Planning Review
redlines 8/10/10

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

OFFICE USE ONLY

Date Received: 7/23/2010
Application Number: CPA 2010-02
Received By: Kim S.
Complete Application Date: _____
Fee Paid (date/time): $1002.25
Zoning of Site: LDS
Zoning of Adjacent Property: (North) _____ (South) _____
(East) _____ (West) _____
Comp Plan Designation: _____ Comp Plan Adjacent Property: (North) _____
(South) _____ (East) _____ (West) _____

REQUIRED MATERIALS FOR A COMPLETE APPLICATION ARE:

1 Original plus 9 copies of the completed application (Pages 1, 2, & 3)
Appendices (See Page 4)
- Appendix I – Describe proposal; one (1) original plus 9 copies.
- Appendix II – Answer Parts A & B; one (1) original plus 9 copies.
- Appendix III – Environmental (SEPA) checklist with supporting reports as required, one (1) original plus 9 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.

OFFICE USE ONLY

Planning Application Fee:	$ _____	Publication Fee:	$ _____
Fire Plan Check Fee:	$ _____	Mailing Fee:	$ _____
SEPA Fee:	$ _____	Technology Fee:	$ _____
		TOTAL FEES:	$ _____

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 — Also Map amendment
Change of Urban Growth Boundary (in conjunction with request to Snohomish County).
X 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: East Monroe Economic Development Group LLC
Signature: [signature]
Home Address: 18404 102nd Ave NE
City and Zip Code: Bothell, WA 98011
Email address: joshuafreed@mac.com Phone: 206.714.1721
Mailing Address *(if different)*:
City and Zip Code:

B. Name of Owner*(If different)*: Heritage Baptist Fellowship
Signature: Thomas Minnick
Home Address, City and Zip Code: 16651 Currie Rd SE; Monroe WA 98272
(Phone #) 360.794.9665
Mailing Address *(if different)*: *PO Box 1090*
City and Zip Code: Monroe, WA 98272

C. Name of Owner*(If different)*: Robert Kreutz
Signature: Robert Kreutz
Home Address, City and Zip Code: 7908 Upper Ridge Rd; Everett WA 98203
(Phone #) 425.355.7139
Mailing Address *(if different)*:
City and Zip Code:

McCann & Vanloon ? parcel 22070500203400

rporation or financial institution that has ownership of
n the title certificate for said property. If additional
nes, addresses and signatures to this page.

f this information/form prior to submitting.

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2. Location of Property *(If applicable)*

A. Section 5 Township 27N Range 7E

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

A. Tax Account Number(s): 27070600102500; 27070500206100; 27070500206200; 27070500206300; 27070500206400; 27070500203300; 27070500203301; & 27020500203303. ~ mobile homes)

B. Size of **entire** site (acres/square feet): 67.93 Acres (2,959,030.8 sq ft) (79.82)

C. Comprehensive Plan Designation: Limited Open Space

D. Current Use of Property: Agricultural; Vacant Land; SFR

E. Describe physical characteristics: The property is generally flat with some rolling appearance. Steep slopes are found only on north side of slough which cannot be developed.

F. Sensitive Areas (wetlands, steep slopes, etc.): See attached Wetlands Report for certain several of tax parcels. Remaining tax parcels sensitive areas on not suspected.

Applications will be accepted Monday through Friday
9:00 am – 12:00 pm & 2:00 pm – 4:00 pm

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COMPLETE THE FOLLOWING APPENDICES AND PROVIDE THE NUMBER OF COPIES INDICATED ON THE CHECKLIST (Page 1).

APPENDIX I

Provide a type written description of the proposal to including any relevant background material.

APPENDIX II

Part A

The Planning Commission will recommend to the City Council whether the proposed amendment should be considered for further review based on the following criteria provided by you.

1. Reference the element(s) of the Comprehensive Plan that is proposed for this amendment and explain how this amendment is consistent with the overall goals and intent of the Comprehensive Plan.
2. Propose amendment language, when applicable; ← none noted
3. Provide an explanation of why the amendment is being proposed;
4. Provide a description and/or map of the property affected by the proposal.
5. Accurately identify any significant impacts this amendment will have on the public health, safety, or welfare.
6. Explain how this amendment is in compliance with the Growth Management Act and other State and Federal laws.

Part 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. Address the needs or changing circumstances of the City as a whole or resolve 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. Consistency with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.
4. Compatibility with neighboring land uses and surrounding neighborhoods, if applicable.
5. Consistency with other plan elements and the overall intent of the Comprehensive Plan.

APPENDIX III

Provide a completed and signed Environmental Checklist.

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.

Citizen-Initiated - Comprehensive Plan Amendment Application
(Continued)

Review and Action for Selected Amendments

1. Review of Selected Amendments.

   A. Written Analysis. For each proposed amendment that the Council approves for consideration, the Lead Department, as determined by the Mayor, will prepare a written analysis for the Planning Commission. The analysis will be accompanied by a recommendation that the proposed amendment be approved, denied, or approved with modifications.

      1) 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.

   B. Planning Commission Review. Subsequent to completion of the analysis prepared by the Lead Department and the SEPA Review, the Planning Commission shall conduct one or more public hearings. The Planning Commission shall also solicit comments regarding the proposed amendment from the public and government agencies in any other manner it determines necessary and appropriate to the nature of the proposed amendment and consistent with RCW 36.70A.140.

      Any compelling reasons relied upon to justify adopting an amendment without meeting the above criteria (Appendix I-IV) 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, the Planning Commission may consider both concurrently and make a single recommendation to the City Council for consideration with final approval of the Plan.

2. 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) that have been recommended by the Planning Commission. Notice of the hearing will be given in the same manner as notice of other City Council hearings pursuant to Title 21 MMC. Written comments may be given by anyone to the City Council regarding proposed plan amendments prior to the end of the public hearing(s).

3. 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.

Citizen-Initiated - Comprehensive Plan Amendment Application (Continued)

Review and Action for Selected Amendments

4. Map Revisions.

   If the City Council approves a change to the Comprehensive Plan Land Use Map and/or Official Zoning Map, the City Council shall adopt an ordinance that amends the official comprehensive plan and/or zoning map, if approved, and authorize the Mayor to sign the revised map(s).

5. 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.

6. Appeals.

   State law governs the appeal process of a City Council decision on a comprehensive plan amendment(s).

7. Transmitted to State.

   The City DCD will 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. The City DCD will then transmit a copy of all adopted amendments to the Department of Commerce within ten (10) days after the adoption by the Council.

Appendix I

We represent owners of 8 parcels of land totaling 67.93 acres, located at the east end of Monroe, on the north side of State Route 2.

This change in land use designation is requested in order to bring commercial economic development to the east end of Monroe. These parcels front State Route 2 and are in a perfect location for commercial development.

The land is presently designated Limited Open Space (5 acre minimum). This designation is not appropriate to the parcels for the following reasons:

- The LOS designation was intended for land with cannot be developed and, therefore, must be left in an open space designation. These parcels are largely flat, usable land which can and should be developed.

- LOS is, for all practical purposes, a rural designation (5 acre minimum) which is inconsistent with its urban setting.

We have interest in developing this property commercially which will bring valuable economic development to the City of Monroe. The land use designation change is essential in order to move forward with development.

We are requesting a change from Limited open space to general commercial (GC).

APPENDIX II

Part A

1. This element of the Comprehensive Plan that is affected by this proposal is the land use map. The application is to change the land use designation on the included parcels.

   The proposal is consistent with the overall goals and intent of the Comprehensive Plan. Please see the Vision Statement on page ES-5 of the Plan. It states that part of Monroe's *"...transition into a city of regional significance within southeastern Snohomish County includes the development of a new commercial center to provide shopping, commercial services, and business facilities to serve the surrounding market areas."* (ES-5)

   Our proposal to change the land use designation of this property from LOS to Commercial will allow this property to be used for the best and most reasonable purposes – commercial development.

   - incomplete analysis

2. N/A

   - check in application that requests change to element.

3. This change in land use designation is requested in order to bring commercial economic development to the east end of Monroe. These parcels front State Route 2 and are in a perfect location for commercial development.

4. The subject properties are located at the east end of Monroe, on the North side of Highway 2. See attached vicinity maps.

5. This is a request for a change in land use designation only. No specific construction is proposed at this time. So, the proposal will have no significant impacts on the public health, safety, or welfare. - need analysis of potential impacts & alternatives

6. This proposal to modify the Comprehensive Plan designation for these properties would bring the land use into conformity with the GMA provisions directing greater density and higher use of those properties located within the Urban Growth Area of incorporated cities. The present designation creates (basically) rural land in an urban setting. This is contrary to the goals of the GMA, and therefore, should be changed. Any future development of the area will be done in compliance with City, State, and Federal laws.

   - needs to cite specific sections

APPENDIX II (continued)

Part B

1. The city needs additional economic development. These parcels are in an excellent location for such development. A change to the land use designation will allow this much-needed development to move forward. - ~~not~~ city has capacity for commercial development - 2007 BCR
2. The SEPA checklist has been completed and is included in this application

3. This proposal is consistent with the vision and purpose of the Comprehensive Plan as addressed in this APPENDIX, Part A, #1.
   - show consistency
4. The subject properties are front Highway 2 and really have no neighbors that would be adversely affected by the change in land use designation. The nearest neighbors are up on the bluff and far enough away as to be relatively unaffected by a different use of the properties.
   - needs further analysis - ~~affect~~ adjacent uses to north & east.
5. See question 3 above.

- incomplete analysis