

4/7/12

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Brad Fellberg <bfellberg@monroewa.gov>

Online Form Submittal: East Monroe DPEIS Comment

1 message

support@civicplus.com <support@civicplus.com>

Fri, Mar 30, 2012 at 11:51 AM

To: bfellberg@ci.monroe.wa.us

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East Monroe DPEIS Comment

Comments on the Draft Phased Environmental Impact Statement (DPEIS) for the East Monroe Amendment to the City of Monroe Comprehensive Plan and Concomitant Rezone will be accepted through Friday, March 30, 2012.	Please make your comments as specific as possible address either the adequacy of the address to either the City of Monroe of the DPEIS and/or the merits of alternatives discussed.	Name* Bob & Cecelia Martin	Address* 103 Rivmont Dr. E	Email:* bobcecmartin@live.com	Phone Number:* 360-863-8681
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\* indicates required fields.

The following form was submitted via your website: East Monroe DPEIS Comment

Name: Bob & Cecelia Martin  
 Address: 103 Rivmont Dr. E  
 Email: bobcecmartin@live.com  
 Phone Number: 360-863-8681

Comments: We offer the following comments regarding the Draft Phased Environmental Impact Statement for the proposed East Monroe Comp-rehensive Plan Amendment.

1. The subject area has historically never been considered by the city as appropriate for intensive development, but rather as a buffer of environmentally sensitive area guarding the east entrance to Monroe. As a Planning Commissioner in the city of Monroe for 16 years, and having reviewed this area several times, I have concluded that this parcel was acquired by the current owner based on speculation that the property could be rezoned, since the City never encouraged any development of the type contemplated by this rezone amendment. When you speculate on land, you sometimes lose, as noble as the purpose may be.

Comment noted.

2. Infrastructure and access does not exist on this site, and would be difficult and expensive to provide, with significant risk to the City taxpayers and ratepayers that not all costs would be born by any developer.

Comment noted.

3. The notion that the environmental review in the DPEIS can be cursory at best based on the fact that no specific proposal has been presented for development is flawed in my opinion. Changing the Plan to a General Commercial category in itself implies intensive development and provides a very slippery slope to approval of a rezone, with unacceptable risks and consequences to the City. Among our foremost concerns are what we believe will be inevitable impacts on the wetland swamp and adjacent hillside below our property. We believe that the close proximity of intense development, even with required buffers, to these extremely sensitive areas will result in harmful efforts to mitigate against the undesirable impacts of the swamp/wetland environment on commercial activity. This, along with increased potential for human encroachment, is bound to create additional disturbance on the adjacent slopes. We have had several major slides on the slope in front of our property over the years, resulting in loss of our property. This will be exacerbated by any impacts from below.

Comment noted.

4. Negative water and flood storage impacts will happen with development, and cannot be fully mitigated. We have seen the subject site 60-70% covered by water on several occasions during high floods (the city has file pictures taken by us). This water would be diverted elsewhere with inevitable impact on adjacent (ie. wetland and slopes) and downstream erosion and flooding.

Comment noted. See page 14 for flood mitigation.

5. Additional supply of commercial land is not needed. There are already high vacancy rates in existing General Commercial zones, as well as plenty of available supply of vacant land and potential land in less sensitive areas. Moreover, increasing development along Highway 2 will put additional pressure on downtown occupancy as has already happened in Monroe and many other communities. This runs counter to the City's stated desire to improve our struggling downtown commercial base.

Comment noted.

For the reasons stated above, we cannot support the proposed change in the Comprehensive Plan, as such change would entail unacceptable risks to the City, its businesses and residents, and nearby neighbors.

Comment noted.

This or similar proposals in connection with the subject site have been before the city on multiple occasions previously and rejected. Why when we have concerns about traffic, the downtown area, and the Kelsey property do we find our present city administration taking time and at considerable expense to the Planning Commission, staff and the City Council to rehash this issue?

Comment noted.

Additional Information:

Form submitted on: 3/30/2012 11:51:39 AM

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