambitious enterprise and a real share of praise for its initial success must go to him. The musical score, script, costumes, scenery and props are all the work of members of the inmate cast under his direction.

Second and third performances of the excellent production will be shown tonight and Friday night in the Reformatory auditorium. Curtain time is 8 p. m. sharp. Tickets are on sale at the door only.

## Olympia Scene News Report

(Special to The Monitor)

OLYMPIA—Confused and feuding, the State Legislature came out of its first overtime week end still deadlocked on a score of issues, including the major questions of appropriations.

By late Sunday night, nearly 20 bills already had been sent to conference committees, a fter House and Senate were unable to reconcile their differences over amendments. And controversial revenue measures were still to come.

The session reached its legal 60-day limit on Thursday of last week, but the clocks were "stopped" and work went on. Theoretically, it was still March 8—and will be until final adjournment.

Legislators were grumbling a bit. Their state-paid expense allowance of \$10 per day also stopped on Thursday, and from now on each lawmaker will be paying his hotel and eating bills out of his own pocket. Realization of this fact has been known, in the past, to speed adjournment.

Most of the lobbyists, who outnumber legislators two to one this session, say some home — their bills either through the legislature or "dead" in committee. A lot of the lawmakers would like to get home, too, and say so, especially farmers with planting to get in. One Representative, with House approval, did leave. He headed for Mexico Saturday, to get married.

House and Senate employees were getting up "pools," betting on the day and time of adjournment. This drew some comment from Sen. Clyde B. Tidwell, of Raymond, the indefatigable champion of a legalized lottery in the state.

## Sparks Accepts Board Chairmanship

Robert Sparks accepted the chairmanship of the Monroe School Board at the Board's second try at a re-organization meeting in the high school last Friday afternoon.

The group reached a stalemate at the regular meeting set for that purpose on February 25. At the earlier get-together, Lloyd McCaffery had been nominated for the position but declined.

Percy Dyer was elected clerk of the new board Friday. Sparks succeeds Dyer to the top position and Dyer follows Charles E. Taylor in the clerkship.

During the business part of the meeting, Director Duncan Barr made a motion that Superintendent G. D. Ladley's contract be renewed for two years, as is customary at this time. Since Ladley's present contract has another year to run, the new one would give him a year beyond 1952.

V. E. Hewitt, one of the newly elected directors, voiced immediate opposition to this proposal. He said he would rather the board waited until the board member to be elected next year takes office before any action is considered.

McCaffery, the second new director, was also against the motion. He said he wanted to go on record as against the motion. Dyer desired that outstanding the contract was the same as giving the superintendent a vote of confidence on his ability and past record.

A vote was taken and it showed Barr and Dyer for the motion and Hewitt and McCaffery against. Chairman Sparks exercised his

## Dairymen Set Tualco Meeting

An election of officers to the board of directors of the Snohomish Valley Dairymen's association for the coming year will be held next Tuesday evening, March 30 at 8 o'clock in the Tualco Grange hall.

A number of topics of vital interest to dairy farmers of the Monroe region will be discussed. Two directors of the Federated Dairy Farmers of Washington will be in attendance to tell of recent accomplishments and of future plans.

Suggestions will be sought from the dairymen in attendance. All problems and ideas will be welcomed.

Speakers point out that the federation will become as large and as influential as the dairymen want it. They urge every dairymen's attendance Tuesday.

A lunch will be served.

## Open House Set At Valley Feed

This Saturday, March 17, has been set as the date of the big open house at the Valley Feed company in Monroe. That, in addition to the date being St. Patrick's Day.

Merv Wilcoxen, manager of the concern, revealed Monday that when Frank and Merv, the two pigs with questioned ability to grow, greet their new owners on that date, they'll be wearing green ribbons around their necks. Besides seeing the pigs obtain their new owners, a number of other special events are being planned. Free chicks, free coffee and doughnuts and free Fisher's products will be included on the day's agenda, among other items.

For complete details concerning the sale occasion we suggest you turn to the Valley Feed ad elsewhere in this week's edition.

## Thurman Photo Contest Begins

Getting away under a full head of steam this week is the second annual Thurman Studio Photo contest. It is being jointly sponsored by the local photo salon and a number of Monroe merchants and is open to youngsters throughout the Snoqualmie and Skykomish valley region.

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## Eagles Paper

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# Of Monroe Memorial Athletic Field

With lights shining brightly from recently installed wires, it was estimated that between 800 and 1,000 persons witnessed the official dedication of the Monroe Memorial Athletic Field last Saturday evening, where fitting ceremonies were conducted in honor of former students, who had made the supreme sacrifice during the recent war.

Walter Bourdage, master of ceremonies, made a short talk in which he explained the purpose of the gathering and introduced those who participated in the different features of the dedication of the field.

Colorbearers of the Arthur Kincaid Post of the American Legion, accompanied by the Monroe High school girls' drill team, marched across the field to open the program and to officiate at a flag-raising ceremony. Marianne Thomas is director of the drill team.

As the flag was lowered to half mast, taps were sounded by Donald Batchelor, Monroe high school graduate and service returned, honoring former school students who lost their lives during the war. The national anthem was played by the school band, under the direction of Paul Bennett.

The newly lighted field was presented to Superintendent Lacey Squibb and Dick Stralsburg, vice president of the student body, by Mayor Harry Bennett in a short, appropriate address. Invocation was given by the Rev. John Johnson, pastor of the local Methodist church, who is a veteran of World War I and World War II.

Robert Stretch, who has advocated a lighted field here for the last 10 years; Robert Schuler, prominent in athletics for years, and Vic Walker, local athlete enthusiast, were introduced. They spoke briefly and praised the people of the community for the part they have played in making the lighted field possible. These men probably have done more than any other individuals in the community to bring about the lighted field.

Bobby Morris, Seattle, Rose Bowl and coast conference official, was the

guest speaker of the evening. He praised the local people for having the courage and foresight to bring about such an attractive, well-lighted athletic field. He said that the field was second to none in communities of similar size on which it had been his pleasure to officiate during athletic games.

Ted Bell, of Seattle, sports writer, made a few timely remarks and announced the lineup of football players.

From the start, Monroe experienced little difficulty in holding the offensive throughout the interesting game with Issaquah high school squad, the score ending 29 to 0 in favor of Monroe.

After an intercepted pass cut off one touchdown early in the contest, the Bearcats marched back until a 20-yard foul from Cal Boyes to Norm Walker brought six points in the first quarter. Boyes went ten yards on a siphoner in the second quarter for another touchdown and try-for-point was added on a pass from Walker to Boyes.

The third score came in the third period when Walker got away for the longest run of the evening, 48 yards, to set up the scoring chance. He went over from the three-yard line for the touchdown and Boyes passed to Lund for the extra point.

Coach Paul Donnelly's new team marked up fifteen first downs to six for Issaquah, and was never in serious trouble, showing a nice running attack. Boyes and Walker stood out in the backfield, while Eddie Salvadana and Bob Stensland showed up well in the line. Lede Malmassari looked good for the visitors.

Starting lineups were:

Monroe	Issaquah
Haben	LE
McCarthy	LT
Scavallena	LG
Stensland	LG
Anderson	LG
Knoshaug	RT
Fulcher	RE
Boyes	O
Walker	LH
Lund	RB
Nelson	RB
Zeller	Buchanan
R. Malmassari	Hammond
Nelson	Yadney
Dahm	Wilson
L. Malmassari	Swanson
Seil	Seil

The St. John's Studio, which has been operated on the second floor of the building housing the Hammer Dry Goods store, will be moved next week across the street to a business building owned by B. J. Lobdel. The building is undergoing a remodeling job and other improvements.

## HOME BURGLARIZED WHILE OWNERS VISIT NEIGHBORS

An electric record player, together with all the records, an electric razor, and other articles were reported stolen from their home at 614 Roberts street, Saturday evening by Mr. and Mrs. G. B. Kirwan. The burglary occurred sometime between 8:30 and 11 p. m., they said, while they were visiting Mr. and Mrs. W. B. Clark, who live next door.

## Register Now For General Election

With the general election a little more than a month away, every person in this region who has not registered is urged to do so by civic leaders. It is believed that as many as 200 persons in this immediate community have failed to qualify for the election. Those returning from the service will have to register before they will be permitted to cast their votes. Men and women who have served their country during the crisis should take advantage of the opportunities offered them to select the people for public offices they feel will fit into the present conditions to the best advantage. It is said.

If you haven't registered, you are requested to do it now.

## TO HOLD ANNUAL TURKEY DINNER OCTOBER 3

Mrs. Ewalt Schrag announced today plans are being made to hold the annual turkey dinner at the Methodist church dining room, October 3, at 6:30 p. m. The public is invited to attend.

# TRAFFIC ENFORCEMENT REGULATIONS IN MONROE AND PROPOSED METER INSTALLATION CONDEMNED AT CAUCUS

## Sen. H. Mitchell Favors Schools

Senator Hugh E. Mitchell while on a hurried visit through this region last Thursday afternoon declared that of the many pressing problems of reconstruction, the education of Washington State children occupies number one place.

"In all of the cities and towns I have visited the major problem has been the outworn, inadequate, unsafe and insanitary school plant, wholly inadequate to meet 1946 and future needs," he declared. "School people up and down our coast," he continued, "and all through Central Washington, have impressed upon me that we are headed into 1947 with a school plant designed to meet 1927 needs."

Senator Mitchell in commenting on the report issued recently by Dr. Strayer, commended the enlightened spirit of the legislature in providing for the investigation and said, "We in Washington State have a war-worship population. In helping to provide the materials which won the war, we have acquired new and inescapable responsibilities. The most important responsibility we have is to our children."

Mitchell advocates a public works program for school construction matching local and state funds on a basis of two dollars for one dollar, as well as federal aid for teachers in pay on the job and adequate retirement payments.

## PURCHASE MODERN HOME ON BLAKELY STREET

Mr. and Mrs. M. N. Mason, Olympia, have purchased the former Deolittle modern home on Blakely street from the Northwest Lutheran Missionary Conference and have moved into their recently acquired property. The sale was made by Randall & Whiffled.

With the announced intention of what was termed easing up on minor traffic violations and excessive fines, and to oppose the proposed installation of parking meters here, Kenneth Dezottel and Jack Welfall were nominated candidates for the city council on the Better Government For Monroe ticket at a caucus, which was held at the Legion hall Wednesday evening.

They will oppose Russell Byron and Cecil Campbell, who were nominated the evening previously on the Citizens' ticket.

Robert Schuler, Harry Donovan and Toby Burch were elected on a committee whose function will be to fill vacancies in case any should occur on the Better Government For Monroe ticket before the election, which will be held November 5.

A Business Representative committee was elected, consisting of Robert Schuler, C. E. Moore, the Rev. Joseph Speakes and Glen Neal.

Irvin Faussett acted as chairman, and Mrs. Harry Donovan was elected secretary. Mayor Harry Bennett was asked why the city council went ahead and made arrangements for parking meters when 90 per cent of the business men and many farmers were opposed to them.

He replied that complaints had been made relative to parking problems and that the council felt meters would solve the problems. He also stated that he had spent several days recently checking other towns in which meters have been installed and that he was told they were proving satisfactory.

Protests were shouted from different places over the hall against the meters, and some of the farmers said they refused to do any more business in Monroe if the meters were installed. One farmer said that he is spending about \$10,000 a year in Monroe and that if the meters are installed he will discontinue his business relations with this community.

The mayor was accused of being influenced by five or six persons instead of the general masses. It was reported that the contracts for the meters have been signed. Whit Clark, city police judge, was called to the floor to explain the ar-

those imposed in other places, including the state highway patrol. He said that \$15 fines are imposed by the patrol for running red lights, while he usually imposed a fine of \$5.

One man said he had been fined \$10 for running a red light and \$10 for appearing in court at a stipulated time. A number spoke in protest against the way in which the traffic regulations are being enforced.

One man said he was in favor of imposing fines for traffic violations, as he did not consider it safe for children when car operators do not observe traffic regulations.

One man said he was in favor of common sense traffic law enforcement and not the "culture" type or "Snohomishite" type that is underway in Monroe.

Mr. Clark was asked how much the fines had been during the last month, to which he replied possibly \$500 or \$900.

In conclusion, Mayor Bennett said that he believes in settling questions similar to those aired, in the good old American way, and that he is willing to be governed by the majority.

The city hall, where the caucus was announced to have been held, was jammed to overflowing shortly after 7 p. m., and it was necessary to adjourn to the American Legion hall so the people could be accommodated. It was conservatively estimated that more than 200 attended the caucus.

## TUALCO COM. CLUB GIRLS ASKED TO REGISTER

All girls over 16 years who are members of the Tualco Community club and are interested in becoming a queen candidate for the "Night in the Klondike" celebration to be given at the Cherry Garden Grange, are requested to register with Mrs. Helen Hartzell immediately to receive instructions.

## Monroe Odd Fellows Visit Snohomish Lodge

Members of the Monroe Odd Fellows lodge were guests of the Snohomish lodge last Thursday evening. Degree work was the order of the day. The Snohomish lodge is invited to be the guest of the Monroe group Saturday night.

# LOOK UP FRONT ORATION HEAD REPORTS ON LAI MOUNTAIN SERVICE AND PREDICTS BRIGHT FUTURE FOR

## HOSPITAL GROUP TO MEET FRIDAY AT 8 P. M.

The directors of the Community Memorial hospital will meet this Friday evening at 8 o'clock at the Legion hall, when it is hoped final arrangements will be made to finish the drive for memberships. All persons interested are invited to attend.

## Rat Terrier Puppy Born With Six Legs and Two Tails

Vern Bauman, 313 North Madison street, was in the business district Saturday displaying the carcass of a Rat Terrier puppy with six legs and two tails and two tails. The puppy was born along with four others, but died before or shortly after birth. The carcass is being preserved in a jar of alcohol.

## LOCAL BUSINESS MAN BUYS LEWIS ST. PROPERTY

Mr. and Mrs. Robert Morse announced this week that they have purchased the property of Mrs. P. Skostrom on Lewis street. Mr. Morse plans to move his family here from Kirkland within the next week or two. He is manager of a local feed store.

## Make Plans For Boy Scouts Of Region

Fifteen attended the Boy Scout rally, which was held at the high school assembly room Monday evening, at which time arrangements were made to conduct courts of honor every six weeks. The first one will be held here at the assembly room, October 3. Officials from Everett, Skykomish, Gold Bar, Sultan, Duvall, and other places attended the meeting and assisted with the program.

It was the opinion of the group that an aggressive Boy Scout program should be carried out during the next 12 months, and that every boy in this region be given an opportunity to become actively affiliated with the Boy Scouts.

Among the Boy Scout officials from Monroe attending the meeting were Eddie Duffell and Cecil Campbell.

Following the business session, a get-acquainted program was featured.

# CHAMBER OF COMMERCE TO LAUNCH CONSTRUCTIVE COMMUNITY PROGRAM AT CITY HALL FRIDAY

## Bearcats Victors In First Game

The Monroe Bearcats showed a crowd of more than 500 fans real drive and speed Saturday evening as they defeated the Issaquah Indians 20 to 0 in their first gridiron contest of the season on the newly-lighted Memorial Field.

The game got off to a good start as the boys from Monroe scored by a 15-yard touchdown pass, Boyes to Walker, in the first few minutes of the first quarter. The remainder of the first quarter was a battle as neither team scored.

The second quarter was as successful as the first as the Bearcats again crossed the goal line for another tally. The ball was carried over by the quarterback, Cal Boyes, on a line back. The try for point which followed the touchdown was good as Walker completed a pass to Boyes, making the score at the half 13-0 in favor of Monroe.

The Bearcats received the kickoff at the beginning of the third quarter and ran to Issaquah's 20-yard line. The boys from Monroe then pushed to Issaquah's own 10-yard line, but lost the ball and Issaquah booted it back to their 40. Monroe then packed the ball to Issaquah's 5-yard line, where Norm Walker carried it over on a center smash. The conversion for this touchdown was also good, as Boyes threw a pass that was completed by a spectacular catch by Kenneth Lund.

## Byron, Campbell Are Nominated

Russell Byron and Cecil Campbell were nominated at a caucus Tuesday evening to succeed themselves on the city council on the Citizens' ticket. They have each served several years on the council and were nominated unanimously by the group for re-election.

Kenneth Schilly was elected permanent chairman, and Norman Wolfe, secretary, Mayor Harry Bennett served as temporary chairman.

Carl Druze, Richard Hunt and Frank Thompson were elected on a replacement committee to fill vacancies in case any should occur.

There was considerable interest shown in the caucus, 15 or 18 being present, including three women.

## TUALCO CLUB HOLDS INTERESTING MEETING

The Tualco Community club held its meeting at the old Grange hall Friday, September 29, with the newly elected officers presiding.

Following the meeting, an amusing program was given by the men of the club, which terminates a contest that has been underway between the men and ladies to determine which group could present the more amusing program. The men were proclaimed the winners. Judges were Mr. and Mrs. W. E. Shapott of Cherry Gardens, Mrs. Lucile Barnett, Monroe, and Mr. and Mrs. Dan Kries, Cherry Gardens.

Luncheon was served to 85 persons, after which visiting and dancing were enjoyed.

Guests of the meeting were members of the Cherry Garden Community club.

A special meeting will be held October 5. All members are urged to attend.

## METH. CHURCH HOLDS CANNED FOOD DRIVE

The annual drive for canned food for the Children's Home in Everett is being conducted by the Methodist church, the Rev. John Johnson announced today. Anyone wishing to contribute should leave the donations at the Methodist church.

To meet contemporary requirements, what may reasonably be expected is the way of future progress, the Index Staff ready expended more its system, since it six months ago, and improvements from tter Bourdage, general nounced today.

The improvements purchase of a new at the manager, room changes here and t the depot. Improvem stude a ticket offic- ing of the male offic- been planned for son be done as soon a available. When the d nd through the depot follow the drivers of ity, enabling them to time to the handling

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lighting system, he s than usual importance for the reason that sidered the Gateway Stevens Pass Highway zone of tourists and through here annually live to the future pro he contends, that an mental lighting system soon as possible.

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Everyone agrees, h local street system a ed and kept in good times. This subject w caused for 16 minutes lected for that phase.

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The advisability of the city limits, he s order at the meeting, they believe this wou movement if the pop nunity wish it. Mon city with a populatio 009 if the limits we was said.

These features, Dr. f be discussed and no them will be carried next year or two. T nernly for the discuss

Two local men were victims of accidents in the woods during the past week. On last Thursday, Glen Armstrong, of route 2, received a serious

The fourth and last part of the

# Ground broken for new veterans memorial by Lake Tye

By MELANIE RUSSELL

**MONROE** — Last week at Lake Tye Park, ground was broken for the new and improved Veteran's Memorial Monument, to be built by veteran volunteers and an Eagle Scout by November.

Fact-finding and paying for the monument came from multiple avenues.

The old monument, built in the late 1940s, had fallen into disrepair and forgotten about in a field along Kelsey Street until a Park Place Middle School eighth grade U.S. History class researched it and kicked started an effort to create a new monument to honor fallen Monroe veterans. The brass plaque bearing those men's names will be relocated to the new monument, which will stand on a hill for all to see.

"I had read about (the old monument) from the Monroe

Historical Society, and at the time, nobody even knew where it was so we talked to the students and they began a research project on it and the boys' names on it," Dottie Simoni said at the Thursday, June 2 ground-breaking. Simoni is one of the eighth grade U.S. History teachers that spear-headed the effort. Simoni and the other teacher, Tonia Boyle, attended the ground-breaking ceremony with three of the 15 students that began the project.

"I think it's great, to renew the monument and remember our veterans," Alex McCartney, 15, who was part of the student effort.

Each student researched the biography of a veteran named on the old monument. But when they went to see the monument in person, they found the old monument was in need of attention.

The city and the American Legion Arthur Kincaid Post

No. 58 were notified and set to work to correct this in order to honor the fallen.

"We just felt like it was so important," Simoni said. "I couldn't be prouder of the kids, because when we started all this, we were two teachers in over our heads."

The community came together, Mayor Geoffrey Thomas said, to bring the class's efforts to a great outcome everyone can share.

"This is a broad-base community effort," Thomas said. "But we are so thankful to the students, Ms. Simoni and Ms. Boyle for helping bring light to the old monument with their research."

Since last fall, the city parks department has been coordinating with the American Legion Arthur Kincaid Post 58's Russ Dean.

"We're all going to benefit from this and it will enhance the community experience at Lake Tye Park," city parks

director Mike Farrell said, adding, "The Legion is doing the volunteer labor and they're still soliciting donations from the community."

The new monument will be built by volunteer veterans from American Legion Arthur Kincaid Post 58 and local soon-to-be Eagle Scout Sam Thomas. The project will help Thomas reach his Eagle Scout status. They hope to start construction as soon as possible for the memorial to be completed in time for Veterans Day 2016.

Features of the new monument will include the old brass plaque with the veterans' names on it, a solar-lighted flagpole that will fly the American flag and POW/MIA flag and a 5-foot tall concrete pad.

The Monroe Public School District and the Monroe Historical Society are among the project contributors.

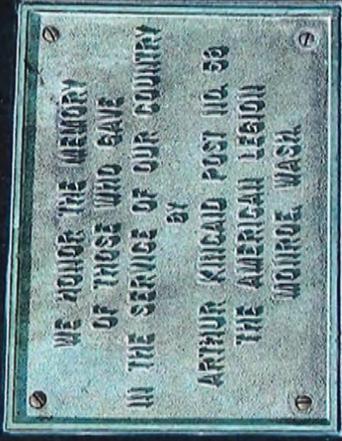


Doug Ramsay photo, dougramsay.photoshelter.com

Ninth grader Alex McCartney, 15 (right) and Park Place Middle School teacher Dottie Simoni (center) talk with Vietnam era Veteran Jerry Taylor of Monroe (left, facing McCartney) following the groundbreaking ceremony.

*William Bowker  
Robert Greenside  
Clifford Halstead, Sr.  
Henry Hooper  
William Middleton  
Ernest Peters  
Jack Reimland  
Herman Schmidt  
William Streissguth*

*Lester Crockett  
Tom Haji  
Ray Handley  
George McKenzie  
Robert Olson  
Theodore Renk  
Leroy Reynolds  
John Streeter  
Robert Vailar*



**THIS PLAQUE WAS ORIGINALLY  
AT ARTHUR KINCAID MEMORIAL FIELD  
( UNION HIGH SCHOOL ON KELSEY STREET )  
DEDICATED DURING A SPECIAL CEREMONY  
ON MAY 30, 1951**

*Names courtesy of Park Place Middle School  
Eighth grade class of 2015*

# Monroe Veterans Memorial team receives honors

## County Council providing award during state fair opening

By Chris Hendrickson  
Monitor staff writer

Monroe's American Legion Arthur Kincaid Post No. 58, the Monroe Historical Society, Park Place Middle School and Boy Scout Troop 53 have been identified as recipients of the 2016 Community Stewardship Award, an annual honor presented by the Snohomish County Council and Republic Services.

All four organizations were honored in a joint resolution read during the Snohomish County Council meeting on Wednesday, Aug. 17, at the Snohomish County administration building in Everett. The Community Stewardship Award recognizes each group's contribution to the ongoing Monroe Veterans Memorial project, and will be presented at 2 p.m. Thursday, Aug. 25, during the Evergreen State Fair opening day ceremonies at the Evergreen State Fairgrounds. The stewardship award comes with a \$3,000 grant from Republic Services that will be used to help fund the project, which is currently under construction at Monroe's Lake Tye Park.

Founded in 2011, the Community Stewardship Award is a collaborative effort between Republic Services and the county council, which work together to identify an individual, organization or coalition focused on community-building through either one-time or ongoing stewardship efforts. When Councilmember Hans Dunshee learned about Monroe's new Veterans Memorial, he submitted the project to Republic Services Director Joe Casalini for consideration. "It really is the community-building part of this that touched on me," Dunshee said. "A healthy community is a great place to live, and this is building a great community." Casalini was immediately on board with the idea.

"When Councilmember Dunshee brought this effort to our attention, we thought it was a perfect fit for the community



Members of the American Legion Arthur Kincaid Post No. 58 stand with members of the Monroe Historical Society and Boy Scout Troop 53 Scout. Sam Thomas, center.

Photo by Chris Hendrickson

field to former Monroe High School students who lost their lives in World War II, naming it Memorial Field. Five years later, a modest cement monument was installed at the field and topped with a bronze plaque. The legion always intended to add the names of each soldier lost during the war, but for whatever reason, the old stone relic remained incomplete. Over the years, the monument rested there, forgotten, tucked away behind a chain-link fence.

And then, in 2013, Monroe Historical Society president Tami Kinney started asking questions. She wanted to know the story of the monument and why it was never finished. Most importantly, she wanted to know the names of the Monroe soldiers who had died, so they could finally be honored. Park Place Middle School teachers Tonia Boyle and Dottie Simoni got involved, thinking it would be a perfect project for their eighth-grade humanities students.

But they needed to collect the names, so the students would have something to research. Enter Monroe Historical Society volunteer Tom Parry, who engaged in a massive research project to acquire a complete list of the Monroe soldiers who died in WWII.

Students, along with the historical society, began raising money to refurbish the monument and have the names added, but it was eventually decided that constructing a new monument in a more visible location would be a better way to honor members of the U.S. Armed Forces. The new memorial is designed to honor veterans from all branches of the military, with special recognition given to the 18 soldiers who died in WWII.

The legion approached the Monroe City Council about the idea, receiving overwhelming support. It then worked with the Monroe Parks Department to identify a suitable location. Next, the legion needed somebody to spearhead the construction, so it approached Sultan resident Sam Thomas, a member of Boy Scout Troop 53. Thomas agreed to tackle the memorial project in hopes of obtaining the rank of Eagle Scout, the highest rank a scout can achieve. An official groundbreaking ceremony was held in early June, and the project is currently underway.

"Really great to see so many people get involved in honoring our vets, building our community and making connections. The impact will be felt for years to come," said Dunshee in

News tip? Call 360.794.7116 or email editor@monroemonitor.com



# THE MONROE MONITOR & VALLEY NEWS

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## Monroe's monumental support

By: Chris Hendrickson June 6, 2016 Monroe News News 1388 Views



Photos by Chris Hendrickson

Approximately 75 people turned up at the Lake Tye Park last week to celebrate the ground-breaking of the American Legion Arthur Kincaid Post No. 58's new Veterans Memorial.

Thanks to a widespread community effort involving multiple agencies, the city of Monroe is one step closer to having a new veterans memorial honoring those who bravely served.

The memorial ground-breaking ceremony was held Thursday, June 2, at Lake Tye Park in Monroe. In attendance were county, state and local elected officials, plus members of the American Legion Arthur Kincaid Post No. 58, teachers and students from the Monroe School District, representatives from the Monroe Historical Society, the Monroe Police Department, Boy Scout Troop 53, the Monroe Army Recruiting Office and the community at large.

American Legion Arthur Kincaid Post No. 58 and aspiring Eagle Scout Sam Thomas are spearheading the project, which is expected to be completed by Veterans Day.

The new ADA-accessible monument will be located in the grassy area west of Frylands Boulevard and east of the Lake Tye concession stand and will include a 30-foot solar-powered lighted flagpole. The 8-inch wide black granite memorial will measure roughly 50 inches long, 4 feet tall and rest on top of a larger base.

The new memorial will replace the Legion's forgotten stone World War II monument at Memorial Field, which was dedicated during a special ceremony in 1951. The new memorial will honor all veterans, rather than those from any specific military conflict.

The front will be inscribed with words honoring those who served in the United States Armed Forces, and the back will be adorned with the names of the 18 soldiers from Monroe who fought and died in World War II. The brass plaque from the Legion's original monument will be transferred to the new memorial, which credits eighth-grade students from Park Place Middle School for uncovering the names of Monroe's war heroes.

## WEATHER

98272



Thursday 06/09 40%

Chance of Rain

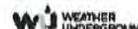
Considerable cloudiness with occasional rain showers. High 64F. Winds S at 5 to 10 mph. Chance of rain 40%.



Friday 06/10 20%

Partly Cloudy

Partly cloudy skies. High 67F. Winds SSW at 5 to 10 mph.



When minutes matter, so does the night 24/7 Emergency Care.

**Evergreen Health Monroe**

- RECENT
- POPULAR
- COMMENTS

Steven Sheppard April 3, 1991 – April 28, 2016

June 8, 2016 148 Views

Mildred Nita Jackson November 18, 1926 – January 9, 2016

June 8, 2016 126 Views

Joan May McGuire May 6, 1939 – May 25, 2016

# MONROE COUNTY FAIR DREW THE LARGEST CROWD EVER ASSEMBLED UPON THE STREETS OF MONROE

## Calf Sale Proved Popular Feature Of Snohomish County Fair

### GO TO CANADA RIDGING CONTEST

PFA instructor in the reported today that he Eddie Duff plan to with nine members of for Chilliwack, Canada will participate in contest.

so reported that he as to enter five head s, which will be held 7, which will be held entered not later this week. The cattle on animals.

### Freely Organizations

in American Legion today that Mrs. Smith, received the fr, which was awarded, and Warren s, was awarded the ablefoot.

the work of the Am- dic promises to be in this year, having y to a better start hen \$265 was spent besides clothing and ch were donated.

ed by the organiza- s at the Fair will go community welfare, ital, orthopedic home, and foreign re-

### Help On Athletic Field

It be installed at the sic field this Sun- available person is k, Bob Schuler, f the work, report- are scheduled, he operative that the condition possible

d, he said, will be the people of this ke much pride in, and a day or two of those who have their services will

he said, that the vided for the ac- ie public, arrange- made for the ma- needed now is to ut to assist in fu- and adding the lighting equip-

has been finished, one of the best attractive athletic of Washington, and held to the mini-

### ADD TWO NEW MEMBERS TO MONROE KIWANIS CLUB

Two new members were accepted into the Monroe Kiwanis club Wednesday noon, Thomas G. Sullivan, and F. F. Swan. They were given instructions relative to their duties to the club and the community by Dan Oates, chairman of the Education and Publicity committee.

### NEW VISITS PARK PLACE

an arrived home months' visit with Mrs. Mike Mue, and other rela- tive. Mustonen was id has since been hospital, Pass- ere he has been

### Damon Mead Is Employed By Bureau Of Reclamation

Word was received today from Damon Mead to the effect he is now employed at Ephrata, Washington, by the Bureau of Reclamation, and that he is favorably impressed with his work. He plans to spend some of his

More than 1,000 persons attended the purebred calf sale here at the fair grounds last Friday when 27 head were sold at public auction to members of the Future Farmers of America and 4-H clubs. A total of \$5,825 was realized from the sale, the average price of the animals being \$216.74, according to Clarence Hyson, chairman of the committee in charge of this division.

A Holstein heifer from the Carnation Farm sold for \$675 to Bob McGuire, Snohomish PFA boy. This was the highest price paid for any animal in the herd.

The second high was \$690 for twin Jersey heifers which were consigned by the Lynden Jersey Farm. They were purchased by Clarence Klein, route 1, Arlington, who is vice president of the Washington 4-H clubs. The two calves were sold as a single consignment.

Third high was a Holstein heifer from the Steffes & Sons ranch, Monroe, which brought \$590. The animal was purchased by Dave Schwartzmiller, route 1, Hartford. This animal was reported to have been outstanding and sold for the second highest price of any individual entry.

The fourth highest bid was for a Holstein heifer from the Bonne Bell Guernsey Farm, Vancouver, Washington, which brought \$510. The animal was purchased by Robert Johnson, route 2, Everett. The calf was contributed to the Snohomish County Fair association by Adolph Schmidt, president of the Olympia Brewing company.

Three Jersey calves from the Sultan Jersey Farm sold for a total of \$450 for the fifth highest consignment. These were purchased by one boy and one girl, both of whom were members of the Snohomish 4-H club, and one PFA boy of Sultan.

Charles Adams, auctioneer, of California, complimented Mr. Hyson and his committee for the constructive work they did by planning and arranging the sale in the interest of the boys and girls. This was said to have been the first sale of this kind ever held and it is predicted that this division will be an outstanding feature of the fall fair here annually in the future. This division was reported to have been self supporting and contributed some to the general fund.

Through the efforts of this committee, boys and girls of Edmonds, Lynden, Ferndale, Snohomish, Everett, Monroe, Lake Stevens, Arlington, Hartford, Sultan, Tolt and Bellingham were enabled to purchase purebred calves to carry out their dairy projects.

With clear skies and everything ideal for a perfect setting, Snohomish County Fair, which was held here last Friday, Saturday and Sunday, was proclaimed a huge success from the standpoint of attendance and otherwise. It was conservatively estimated that between 7,000 and 10,000 persons attended on Saturday, representing the largest number ever assembled upon the streets of Monroe.

Manager R. W. Moore reported that a total of 13,000 admissions to the grounds were sold during the fair, and that the revenue from the different events was much more than anticipated previously. The total amount of revenue will be made known at a meeting of the directors next Monday at 8 o'clock at the Savoy hotel.

The livestock exhibits received the praise of everyone seeing them, many expressing themselves as being surprised at the large number of attractive purebred animals on exhibit. Every stall of the large stock exhibit building was full, some having three and four head of cattle in them.

The livestock was furnished by the Future Farmers of America, 4-H clubs and the senior citizens of Snohomish county. Every animal was groomed attractively, adding color to the fair. The farm products exhibits by the granges were among the best and most attractive ever placed on display here. It was difficult to judge accurately the merits of the different exhibits, as they were all excellent.

Every exhibit on the grounds was of excellent quality and those furnishing them were highly commended by the public for their efforts.

The street parade, which was held Saturday afternoon, was more than a mile long and consisted of many different features, including floats, horses, cattle, and many other features. More than 7,000 persons witnessed the parade and pronounced it marvellous. The parade lasted about a half hour. This division was under the direction of Ewald Schrag.

Tusko Grange was given the Golden Champion award, taking first place in the quality of displays and second in most attractive and artistic display. Wagner Grange took second place in quality of display and third place in artistic arrangements. Garden City Grange took third for quality of products and fifth in artistic display. Para Bluff Grange took fourth place for quality of products and first for artistic display. Cherry Valley Grange took fifth place for quality of products and fourth place for artistic display. Forest Glade took sixth place for quality of products and sixth for artistic display. This grange was recently organized and its exhibits were pronounced excellent for the time in which the group had been in operation.

Cashmere Grange and Community exhibit was awarded Grand Champion. (Continued on Page 4)

## Survey Shows Housing Shortage Is Retarding Monroe's Progress

With the opening of school here last week and the approach of chilly nights, the demand for houses and apartments are very much in evidence, inquiries being made daily by persons

who wish to move to Monroe and settle for the winter, according to reports today.

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A tentative survey showed there is not an available apartment or house for rent in Monroe so far as could be determined, and that requests have been filed in some instances for several months in advance in case of vacancies. Some who have businesses here and plan to become permanent citizens have been forced to purchase buildings for their living quarters.

Reports from the local lumbermen relative to possibilities of receiving more lumber for building purposes were not very encouraging. They are scouring the country in search of lumber with which to supply their clients, but they are receiving only scant shipments. Conditions will have to change, they say, before they can assure anyone any additional lumber with which to build.

There are skeleton buildings in many places in this community, work having been stopped until the lumber situation eases. Some of the builders are using as much concrete as possible in their construction, including floors. The general opinion here is that much of the lumber that should go into legitimate buildings is being diverted to black markets. Former service men who are sup-

# INADEQUATE HIGHWAY BETWEEN DUVALL AND MONROE IS CAUSING BUSINESS TO BE DIVERTED ELSEWHERE

## Dedicate Athletic Field In Honor Of Students Who Died In Service

### QUEEN JOAN AND HER COURT WERE POPULAR

Queen Joan and her princesses ruled supreme over Snohomish County Fair, which closed here Sunday evening. The queen and her court received



JOAN HEIFORT

many honors during the celebration, to which they were entitled. The queen and her attendants appeared at all important ceremonies and were always greeted with hearty applause.

Miss Joan Heifort, Monroe, had the honor of being the queen of the fair, and Miss Kathleen Schoknecht, Snohomish, and Miss Barbara Portson, Everett, were the princesses.

The Central Motors furnished a new DeSoto sedan for the convenience of the queen and her court.

Walter Bourdage, chairman of the queen committee, was general escort and advisor of Queen Joan and her court.

## Western Auto Holds Big Sale

The local Western Auto store recently changed ownership, and the new authorized dealer for the company has remodeled the store and now has a fresh stock of merchandise to offer the residents of Monroe and surrounding community. It was announced today.

Ralph Korsborn, the new authorized dealer for Western Auto Supply, took over the store a few months ago, but due to the shortage of critical merchandise, delayed his opening sale until such time as he felt he could offer the community some real critical and sale merchandise.

The new ownership sale starts tomorrow, Friday, September 13, and will continue through Monday, September 16. The merchandise now carried by the local Western Store consists, not only of an auto parts and accessory department, but includes household appliances, hardware, household wares, farming tools, and a line of juvenile furniture. Mr. Korsborn said.

The name Western Auto Supply company has been established throughout the West for more than 30 years, and has been known for its quality merchandise and fair dealings, he said. Ralph, as he is known by his friends, said he is prepared to offer quality merchandise at the lowest price possible from a complete stock. Nearby warehouse, he said, coupled with access to nationally advertised lines of merchandise, make this store convenient for servicing the residents of the community at prices comparable to those in the larger cities.

Mr. Korsborn is not new to the retail business, having been engaged in the grocery business most of his life. He recently sold his grocery store in Kirkland, stating that he could see a great future for Monroe. His family consists of his wife, Claire, and their two children, Barbara and Joan.

He has as his manager, Jack Cannon, Jack, as he is familiarly known, and his wife, Virginia, are building a home in Monroe in the North Kelsey street district. Mr. Cannon has been active in the last several months in

Adding color to the first football game under the new lighting system, the high school athletic field will be dedicated Saturday, September 21, under the name of "Monroe Memorial Field." In honor of former students who lost their lives in the service of their country during the recent war, according to an understanding reached at a meeting Tuesday evening. The game will be played between Monroe and Issaquah, in the evening.

Walter Bourdage was appointed chairman of an entertainment committee to make arrangements for the dedication. He will be assisted by Lacey Squibb, Eddie Dufft, Russell Byron and Robert Stretch.

Sports writers will be invited to attend the dedication, and one will be asked to make a 15 minute talk. Band and other music will be provided.

All the schools and communities in Snohomish county will be invited to attend the dedication ceremonies and football game.

The names of all former students of the local schools who lost their lives in the service of their country will be placed on a bronze plaque and maintained on the field.

Bob Schuler, to whom goes the credit for doing more to bring about the lighted field than any other individual, reported that a grandstand, consisting of 350 seats will be placed on the grounds before the dedication. The cost of the grandstand, he said, would be in the neighborhood of \$500. Bleachers may also be installed later, along with a fence around the field.

The matter of raising about \$2,500 to meet some of the expense of lighting the field and installing the grandstand, was discussed at length. A motion was adopted to raise by popular subscription \$1,000, and the committee in charge will make arrangements for the other financing.

Every person in this community will be asked to contribute to the fund and liquidate all obligations against the field.

## To Push Campaign For Hospital

Now that the vacation season is about over, the directors of the Community Hospital association have called a meeting for Friday evening, at 8 o'clock, September 13, at the American Legion hall, South Lewis street.

Arrangements will be made at the meeting to launch a strong campaign to raise enough money to make it possible to proceed with the plans for the construction of a building to house the hospital, it is reported.

Approximately \$15,000 has already been subscribed for the hospital, and efforts will be made to double this amount during the next month.

The directors are encouraged over the possibility of securing federal aid for the building, a recent measure having been adopted in Congress, providing assistance to communities working in the interest of better health conditions.

All persons interested in the establishment of a hospital to serve this community are invited by the directors to attend the meeting and assist in the work.

## To Investigate Parking Meters

Before final action is taken relative to the proposed installation of parking meters in Monroe, Mayor Harry Bennett will visit several towns of similar population where the machines are in operation in an effort to determine the most feasible thing to do, according to an understanding reached at a meeting of the city council Wednesday evening.

One of the towns which he will visit and investigate will be Arlington, where meters were installed about a month ago. There was considerable opposition to the installation of meters there, it was reported, and Mayor

Unless local citizens wake up and do something constructive about straightening and improving the state highway from Monroe to the King county line, they are likely to receive less and less of the business from Duvall and other communities in that region. Ed Wright, Duvall banker, told a Monitor representative Friday while he was here attending the livestock sale and county fair.

Seven new bridges, he said have been constructed on this highway between the King-Snohomish county line and Fall City, which has a tendency to pull business from that region to other trade centers. Much of this business, according to Mr. Wright would come to Monroe if the condition of the highway were improved so the people felt they could travel with ease and safety.

Three of the new concrete bridges to which he referred, are just being finished, improving the traveling conditions considerably.

Promises have been secured by civic leaders in the Duvall-Carnation region, Mr. Wright said, for substantial improvements in the state highway between Duvall and Monroe, but it will be necessary for all concerned to work as a unit if anything constructive is accomplished.

He is of the opinion that now is an appropriate time to push the highway program, as the Washington State Good Roads Convention will be held this month in Bellingham and the state legislature will convene shortly after the first of next year.

At a recent meeting of the Highway committee of the Monroe Kiwanis club, it was the opinion of the group that at least two members should make it a point to attend the Washington State Good Roads association meeting in Bellingham, and make a plea for the recognition of the local highway project. Clarence Devers, who is chairman of the committee, said he planned to make it a point to attend the meeting. Ed Calhoun, chairman of the Board of County Commissioners, spoke as if he planned to attend also.

Mr. Devers is a member of the Stevens Pass Sunset Highway association. He reported his group recognizes the need of improving the state highway between Monroe and Duvall. He is in hopes something may be accomplished next year.

## SPECIAL DAYS AND EVENTS AT WESTERN WASH. FAIR

- Saturday, Sept. 14—Victory Jubilee Day.
- Sunday, Sept. 15—Sportsmen's Day.
- Monday, Sept. 16—Children's Day.
- Tuesday, Sept. 17—Governor's Capital, Southwest Washington, Yakima Valley, and Kittitas Valley Day.
- Wednesday, Sept. 18—Tacoma, Army and Dairy Day.
- Thursday, Sept. 19—Seattle, Navy, Egg and Northwest Washington Day.
- Friday, Sept. 20—Valley, Grange and Pioneers' Day.
- Saturday, Sept. 21—State Press Association and Derby Day.
- Sunday, Sept. 22—Labor Day.

## Furniture Store Gets New Quarters

The building formerly occupied by the Globe Feed Mills on Main street is being remodeled and will soon house the White & Donovan Furniture store, Howard I. White, one of the proprietors, reported today. The entire interior of the building will be remodeled and redecorated.

The building has approximately 2,000-foot floor space, and is ideally located for a business establishment of this kind.

The front of the building will also be changed to conform to modern merchandising, Mr. White said.

The improvements will be made as rapidly as possible so the furniture store may be transferred to the new quarters this fall.

The work is being done by the contracting firm of Fred Gohl, Monroe. The furniture store has been operated for some time across the street opposite the new quarters.

Members of the council to visit all or any of the towns and cities in Washington to investigate the results of the meter system wherever they have been installed. Mayor Bennett will call a meeting

# Of Monroe Memorial Athletic Field

With lights shining brightly from recently installed wires, it was estimated that between 800 and 1,000 persons witnessed the official dedication of the Monroe Memorial Athletic Field last Saturday evening, where fitting ceremonies were conducted in honor of former students, who had made the supreme sacrifice during the recent war.

Walter Bourdage, master of ceremonies, made a short talk in which he explained the purpose of the gathering and introduced those who participated in the different features of the dedication of the field.

Colorbearers of the Arthur Kincaid Post of the American Legion, accompanied by the Monroe High school girls' drill team, marched across the field to open the program and to officiate at a flag-raising ceremony. Marianne Thomas is director of the drill team.

As the flag was lowered to half mast, taps were sounded by Donald Batchelder, Monroe high school graduate and service returnee, honoring former school students who lost their lives during the war. The national anthem was played by the school band, under the direction of Paul Bennett.

The newly lighted field was presented to Superintendent Lacey Squibb and Dick Strelasguth, vice president of the student body, by Mayor Harry Bennett in a short, appropriate address. Invocation was given by the Rev. John Johnson, pastor of the local Methodist church, who is a veteran of World War I and World War II.

Robert Stretch, who has advocated a lighted field here for the last 10 years; Robert Schuler, prominent in athletics for years, and Vic Walker, local athlete enthusiast, were introduced. They spoke briefly and praised the people of the community for the part they have played in making the lighted field possible. These men probably have done more than any other individuals in the community to bring about the lighted field.

Hobby Morris, Seattle, Rose Bowl and coast conference official, was the

guest speaker of the evening. He praised the local people for having the courage and foresight to bring about such an attractive, well-lighted athletic field. He said that the field was second to none in communities of similar size on which it had been his pleasure to officiate during athletic games.

Ted Bell, of Seattle, sports-caster, made a few timely remarks and announced the lineup of football players. From the start, Monroe experienced little difficulty in holding the offensive throughout the interesting game with Issaquah high school squad, the score ending 29 to 0 in favor of Monroe.

After an intercepted pass cut off one touchdown early in the contest, the Bears marched back until a 29-yard loss from Cal Boyes to Norm Walker brought six points in the first quarter. Boyes went ten yards on a spinner in the second quarter for another touchdown and try-for-point was added on a pass from Walker to Boyes.

The third score came in the third period when Walker got away for the longest run of the evening, 45 yards, to set up the scoring chance. He went over from the three-yard line for the touchdown and Boyes passed to Lund for the extra point.

Coach Paul Donnelly's new team marked up fifteen first downs to six for Issaquah, and was never in serious trouble, showing a nice running attack. Boyes and Walker stood out in the backfield, while Eddie Salvadalena and Bob Stensland showed up well in the line. Ledo Malmassari looked good for the visitors.

Starting lineups were:

Monroe	LE	Isaquah
Raben	LT	Zeller
McCarthy	LT	Buchanan
Salvadalena	LG	R. Malmassari
Stensland	C	Hammond
Anderson	RG	Vadney
Knoshaug	RT	Nielsen
Fulcher	RE	Dakin
Boyes	Q	L. Malmassari
Walker	LB	Wilson
Lund	RB	Swanson
Nelson	P	Sell

The St. John's Studio, which has been operated on the second floor of the building housing the Hammer Dry Goods store, will be moved next week across the street to a business building owned by B. J. Lobdel. The building is undergoing a remodeling job and other improvements.

## HOME BURGLARIZED WHILE OWNERS VISIT NEIGHBORS

An electric record player, together with all the records, an electric razor, and other articles were reported stolen from their home at 614 Roberts street, Saturday evening by Mr. and Mrs. G. B. Kirwan. The burglary occurred sometime between 8:30 and 11 p. m., they said, while they were visiting Mr. and Mrs. W. B. Clark, who live next door.

## Register Now For General Election

With the general election a little more than a month away, every person in this region who has not registered is urged to do so by civic leaders. It is believed that as many as 200 persons in this immediate community have failed to qualify for the election. Those returning from the service will have to register before they will be permitted to cast their votes. Men and women who have served their country during the crisis should take advantage of the opportunities offered them to select the people for public offices they feel will fit into the present conditions to the best advantage. It is said.

If you haven't registered, you are requested to do it now.

## TO HOLD ANNUAL TURKEY DINNER OCTOBER 3

Mrs. Ewald Schrag announced today plans are being made to hold the annual turkey dinner at the Methodist church dining room, October 3, at 6:30 p. m. The public is invited to attend.

# LOCAL TRANSPORTATION HEAD REPORTS SERVICE AND PREDICTS BRIGHT FUTURE FOR

## HOSPITAL GROUP TO MEET FRIDAY AT 8 P. M.

The directors of the Community Memorial hospital will meet this Friday evening at 8 o'clock at the Legion hall, when it is hoped final arrangements will be made to finish the drive for memberships. All persons interested are invited to attend.

## Rat Terrier Puppy Born With Six Legs and Two Tails

Yern Bauman, 313 North Madison street, was in the business district Saturday displaying the carcass of a Rat Terrier puppy with six legs and feet and two tails. The puppy was born along with four others, but died before or shortly after birth. The carcass is being preserved in a jar of alcohol.

## LOCAL BUSINESS MAN BUYS LEWIS ST. PROPERTY

Mr. and Mrs. Robert Morse announced this week that they have purchased the property of Mrs. P. Sjostrom on Lewis street. Mr. Morse plans to move his family here from Kirkland within the next week or two. He is manager of a local feed store.

## Byron, Campbell Are Nominated

Russell Byron and Cecil Campbell were nominated at a caucus Tuesday evening to succeed themselves on the city council on the Citizens' ticket. They have each served several years on the council and were nominated unanimously by the group for re-election.

Kenneth Schilly was elected permanent chairman, and Norman Wolfe, secretary. Mayor Harry Bennett served as temporary chairman.

Carl Druze, Richard Hunt and Frank Thompson were elected on a replacement committee to fill vacancies in case any should occur.

There was considerable interest shown in the caucus, 15 or 18 being present, including three women.

## TUALCO CLUB HOLDS INTERESTING MEETING

The Tualco Community club held its meeting at the old Grange hall Friday, September 29, with the newly elected officers presiding.

Following the meeting, an amusing program was given by the men of the club, which terminates a contest that has been underway between the men and ladies to determine which group could present the more amusing program. The men were proclaimed the winners. Judges were Mr. and Mrs. W. E. Shapcott of Cherry Gardens, Mrs. Lucile Barnett, Monroe, and Mr. and Mrs. Dan Knies, Cherry Gardens.

Luncheon was served to 85 persons, after which visiting and dancing were enjoyed.

Guests of the meeting were members of the Cherry Garden Community club.

A special meeting will be held October 5. All members are urged to attend.

## METH. CHURCH HOLDS CANNED FOOD DRIVE

The annual drive for canned food for the Children's Home in Everett is being conducted by the Methodist church, the Rev. John Johnson announced today. Anyone wishing to contribute should leave the donations at the Methodist church.

## Make Plans For Boy Scouts Of Region

Fifteen attended the Boy Scout rally, which was held at the high school assembly room Monday evening, at which time arrangements were made to conduct courts of honor every six weeks. The first one will be held here at the assembly room, October 9.

Officials from Everett, Skykomish, Gold Bar, Sultan, Duvall, and other places attended the meeting and assisted with the program.

It was the opinion of the group that an aggressive Boy Scout program should be carried out during the next 12 months, and that every boy in this region be given an opportunity to become actively affiliated with the Boy Scouts.

Among the Boy Scout officials from Monroe attending the meeting were Eddie Duffell and Cecil Campbell.

Following the business session, a get-acquainted program was featured.

# TRAFFIC ENFORCEMENT REGULATIONS IN MONROE AND PROPOSED METER INSTALLATION CONDEMNED AT CAUCUS

## Sen. H. Mitchell Favors Schools

Senator Hugh H. Mitchell while on a hurried visit through this region last Thursday afternoon declared that of the many pressing problems of reconversion, the education of Washington State children occupies number one place.

"In all of the cities and towns I have visited the major problem has been the outworn, inadequate, unsafe and insanitary school plant, wholly inadequate to meet 1946 and future needs," he declared. "School people up and down our coast," he continued, "and all through Central Washington, have impressed upon me that we are headed into 1947 with a school plant designed to meet 1927 needs."

Senator Mitchell in commenting on the report issued recently by Dr. Strayer, commended the enlightened spirit of the legislature in providing for the investigation and said, "We in Washington State have a war-worn population. In helping to provide the materials which won the war, we have acquired new and inescapable responsibilities. The most important responsibility we have is to our children."

Mitchell advocates a public works program for school construction matching local and state funds on a basis of two dollars for one dollar, as well as federal aid for teachers in pay on the job and adequate retirement payments.

"We have a great and growing region," Mitchell said, "our children will reap its benefits and can pay its costs; our obligation is to provide for them now."

## PURCHASE MODERN HOME ON BLAKELY STREET

Mr. and Mrs. M. N. Mason, Olympia, have purchased the former Doolittle modern home on Blakely street from the Northwest Lutheran Missionary Conference and have moved into their recently acquired property. The sale was made by Randall A. Whitfield.

With the announced intention of what was termed easing up on minor traffic violations and excessive fines, and to oppose the proposed installation of parking meters here, Kenneth Dezoull and Jack Wolfkill were nominated candidates for the city council on the Better Government For Monroe ticket at a caucus, which was held at the Legion hall Wednesday evening.

They will oppose Russell Byron and Cecil Campbell, who were nominated the evening previously on the Citizens' ticket.

Robert Schuler, Harry Donovan and Toby Hurch were elected on a committee whose function will be to fill vacancies in case any should occur on the Better Government For Monroe ticket before the election, which will be held November 5.

A Business Representative committee was elected, consisting of Robert Schuler, C. E. Moore, the Rev. Joseph Speakes and Glen Neal.

Irvin Pausselt acted as chairman, and Mrs. Harry Donovan was elected secretary. Mayor Harry Bennett was asked why the city council went ahead and made arrangements for parking meters when 90 per cent of the business men and many farmers were opposed to them.

He replied that complaints had been made relative to parking problems and that the council felt meters would solve the problems. He also stated that he had spent several days recently checking other towns in which meters have been installed and that he was told they were proving satisfactory.

Protests were shouted from different places over the hall against the meters, and some of the farmers said they refused to do any more business in Monroe if the meters were installed. One farmer said that he is spending about \$10,000 a year in Monroe and that if the meters are installed he will discontinue his business relations with this community.

The mayor was accused of being influenced by five or six persons instead of the general masses.

It was reported that the contracts for the meters have been signed. Whit Clark, city police judge, was called to the floor to explain the ar-

rests imposed in other places, including the state highway patrol. He said that \$15 fines are imposed by the patrol for running red lights, while he usually imposed a fine of \$5.

One man said he had been fined \$10 for running a red light and \$10 for not appearing in court at a stipulated time. A number spoke in protest against the way in which the traffic regulations are being enforced.

One man said he was in favor of imposing fines for traffic violations, as he did not consider it safe for children when car operators do not observe traffic regulations.

One man said he was in favor of common sense traffic law enforcement and not the "culture" type or "Snohomishite" type that is underway in Monroe.

Mr. Clark was asked how much the fines had been during the last month, to which he replied possibly \$800 or \$900.

In conclusion, Mayor Bennett said that he believes in settling questions similar to those aired, in the good old American way, and that he is willing to be governed by the majority.

The city hall, where the caucus was announced to have been held, was jammed to overflowing shortly after 7 p. m., and it was necessary to adjourn to the American Legion hall so the people could be accommodated. It was conservatively estimated that more than 200 attended the caucus.

## TUALCO COM. CLUB GIRLS ASKED TO REGISTER

All girls over 16 years who are members of the Tualco Community club and are interested in becoming a queen candidate for the "Night in the Klondike" celebration to be given at the Cherry Garden Grange, are requested to register with Mrs. Helen Hartzell immediately to receive instructions.

## Monroe Odd Fellows Visit Snohomish Lodge

Members of the Monroe Odd Fellows lodge were guests of the Snohomish lodge last Thursday evening. Degree work was the order of the day. The Snohomish lodge is invited to be the guest of the Monroe group Saturday night. Solace Odd Fellows lodge will

# CHAMBER OF COMMERCE TO LAUNCH CONSTRUCTIVE COMMUNITY PROGRAM AT CITY HALL FRIDAY

## Bearcats Victors In First Game

By Dick Roughton

The Monroe Bearcats showed a crowd of more than 800 fans real drive and speed Saturday evening as they defeated the Issaquah Indians 20 to 0 in their first gridiron contest of the season, on the newly-lighted Memorial Field.

The game got off to a good start as the boys from Monroe scored by a 15-yard touchdown pass, Boyes to Walker, in the first few minutes of the first quarter. The remainder of the first quarter was a battle as neither team scored.

The second quarter was as successful as the first as the Bearcats again crossed the goal line for another tally.

The ball was carried over by the quarterback, Cal Boyes, on a line back. The try for point which followed the touchdown was good as Walker completed a pass to Boyes, making the score at the half 13-0 in favor of Monroe.

The Bearcats received the kickoff at the beginning of the third quarter and ran to Issaquah's 30-yard line. The boys from Monroe then pushed to Issaquah's own 10-yard line, but lost the ball and Issaquah boated it back to their 40. Monroe then packed the ball to Issaquah's 5-yard line, where Norm Walker carried it over on a center smash. The conversion for this touchdown was also good, as Boyes throw a pass that was completed by a spectacular catch by Kermit Lund.

The fourth and last period of the

Monroe Chamber of Commerce will hold its initial meeting after the vacation period this Friday evening at 8 o'clock at the city hall, at which time a constructive program will be discussed and carried out, Dr. Percy P. Cooley, president, announced today.

Among the subjects to be discussed at the meeting will be the proposed parking meters, street lighting, improvements of the street system, extension of the sewer system, millage election, and similar subjects. Short talks not to exceed 10 minutes will be made by selected speakers on the different subjects to be taken up, Dr. Cooley said.

The matter of an adequate street lighting system, by a than usual importance for the reason that considered the Gateway Stevens Pass Highway ends of tourists and through here annually live to the future progress he contends, that an mental lighting system soon as possible.

From a sanitation points out, it is imp sewer system be ex serve all parts of M posed extension, he w cussed by someone w matter some consider

Everyone agrees, h local street system an ed and kept in good times. This subject w cussed for 10 minutes lected for that phase.

Another feature w before the body is th extra millage for the local schools, he said has been discussed School Board, and is by some of the local p

## TWO LOCAL MEN VICTIMS OF LOGGING ACCIDENTS

Two local men were victims of accidents in the woods during the past week. On last Thursday, Glen Armstrong, of route 2, received a serious back injury while working in the woods. The other man, whose name was not given, was injured on Friday.

To meet contemporary requirements, what may reasonably be expected, the way of future progress, the index stands ready expanded more its system, since it six months ago, and improvements from it ter Bourdage, general announced today.

The improvements purchase of a new set the manager, room changes here and t the depot. Improvem etude a ticket offic ing of the main offic been planned for so

to be done as soon a available. When the ed through the depot relieve the drivers of ily, enabling them to time to the handling

Surveys are being with a view of expa portation service, es rural areas of this re portation service will all places where the is needed and will t cost of the extensio

During the short t had been here, Mr. B is convinced the Monr ahead fairly rapidly materials are availa a steady growth for 3 ly after the road be Carnation and the Me off are finished. The points out, will div tourists and other here annually who travel over other ro

He commended the ree people in looking toward, and especial toward strangers. Coa illness, he said, hurts a long ways toward b

Some improvements this community, he p an adequate street s sewer system to serv street improvements, t a portion of the city, t serve all of it in an dependable water sy one of the greatest i growing community, tress which the local solve and they alone a good job of it, he ex

Some improvements this community, he p an adequate street s sewer system to serv street improvements, t a portion of the city, t serve all of it in an dependable water sy one of the greatest i growing community, tress which the local solve and they alone a good job of it, he ex

# High District 20 Years Old

Figures Show That Fifty Enrolled First Rapid Gain in Attendance 1923

ans under way for the in- facilities at the high (the matter about to be put ers in the coming election 9. It is interesting to note atter of Monroe's first high dling was just taking root ears ago. The first meet- as the formation of a high rict was held in June in at that time there were 36 ped in the high school build- may be seen on south Law- erving as a garage for the ch trucking company. High ighers for a union high re held in the various dis- September 18, 1909. Seven arlisteped in this election t it came the present high rict known as the Monroe h School District No. 103. er the next year the voters d to vote bonds of \$60,000 uilding and as now the as were submitted to the alling the type of structure plement which would be in- a overwhelming answer was nd the vote in favor of the as four to one.

the contract was let and stone laid on September 17. t fall the enrollment was t with three teachers in h another member being he faculty before the term ng a comparison between e years ago we find that at there were 50 pupils in the st year there were 246 stud- ed. Up until this time the ool building has adequat- e needs of the district. ons are now that more s quarters will have to be er them.

dition will mean six new s, a large auditorium big accommodate gathering of r size than now possible, a adium, the equal of any in , and a stage big enough al productions of any kind. of the following 19 years ent figures show that the

# High School Will Not Increase Taxes More Than Present, Indicated By Financial Statement

Auditor Submits Figures Showing That District Can Well Pay Voting Bonds; Total Assessed Valuation of High School at No. 103 on 1928 Tax Rolls is \$1,917,651; Debt Limit \$5,882.55

years ago when the people and the surrounding school district formed the Union High District, they voted to solve for the sum of \$60,000, a suitable building.

Valuation	Cash Bal.	Warrants	Cash Bal.	Bonds
\$234,599	1,709.50	\$1,139.72		
280,048	1,845.02	114.00	730.95	3,000.00
362,491	2,364.77			
1,140,522	7,074.33	14.90	3,859.71	5,000.00
\$1,917,651	\$12,014.32	\$1,248.68	4,280.67	\$8,000.00
\$1,917,651	4,385.94	\$2,487.18	1,048.60	\$2,000.00

standing in both bond and warrants for April 30, 1929.

\$227.15  
1738.58  
1863.61  
11,164.94

\$16,463.89

al assessed valuation of Un- School District No. 103 on tax rolls was \$1,917,651.40. The district has a debt limit of \$5,882.55.

Madness now exists in the h District and all of the districts have cash and un-

attendance has been increasing; since 1923 the increase has been rapid. The following figures deal only with the number of those comprising the various graduating classes and this fact should be borne in mind since it is generally known that the senior group is always the smallest in the school.

Class of 1911—6  
Class of 1912—5  
Class of 1913—5  
Class of 1914—17  
Class of 1915—11  
Class of 1916—15  
Class of 1917—12  
Class of 1918—13  
Class of 1919—13  
Class of 1920—15  
Class of 1921—21  
Class of 1922—11  
Class of 1923—18  
Class of 1924—23  
Class of 1925—22  
Class of 1926—24  
Class of 1927—27  
Class of 1928—30  
Class of 1929—41

Mrs. William Guy Riley and Mrs. David Campbell spent Thursday afternoon in Everett.

Mr. and Mrs. G. C. Jones enjoyed a visit from Mr. and Mrs. William Stella and daughters, of Seattle, on Sunday last.

The Charles Kindle family are spending a week with Mrs. Kindle's father and sister, William Muller and Miss Muller, at Oso.

# SCHOOL BOARD MAKES STATEMENT TO PUBLIC

We, the members of the Board of the Monroe Union High School, wish to explain to the school patrons and all tax payers of the district that our action in calling for a bond issue is not a hasty decision but is the result of four months of careful planning and deliberation. We feel that the proposed plans are adequate for our present needs, and Mr. Mallis, the architect, has provided for future needs in his completed plans.

We also wish to explain that the present building is now paid for and the new addition can be provided without increasing taxes over what they have been in the past 20 years.

We must furnish more rooms and equipment to the high school at once, or lose our standing. We feel that the young people of this community desire the best in education and we as a board feel it our duty to recommend the best school that is possible.

We therefore ask that you consider this question seriously from every viewpoint and vote for the proposed bond issue and property purchase.

Members of Board of Education,  
Monroe Union High School Dist. 103  
CHAS. E. TAYLOR, Pres.  
E. H. STRICKSOUTH  
H. C. PROHRING  
FRED LONG

Members of Board of Education,  
Monroe Union High School Dist. 103  
CHAS. E. TAYLOR, Pres.  
E. H. STRICKSOUTH  
H. C. PROHRING  
FRED LONG

# Arouses Action of Local Service Club

Payson Peterson Warns Club Members That Stevens Pass May Not Get Road Funds; Club Will Take Action

Declaring that the monies for Stevens Pass appropriated at the last session of the legislature were endangered unless the people took immediate action, Payson Peterson, legislator from the first district, in an address before the Kiwanis club on Wednesday, exhorted his listeners to take some immediate action to insure the continued improvement of this highway.

The substance of Mr. Peterson's talk was that too often money intended to be spent for certain work is held back simply because the people are too hesitant about demanding immediate action.

One of the highlights of the speaker's talk was that the present method of insuring the votes of members of the state legislature by using the state highway program as a club has done much to put the real power of the legislature into the hands of a few and as a consequence many worthwhile things are passed over because they are not pleasing to the "so-called leaders."

Following Mr. Peterson's talk President Mayes announced his intention to appoint a committee to co-operate with service clubs from various communities in an effort to bring this matter before the state highway board.

President Mayes also announced a mixed meeting for Monday, June 24, at the time the national convention of Kiwanis clubs is being held in Milwaukee.

Oliver Williams left on Monday for Astoria, Oregon, where he will be employed by the Western Dairy Products Co. Oliver expects to finish his college course later.

The lawn social given under the auspices of the St. Mary's Altar Society on Wednesday afternoon and evening at the home of Mrs. E. J. Murphy, netted the ladies a nice sum for their efforts.

Sincerely yours,  
JOHN HAUGEN,  
County Auditor.

By E. L. Atkinson, Deputy.

# Member of Faculty Sets Forth Views

Declares Support of Schools Is Not Unlike Any Other Agency Which Looks to Welfare of Community

By A. F. MAHAFFEY  
Principal, Monroe High School

Few things are worth having free. Schools are no exception. The maintenance of them is often the biggest single item in the property holders' local tax bill. Indeed this frequently ought to be the case. Nothing else that the community undertakes can compare with it in importance, unless it be the protection of life and health.

Statistics show that when all possible allowance is made for the increase in population and the decrease in purchasing power of the dollar, a 100% increase in the cost of education remains. Every thing else being in proportion, this is not too much. This means simply a 100% improvement in the quality and quantity of American education. Teaching is better, buildings are better, equipment is better, administration is far more efficient. For this increased opportunity to our children we spend yearly about \$2,000,000,000.

When we consider what the public school means to thousands of children and to the nation as a whole, we may consider helping to support it an act of common courtesy to which a citizen is as much committed as he is to the support of the police or fire departments or help for the care of the streets. In its lowest aspect, maintaining the schools is simply self-protection for the community.

The American high school is tremendously important in the nation's life. Boys and girls of high school age are old enough to begin to understand the needs of themselves and of society, and young and ambitious enough to want to improve conditions.

When we consider that to perhaps three-fourths of the high school pupils graduation day does not mean the "commencement" of further study, but of an active life career, we must conclude that the high school has a tremendous responsibility in directing their energy wisely.

Let us take a glance at the condition of the Monroe high school and see if the community is dealing justly with those pupils for whom the high school means the finishing ground in citizenship training. I think we can justly pride ourselves on having a fully accredited high school following the state manual of instruction, offering a varied yet well directed curriculum and above all we have been fortunate in having as fine a teaching staff, both as to training and personality, as could be found anywhere.

As to school plant, our building has been one of the best until recent years when increased attendance has made it entirely inadequate to properly handle the pupils enrolling. The following figures may be enlightening as to the extent of the increase in enrollment which the high school has had to meet in the last ten years.

1919	52
1920	122
1921	146
1922	160
1923	165
1924	187
1925	190
1926	218
1927	318
1928-29	546
1929-30 (estimated conservatively)	280

We must have a larger building for next year.

H. H. Waller of Everett was calling

# \$,000 DUMB DORAS vs. \$65,000.00 THOMAS EDISONS

Hurrah for the NEW MONROE UNION HIGH SCHOOL ANNEX!

Why so positive? Because we, the students of Monroe, KNOW our parents and friends are ready and willing to improve our educational opportunities, knowing full well that IT PAYS.

The earnest interest of the Monroe UNION HIGH SCHOOL BOARD and patient enthusiastic efforts of our splendid faculty entitle them to the best of equipment in developing us, YOUR latent wealth and talent—IT PAYS.

This splendid improvement will serve as a further proof that MONROE is a live, progressive little city, to those interested in making their homes here, so again IT PAYS.

YOU, the voters, will feel additional pride and will profit by this investment.

Your faithful school board and faculty will speed up their efforts.

Other portions of the County will watch with pride and interest.

We, the students, will "carry on" that in our turn we may have the privilege of making brighter and more distinct the path for those who follow us—and so, LET'S GO, ALL FOR MONROE!

DON HILLIS.

# ENDORSES RECOMMENDATION FOR NEW SCHOOL BUILDING

Believing that the success of the election for the issuance of bonds is very necessary for the advancement of education Edwin Twilmeyer, state high school inspector for more than 15 years, sent the following telegram to superintendent R. B. Hardin when he learned that an election was to be held on the 23rd of this month:

"Addition to high school building needed for good of schools. Bonds should carry."

Mrs. Ildon B. Pentz and small sons, Jean and Alan, spent Thursday in Snohomish, in attendance at the wedding of Mrs. Pentz's brother, Henry Trifon, of Anacortes, and Miss Ruth Livingston of Snohomish.

# Hibbit's Property Last Available Site In Monroe For School Purposes; Can Buy 4.85 Acre Tract For \$3000

Original Site of Present Building Cost \$6,000.00; Board Has Option On Property For \$3000.00; Purchases Could Be Made Without Vote of People if It Joined School Property; Board Thinks Cost Can Be Met By Annual Savings

On Saturday, June 15th, two propositions will be submitted to the voters of the Union High School District. The first, relating to the bond issue for an addition to the present school building, is discussed in other columns of this issue.

The second proposition relates to the purchase of 4.85 acres of ground known as the Hibbits property, now used as a ball grounds and situated directly across Kelsey street from the present school grounds.

In asking for authority to buy this property the board is not asking for additional funds. The law, however, requires that such a purchase be submitted to the people when the property to be purchased is not adjacent to existing school property. The board feels that by careful handling of the regular yearly levy for operations enough can be saved to make the purchase.

Their reasons for wishing to buy the property are set forth below.

BECAUSE: It is the last remaining

# Architect Explains New School Plans

William Mallis Gives Detailed Report of New Proposed Addition; Would Provide Space of 100 Feet By 94 Feet

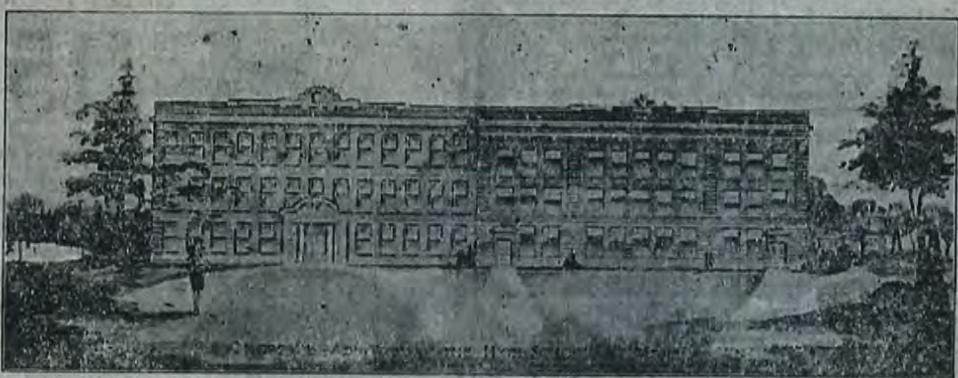
By WILLIAM MALLIS

The methods used for the solution of the housing problem of the Monroe High School were long and tedious but very positive, for this solution was reached by the process of consideration and analysis of every reasonable looking scheme.

The determining factors used were, first: that the housing of the existing building should be expanded to take care of the immediate needs of the school and, second: that this be done in such a manner as to provide for future further expansion of the building without incurring extra expense at this time, or remodeling in the future. This, of course, is based on the structural condition of the existing building, which is excellent.

After much study and many meetings, the board of directors chose the scheme which increased the classroom space to the extent of approximately five classrooms, with the elimination of the existing gymnasium and the substitution of a new room for this, which combined with the auditorium meets the requirements of the school. The gymnasium facilities give a playing court for basketball of 82x44 feet, which approaches the average size in recent school systems, while seats for 850 spectators are also provided. The auditorium facilities will permit the seating of approximately 250 people, with ample stage, 22 feet deep with 45-foot procession aisle. The scheme includes a chemistry department with a chemistry laboratory and physics laboratory, with lecture rooms between and ample storage for apparatus and chemistry supplies. The home economics department with cafeteria is housed in the space now taken up by the present gymnasium, which has been for many years obsolete for high school work in western Washington. The gym is of course completely equipped with shower and locker rooms for each sex for both school work and visiting team housing, arranged so that the whole can be used for school work. In other words, the visiting team room is available for school work and on the few occasions when used by visiting teams the desired isolation can be gotten by the locking of doors. It seldom occurs that school districts have sufficient funds to set a space aside for one purpose when that purpose only occurs at occasional times. All the floor surface has been planned so that it will be used all the time for school work, or in other words extra-curricular activities and community meetings are housed in space that is laid out primarily for strictly school purposes.

The addition extends 100 feet east and is 94 feet deep and is the full height of the existing high school. The exterior elevation follows the existing high school as closely as the plans will permit, and the slightly lower windows add greatly to the general appearance of the whole building.



**From:** [Jim McDaniel](#)  
**To:** [Kim Shaw](#)  
**Subject:** interested party  
**Date:** Wednesday, November 28, 2018 11:34:53 AM

---

Dear Kim,

I would like to be put on the official list of interested parties regarding the rezone of the old school district football field on Kelsey. I understand that it is part of the docket process. I'm a member of St. Mary's Church right next door and I've been tasked with following the process. Here is all my info:

Jim McDaniel  
11604 Trombley Rd.  
Snohomish WA 98290

425-418-8298

[jimmbobb9217@gmail.com](mailto:jimmbobb9217@gmail.com)

Sincerely,

**JIM McDANIEL** / Principal Surveyor  
Harmsen & Associates LLC / [www.HarmsenInc.com](http://www.HarmsenInc.com)

**OFFICE:** (360) 794-7811 / **FAX:** (360) 805-9732  
**DIRECT:** (360) 282-3053



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**SNOHOMISH COUNTY** 125 East Main Street, Ste 104 **Monroe**, WA 98272 / (360) 794-7811  
**ISLAND COUNTY** 840 SE 8<sup>th</sup> Ave., Ste 102 **Oak Harbor**, WA 98277 / (360) 675-5973  
**SKAGIT COUNTY** 603 South First Street **Mount Vernon**, WA 98273 / (360) 336-9199

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*We hold records for Harmsen & Associates, Inc., Fakkema & Kingma, Inc., and Evergreen Surveying, Inc.*

**From:** [Ben Swanson](#)  
**To:** [randalltrivett@gmail.com](mailto:randalltrivett@gmail.com)  
**Cc:** [Kim Shaw](#); [Shana Restall](#)  
**Subject:** FW: Note from Randall Trivett to your Facebook Page Mayor Geoffrey Thomas.  
**Date:** Friday, November 30, 2018 11:32:48 AM  
**Attachments:** [Application - Comp. Plan Signed.pdf](#)

---

Mr. Trivett,

Thank you for your comments regarding the proposed amendment to the City's Compressive Plan. City staff will add you name to the notification list.

The proposal is currently under review by City staff. Following this, the proposal will undergo review by the City's Planning Commission. After Planning Commission holds the public hearing, the proposal and Planning Commission's recommendation will then go to the City Council for final action.

If you would like to discuss ideas for the Sky Valley Education Center, I've attached the School District contact for this project.

Thank you,  
Ben



**Ben Swanson | Community Development Director**  
806 West Main Street | Monroe, WA 98272  
360-863-4544 | [bswanson@monroewa.gov](mailto:bswanson@monroewa.gov)

NOTE: This email is considered a public record and may be subject to public disclosure.

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**From:** Geoffrey Thomas  
**Sent:** Thursday, November 29, 2018 7:32 AM  
**To:** Ben Swanson <[BSwanson@monroewa.gov](mailto:BSwanson@monroewa.gov)>  
**Cc:** Deborah Knight <[DKnight@monroewa.gov](mailto:DKnight@monroewa.gov)>  
**Subject:** Fwd: Note from Randall Trivett to your Facebook Page Mayor Geoffrey Thomas.

Sent from my iPhone

Begin forwarded message:

**From:** Geoffrey Thomas <[GThomas@monroewa.gov](mailto:GThomas@monroewa.gov)>  
**Date:** November 28, 2018 at 16:43:17 PST  
**To:** Ben Swanson <[PPopelka@monroewa.gov](mailto:PPopelka@monroewa.gov)>  
**Cc:** Deborah Knight <[DKnight@monroewa.gov](mailto:DKnight@monroewa.gov)>  
**Subject:** Fwd: Note from Randall Trivett to your Facebook Page Mayor Geoffrey Thomas.

Sent from my iPhone

Begin forwarded message:

**From:** randalltrivett <[randalltrivett@gmail.com](mailto:randalltrivett@gmail.com)>  
**Date:** November 28, 2018 at 16:37:54 PST  
**To:** [gthomas@monroewa.gov](mailto:gthomas@monroewa.gov)  
**Subject: Note from Randall Trivett to your Facebook Page Mayor Geoffrey Thomas.**

Mr. Mayor,

With the news of the school district requesting rezoning by the city and expressing interest in selling Memorial Field, I wanted to let you know that I share the concerns of others that this is a enormous mistake. That field was bought for \$3000.00 in 1929 and was memorialized to carry the memory of all those who fought and died in WWII. While the memorial has been relocated to Lake Tye, it does not reduce the connection residents have with the place. To sell it and allow it to be converted to low income housing would be poor use of that strategically located site. Alternative uses are available and appropriate.

Why don't we use it to build a new Sky Valley Education Center? There is more than enough space to do so and we need a new campus. Put the parking for it across the street at the old site and connect the two sides with a skybridge. Razz the old structures and in the remaining space build a MAC, Monroe Aquatics Center. This could share the parking lot with SVEC.

This is something Monroe desperately needs. It would benefit the entire community, and all students could swim there. The High School needs a pool... done. The Middle Schools need pools... done. It can have community rooms like the SAC does so events can be hosted there and it can make money like the SAC does. Put in a wave rider so people can surf and slides so kids can play and be inspired to learn to swim.

This is a no brainer in my opinion. Please don't allow the District to sell Memorial Field for the short term gain of profit. I know the YMCA and their representatives will oppose this but Monroe needs this badly. The School District did this in Snohomish, why don't we do the same here?

Sincerely,

Randall Trivett

**From:** [Anita Maceda](#)  
**To:** [Kim Shaw](#)  
**Subject:** Old Football Field  
**Date:** Thursday, November 29, 2018 2:05:25 PM  
**Attachments:** [image001.png](#)

---

Dear Kim,

As Pastoral Assistant for St. Mary of the Valley I would like to be included on your email list regarding land use action of the School District Property located on Kelsey Street (The Old Football Field). Thank you very much.



--*Anita D. Maceda*  
Pastoral Assistant for Administration

Office Hours  
Tuesday-Thursday 10:00 a.m-3:00 p.m

360.794.8945 ext. 10  
Fax: 360.805.0201  
[www.stmaryvalley.org](http://www.stmaryvalley.org)

601 West Columbia Street  
P.O. Box 279  
Monroe, WA 98272

**Shana Restall**

---

**From:** Ben Swanson  
**Sent:** Tuesday, July 16, 2019 12:32 PM  
**To:** Shana Restall  
**Subject:** FW: Rezoning of Marshall Field and Memorial Stadium

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[For the files](#)

**From:** Ashley Floyd [mailto:ashleyfloydemail@gmail.com]  
**Sent:** Tuesday, July 16, 2019 11:23 AM  
**To:** Ben Swanson <BSwanson@monroewa.gov>  
**Subject:** Rezoning of Marshall Field and Memorial Stadium

I have recently learned of the proposal by Monroe School District to the city to rezone Marshall Field and Memorial Stadium to multifamily and I am dismayed by this decision for the following reasons:

- This stadium was a gift to Monroe School District as a memorial and as a trust that it would not ever be sold for development. It was to remain as a resource for the school.
- The school district could use this space for current or future needs for students. Examples: a new SVEC, new schools, additional track, field, baseball, sports fields, an aquatics center that could be used by the local schools, administration/district buildings, meeting space, multiuse facility, etc.
- The school district currently uses this space for PE classes and other student activities such as STEM projects.
- The community benefits from having this available for use as a green space and is used by local sports organizations/leagues/camps, many regular walkers and joggers.
- The traffic infrastructure in this part of town is not equipped to handle this sizeable increase in traffic from the high density housing.
- Multifamily housing will degrade the character/community of Monroe.

Thank you for taking these ideas into consideration.

Sincerely, Ashley Floyd

**Shana Restall**

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**From:** Ben Swanson  
**Sent:** Wednesday, July 17, 2019 7:57 AM  
**To:** Shana Restall  
**Subject:** FW: Memorial Field - NOT FOR SALE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[For the files](#)

**From:** Randall Trivett [mailto:randalltrivett@gmail.com]  
**Sent:** Tuesday, July 16, 2019 9:44 PM  
**To:** andersons@monroe.wednet.edu; truittpiercen@monroe.wednet.edu; cheesmand@monroe.wednet.edu; langstonj@monroe.wednet.edu; martinj@monroe.wednet.edu; Ben Swanson <BSwanson@monroewa.gov>  
**Subject:** Memorial Field - NOT FOR SALE

I contend selling Memorial field is a violation of the public trust. An Aquatics Center, Meeting Area and new District Offices on a 2nd floor is what the youth, leaders and residents of our city need now more than ever. The cost is virtually irrelevant given the positive effects it would bring with it. Here in Monroe we lack a pool for all of our school teams to swim at and meeting areas for birthday parties and other healthy activities Building a MAC would give the city a focal point it has lacked for decades. Putting it at the field would be the perfect location as it is walking distance for everyone living in Monroe. The school already owns the land, just like Snohomish did and our demolition costs will be fractional to theirs as there are only grandstands to remove. Save even more money, use the plans they built the SAC with, why not! If we sell this now the location and the opportunity will be gone for good. Adding a 2nd floor over the operations portion of the facility gives our district offices a new home. Take that current eyesore, health hazard and maintenance nightmare of a structure they are in now and sell it and the land to developers, it's in an equally good location for residential structures and it costs us too much to operate every year as it is dilapidated. Doing these things despite the cost is responsible. This idea has NOT even been officially put forward to the residents. The notice given was poor at best, a flyer should have been in every water bill to bring attention to this matter and generate health discussion on the matter. Try bonding it first with our people here. I have little doubt it would not pass with an overwhelming majority of voters. If it doesn't then and only then discuss selling it or other options. Right now the desire and covert long term plan to sell this property is pretty clear and borders on collusion from the sudden desire to dememorialize the field a couple years ago by moving the war memorial and others to Lake Tye to this action of trying to sell off the site now. Anyone can connect the dots and many are. I am seriously disappointed in this series of decisions by our leadership. Not developing this resource as something to benefit our entire community as I have outlined is a massive violation of the public trust. I have spoken with Board Members, Directors, Leadership, and members of this new planning board and the lackluster response across the bandwidth of all of these entrusted leaders is dismaying and quite telling that being any other idea than the sale of this property is unwanted noise. Well, I am here to make some noise as I hope are others because too much has occurred in quiet to now. Show you care, support this property not being sold and instead turned into something, like a MAC or other facility that contributes to our community, that Monroe needs and will benefit everyone. THIS IS OUR RESPONSIBILITY!

Randall Trivett

**Shana Restall**

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**From:** Ben Swanson  
**Sent:** Thursday, July 18, 2019 7:53 AM  
**To:** Amy K Martin  
**Cc:** Shana Restall  
**Subject:** RE: Memorial field

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Amy,

Thank you for your comment. City staff will add it to the public record. I encourage you to also contact the Monroe School district with your concerns. As the owner/applicant for the project, your input is important to District.

Thanks again,  
Ben



**Ben Swanson | Community Development Director**  
806 West Main Street | Monroe, WA 98272  
360-863-4544 | [bswanson@monroewa.gov](mailto:bswanson@monroewa.gov)

NOTE: This email is considered a public record and may be subject to public disclosure.

**From:** Amy K Martin [mailto:[amykm122@gmail.com](mailto:amykm122@gmail.com)]  
**Sent:** Wednesday, July 17, 2019 8:42 PM  
**To:** Ben Swanson <[BSwanson@monroewa.gov](mailto:BSwanson@monroewa.gov)>  
**Subject:** Memorial field

I wish to go on the record of being extremely against the change of zoning /down zoning of this school field so it can be developed. We live on South Kelsey st, a few homes south of w. Main st. Traffic heading north, from west Main to Rte 2 can often get backed up past the school. Between the 200 car trains and the people turning left at blueberry this is a regular occurrence. I strongly believe adding a housing development to this property as proposed is a very serious mistake. The infrastructure cannot handle it, much less the the danger posed by emergency services being unable to use Kelsey as an access road to the many calls they answer each day. I truly hope you do not allow this very populated area to be over built by some developer at great cost to our community. Our school tax dollars already pay for this field and it should be used as passive open space or as a space that can be used for community events on occasion. Having open space downtown is a quality of life necessity.

Sincerely,  
Amy Martin  
--  
*Amy*

Amy Martin

TO Whom it may concern:

These properties were purchased on July 6<sup>th</sup>, 1929 from Arthur J Hibbits (WWI Veteran) and Margaret Hibbits in the amount of \$3,000. The 3 properties per the Property Account Summary dated 7/30/2019 lists the current market land value as follows:

Parcel Number	Tax Year	Market Land Value	Market Improvement value	Market Total Value
27060100404500	2020	\$308,400	\$49,000	\$357,400
27060100100400	2020	\$1,543,400	\$188,800	\$1,732,200
27060100205100	2020	\$1,666,300	\$0	\$1,666,300
Totals		\$3,518,100	\$237,800	\$3,755,900

The Monroe School District is proposing that the 12.41± Acre Memorial Stadium and Marshall Field site be rezoned from the current 681 (Nursery, Primary & Secondary School) and 910 (Undeveloped {Vacant} Land) zoning to R25 (Multifamily Residential). The 2 properties listed as 681 are the football field (4.75 Acres) and vacant lot (.7 Acres) to the south of the field. The property listed as Undeveloped is where the current baseball field is (6.96 Acres).

The School district is requesting the change stating that the site is no longer used for formal education programs, the location doesn't lend itself for future school facilities. The site is located within proximity to other schools that are developed and that it is currently used as informal ball field, which is used by the community. Per the meeting notes from the City of Monroe Planning Commission Minutes of July 8<sup>th</sup>, 2019 "Mr. Jim Langston the President of Monroe's School Board stated that the school board is very frugal in their dollars and that the District currently does not have the resources to maintain the 12.5 acres of property."

Since 1929 the Monroe School District have owned this property and maintained it, why is it that all of a sudden, the school district does not have the resources to maintain the property? With all of the Levy and Tax money the school district gets per year this would-be part of the yearly budget covered under maintenance of the school grounds. The Levy and Tax concerns will be noted below. The only thing being maintained would be the fields themselves. This cost impact is very minimal considering that the only people utilizing the fields are citizens of Monroe. It is my understanding that the use by the community is not well taken by the Monroe School District.

### Planning Commission Concerns

The proposal drafted and submitted by Brent Planning Solutions has a few concerns stating that the property will be used for multi-family use for development. The high end of the multifamily designation could yield between 288-296 units, using the basis of 2.97 persons per household could yield 879 residents for the site. As of 2018, the U.S. Census Bureau counted about 83.09 million families in the United States. The average family consists of 3.14 persons in 2018, using that average the site could potentially see 926 residents for the site. With roughly 600 onsite parking spaces on the site it would be insufficient for the number of residents in the area.

The Stormwater would need to be handled on-site through infiltration since there are no local storm connections that offer capacity for the future subsequent potential project. **How would this prevent the pollution from motor vehicles after storms?** This is a huge impact to not only

current city facilities for drainage but also an ecological impact. **If pumps are required who will be maintaining these?**

The report also goes on to state that any future development of the site would have to go through various permits from the city and that at that time there would be a review of potential impacts related to traffic, drainage and other site developmental impacts. Before anything should be approved for zoning a comprehensive impact plan should be drafted to show what the impacts for traffic, drainage, utilities, sewer, water and other developmental impacts. The 10" sewer lines on Kelsey Street and 8" lines on Columbia street would be insufficient to handle the 296 additional units without improvements. The 10" water lines on Kelsey Street and 8" lines on Columbia would restrict current pressure to all residents without improvements.

The thoughts of adding between .4% to 1.55% increase in volume to the corridor intersections or an average of less than 1% increase to the W Main Street corridor is incorrect. As of 2017 the current population of Monroe is listed at 18,789 residents. Population has quadrupled since 1990 and has almost doubled in the last 20 years. Since 2010 Monroe has grown by almost 5,000 residents. Assuming a 1% increase would justify only 188 additional vehicles on the road due to this improvement, however looking at the trend this site would account for almost 1/5<sup>th</sup> of the city's growth over the last 9 years. This study is likely based on the current population and not what the previous trends have shown. This also doesn't take into account of the new housing development being created down the street from the current Monroe School District Office which will impact Main street as well.

**Too many times throughout the United States new construction goes up without a complete traffic plan to account for the impacts. The suggestion should be to have all of the traffic construction completed prior to any building construction beginning to lessen the impact of current residents in the area.**

The report states that encouraging the affordable housing at this site would appropriate infill of high-density development within the city. While this statement is true, it would drive more vagrants to the area thus driving up crime and would likely drive to a higher property value that would be difficult for anyone to afford. There are current problems throughout the city that would need to be addressed before allowing new properties to be developed in the area prior to this approval.

Open space and recreation to retain open space, and enhance recreational opportunities would be taken away from the citizens of Monroe who have grown up in the area and utilized the fields for years with different sports. While the current building on the sports field no longer serves the programming needs of the school students there are alternatives to this proposal that would benefit the community as well as a few non-profits. It is not listed as a public park, but as a school property, more importantly it was dedicated as a Memorial field in 1946.

## **Taxes, Levy's and Bond Measures**

An article written in April 2019 states that in the 2012 Supreme Court's McCleary decision the historic bill made two important change in school funding, first was the state property tax which greatly increased state funding for all schools. Secondly it reduced local dependence on levies to ease the burden on taxpayers, to increase fairness and reduced inequity between property rich districts and property poor ones.

As a result of this Monroe School District jumped from \$9,000 per student a few years ago to \$14,000 per student in 2018-2019 which is more than tuition at most private schools. Total spending went from \$64 Million in 2012 to \$93 Million today, an increase of 45%. Forecasted students K-12 for Monroe School District (Page 1/1 of FY enrollment and staff counts forecasts 6,541 at \$14,000 each equates to \$91,574,000).

The Monroe taxpayers just saw property taxes increase, in some cases paying 27% more to provide the added money. Kim Mead the WEA Union president says the district should get even more money and is pressing lawmakers to raise property taxes again at the local level. She wants the lawmakers to break the promises they made to taxpayers and to undermine the constitutional requirement that the state provide ample and equitable funding for the education of every child.

The Monroe School District now has ample money to provide every student a top-notch education, without increasing property taxes for the second time in two years.

Proposition No 1 for the Monroe School District No. 103 to replace the expiring school program and Operations Levy was approved in the 2018 vote with a 53.64% yes vote compared to a 46.36 No vote. With the yes Vote being approved the Monroe School District cannot collect more than \$10,350,062 for 2019, \$11,902,571 for 2020, \$13,687,957 in 2021 and \$15,741,150 in 2022. This proposition was for school safety and security, athletics and extracurricular activities, student transportation, special education programs, student support programs, profession learning for staff, **district operations and maintenance**, and instructional supplies and materials.

The Average Washington Property tax for the city of Monroe with a median assessed home value of \$462,000 and an average Snohomish County tax rate is 1.098%. This results in an average property tax of \$5,073 per household in taxes. Monroe saw a 17.8% increase in property taxes from the 2017 to 2018 year with about an extra 82 cents per \$1,000 worth of assessed property value to pay for state education.

**Current Voter Approved Property Tax Measure for Monroe School Districts to expand Elementary and Middle Schools Etc. over 20 years is \$110,970,000 that was passed in 2015 and goes from tax years 2016-2035.**

Assessed values, Levy rates & taxes for tax year 2019 are listed as:

District/Levy	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
School Bonds	\$6,760,712,455	\$5,373,112	\$0.978	\$6,613,260	\$5,255	\$6,618,516
Capital Projects	\$6,760,712,455		\$0.185	\$1,251,331	\$995	\$1,252,326
Enrichment	\$6,760,712,455	\$2,686,556	\$1.500	\$10,141,068	\$4,030	\$10,145,098
Totals			\$2.663	\$18,005,661	\$10,280	\$18,015,941

## Monroe School District Budget 2019-2020

Based upon the current 2019-2020 school budget the following Revenues and other financial sources are:

### Current Revenue for Monroe School District 2019-2020

Description	2019-2020 Budget	2020-2021 Forecast	2021-2022 Forecast	2022-2023 Forecast
Local taxes	\$11,081,953	\$12,856,835	\$14,784,908	\$15,739,438
Local non-tax support	\$1,989,685	\$2,009,582	\$2,029,678	\$2,049,974
State, Gen Purpose	\$61,975,434	\$62,620,739	\$63,559,880	\$64,625,775
State, Special Purpose	\$15,503,973	\$15,658,306	\$16,140,877	\$16,552,661
Federal, Gen Purpose	\$20,000	\$20,000	\$20,000	\$20,000
Federal Spec. Purpose	\$3,276,473	\$3,702,685	\$3,319,198	\$3,327,496
Revenues from other School Districts	\$4,000	\$5,000	\$5,000	\$5,000
Revenues from Other entities	\$532,726	\$532,726	\$532,726	\$532,726
<b>Total Revenue</b>	<b>\$94,384,244</b>	<b>\$97,405,873</b>	<b>\$100,392,267</b>	<b>\$102,853,070</b>

### Current expenditures for Monroe School District 2019-2020

Description	2019-2020 Budget	2020-2021 Forecast	2021-2022 Forecast	2022-2023 Forecast
Regular Instruction	\$55,338,488	\$56,935,307	\$58,439,749	\$59,949,908
Special Ed Instruction	\$11,581,233	\$11,480,417	\$11,767,619	\$12,056,415
Vocational Instruction	\$4,170,234	\$4,286,321	\$4,373,416	\$4,460,837
Compensatory Education Instruction	\$3,872,060	\$3,958,274	\$4,055,206	\$4,152,555
Other instructional Programs	\$1,723,149	\$1,347,590	\$1,363,402	\$1,379,302
Community Services	\$329,120	\$367,955	\$374,635	\$381,442
Support Services	\$17,856,207	\$18,851,900	\$19,147,755	\$19,448,662
<b>Total Expenditures</b>	<b>\$94,870,761</b>	<b>\$97,227,764</b>	<b>\$99,521,782</b>	<b>\$101,829,121</b>

Total Beginning fund balance of the General fund budget page 2/3 on form F195 is \$8,896,089. The unassigned to minimum fund policy amount to spend out of this fund for the 2019-2020 year is \$5,833,426. The unassigned fund balance is \$296,416 would be more than enough to fund upkeep of the memorial field. What is the general fund for?

**Previous Property transactions to Monroe School District**

**Dec 22,1993** Grantor Burke and Mary B Hales gifted property to the Monroe School District. Document # 201805220435 for Tax parcel # 27061900400800 stating that: that portion of the Southeast quarter of the Southeast quarter lying west of the west line of Siler Logging Company Railroad right of way in Section 19, Township 27 North, Range 6 East, W.M.

**October 30,2018** Grantor Monroe School District as successor in interest to Monroe Union High School District No. 103 to Monroe School District. Document #201811090384 for Tax Parcel number 27060100402600 states that: Portion of the Northwest quarter of the southeast quarter of section 1, Township 27 north, Range 6 East, W M.

**October 30,2018** Grantor Monroe School District as successor in interest to Monroe Union High School District No. 103 to Monroe School District. Document #201811090384 for Tax Parcel # 27060100402600 states that: Portion of the Northwest quarter of the southeast quarter of section 1, township 27 north, range 6 east, W.M.

I have found more questions than answers as to why the Monroe School District cannot maintain this property from permitting, to budgeting, to properties. The Memorial Stadium was dedicated in 1946 shortly after WWII where there was between 800 and 1000 people to witness the dedication in honor of the former students who have made the supreme sacrifice during the recent war. The Arthur Kincaid Post 91 of the American Legion was on hand for the dedication as well as Arthur J Hibbits a WWI Veteran. Even though the original monument no longer exists at this location since it was moved in 2016 to the current location at Lake Tye Park, getting rid of this field would take away from those that paid the ultimate sacrifice and would be an insult to all current veterans and those who have paid the price. Any Development of this site other than the purpose in 1946 would take away from the historic value of this site.

The Recommendation of the Monroe VFW Post 7511 Commander is that any future development should include a Veterans memorial park to list both current and former Veterans of Monroe and should be worked in conjunction with the Monroe Veterans of Foreign Wars Post 7511.

Thank you for taking the time to read my letter pertaining to the concerns of not only myself but to preserve the history of the Monroe Veterans who have served this great community.

Drew James  
Commander VFW Post 7511  
District 1 Jr. Vice Commander  
Department of Washington Iraq/Afghanistan Committee Chair



**Shana Restall**

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**From:** Irwin, David Micheal <david.irwin@wsu.edu>  
**Sent:** Wednesday, September 4, 2019 12:31 PM  
**To:** Shana Restall  
**Subject:** Re: Memorial Stadium Track

Thank you Shana.

-David Irwin

> On Sep 4, 2019, at 12:29 PM, Shana Restall <SRestall@monroewa.gov> wrote:

>

> Thank you, David. Your comments will be included in the record. Please contact Devlin Piplic, Director of Facilities, with the Monroe School District to ask about using their facilities. His number is (360) 804-2679.

>

> Sincerely,

> Shana

>

> Shana Restall | Principal Planner

> 806 West Main Street | Monroe, WA 98272

> 360-863-4608 | srestall@monroewa.gov

>

> NOTE: This email is considered a public record and may be subject to public disclosure.

>

> -----Original Message-----

> From: Irwin, David Micheal [mailto:david.irwin@wsu.edu]

> Sent: Wednesday, September 4, 2019 8:49 AM

> To: pullenk@monroe.wednet.edu; Dale Olson <DOlson@monroewa.gov>; Shana Restall <SRestall@monroewa.gov>

> Cc: fryj@monroe.wednet.edu

> Subject: Memorial Stadium Track

>

> Good morning,

> My name is David Irwin and I'm reaching out to both the City of Monroe and the Monroe School District to see if there is any way that a gate for the Memorial Stadium Track be left slightly ajar. I live in Monroe, pay taxes to the Monroe School District, and am a MHS alum. I am training for a half marathon in October. I workout in the early mornings from 4-5:30 AM at Thrive in Monroe. Once a week, typically on Wednesday's, I have a speed workout and that's best performed on a track. For weeks I was thankful the gate to the track was left open enough so I could squeeze through and run my laps for the 20-40 minutes that it took to do my workout of 400m repeats. Recently, the gate off N. Kelsey Street was re-adjusted and closed to not let anyone through. I know this parcel went to hearing for a rezone to multi-family. Unfortunately, I was out of town and not able to attend that hearing. Regardless, I was hoping I could get into contact with someone who has access to the gate and am requesting that the city/school district allow me to use the track to train for my half marathon until it's sold off to a developer. I mean no harm to the facility and I am happy to sign a liability release form. I am a Transportation Permitting Reviewer for Snohomish County and have worked with both the City and the School District on a handful of development related projects. I start work at 6am and spend the evenings with my wife and 13 month old when I get home from work at 5 pm so the early mornings when it's still dark is the only time I'm able to exercise and not take time away from my family. I'll admit I've been jumping the fence to continue my workouts but I don't want to risk an injury when a kind sole may be more than willing to open a gate just wide enough for me to fit through. I know there may be issues with this, but I hope we can work together to allow me to temporarily

utilize the facility. If I have not found the right person to reach out to, please let me know who I should contact and forward my message along.

>

> Thanks for your time,

>

> David Irwin

> 425-293-2635