MONROE CITY COUNCIL

Agenda Bill No. 20-017

SUBJECT:	***Review of the 2018 - 2019 Annual Comprehensive Plan Amendment Docket, including Ordinance No. 026/2019, Amending the 2015 – 2035 Monroe Comprehensive Plan; Ordinance No. 027/2019, Amending Zoning Designation; and Ordinance No. 028/2019, Amending MMC 3.50, School Impact Fee Mitigation Program; Unfinished Business***

DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
01/21/2020	Community Development	Shana Restall	Shana Restall	Unfinished Business #1

Discussion: 11/19/2019, 12/10/2019, and 01/21/2020
Public Hearing: 10/28/2019, continued to 11/11/2019 (Planning Commission)
Attachments:
1. Annual Docket Process
2. Land Use Tables Multifamily and Institutional Zones
3. Comprehensive Plan Amendment Application (CPA2018-01)
4. Project Narrative (CPA2018-01)
5. Comprehensive Plan Amendment Criteria Reponses (CPA2018-01)
6. Site Vicinity Map (CPA2018-01)
7. Conceptual Site Plan (CPA2018-01)
8. Marshall Field and Memorial Stadium Historic Information (CPA2018-01)
9. Map of Marshall Field/Memorial Stadium Comprehensive Plan Future Land Use Designation and Zoning (CPA2018-01)
10. Planning Commission Findings of Fact and Conclusions of Law

11A. Ordinance No. 026/2019, Amending the 2015 – 2035 City of Monroe Comprehensive Plan

11B. Ordinance No. 026/2019, Amending the 2015 – 2035 City of Monroe Comprehensive Plan

12. Ordinance No. 027/2019, Amending Zoning Designation
13. Ordinance No. 028/2019, Amending MMC 3.50, School Impact Fee Mitigation Program
14. Letter from Commissioner Bull to City Staff dated November 25, 2019
15. Alternate Findings of Fact and Conclusions of Law
16. Letter from Laura Brent, AICP, of Brent Planning Solutions, to City Staff dated January 8, 2020

REQUESTED ACTION[1]

Discussion and questions regarding the annual docket process and comprehensive plan amendment procedures; **AND**

A. Move that the City Council **CONTINUE** the discussion to a future meeting, as specified; **OR**

B. Move that the City Council **REMAND** back to the Planning Commission the 2018 – 2019 Comprehensive Plan Amendment Docket for additional consideration, and **PROVIDE DIRECTION** to the Mayor, City staff, and the Planning Commission to return at a specified date for an update; **OR**

C. Move to:

1. **ADOPT/DENY** the Planning Commission's recommendation, included in the Findings of Fact and Conclusions of Law, as contained in Attachment 10 to this agenda bill; **AND**
2. **ADOPT/DENY** Ordinance No. 026/2019, relating to the 2018 - 2019 Annual Comprehensive Plan Amendment Docket Cycle, **APPROVING/DENYING** proposed amendments CPA2018-A and CPA2018-B, and **APPROVING/DENYING** proposed amendment CPA2018-01 to the 2015 – 2035 Comprehensive Plan; providing for severability; and establishing an effective date; **AND**
3. **ADOPT/DENY** Ordinance No. 027/2019, Amending Zoning Designation; **AND**
4. **ADOPT/DENY** Ordinance No. 028/2019, Amending MMC 3.50, School Impact Fee Mitigation Program; providing for severability; and establishing an effective date; **AND**
5. **ADOPT/DENY** the alternate Findings of Fact and Conclusions of Law, as contained in Attachment 15 to this agenda bill.

[1] Staff has consolidated the above alternatives to provide Council with a full range of options to consider. During staff's presentation to Council at the January 14, 2020 regular meeting will include an explanation to Council regarding the specific process and applicable motions needed to make a specific decision. The table entitled "City Council Alternatives," which is included on pages 4 and 5 of this agenda bill delineates the process and associated motions for two of the possible decision options.

POLICY CONSIDERATIONS

Pursuant to Chapter 22.74 MMC, Comprehensive Plan Amendments, the City accepts proposals for Comprehensive Plan amendment applications from interested parties on an annual basis. Applications for amendments may be submitted year-round; however, only those applications received prior to the last working day in July are considered for that year's amendment cycle. This allows for the City Council to analyze the cumulative effects of all proposed amendments for consistency with and the aggregate impacts on the remainder of the Comprehensive Plan, as required by WAC 365-196-640.

On November 27, 2018, the City Council selected one (1) citizen-initiated and two (2) City-initiated Comprehensive Plan amendment applications for the 2018 – 2019 docket. The Planning Commission has completed its required public hearing on the 2018 - 2019 docket and prepared Findings of Fact containing its (Attachment 10) recommendations regarding whether to approve the proposed Comprehensive Plan Amendments to the City Council. The City Council makes the final decision on whether to accept the Planning Commission's recommendation based on the criteria outlined in MMC 22.74.040(D), as included in Attachment 1.

DESCRIPTION/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.

Descriptions of Proposals

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, which are described as follows:

1. **CPA2018–A and CPA2018–B:** City-Initiated Comprehensive Plan Amendments to Adopt the Monroe School District's Capital Facilities Plan (CPA2018-A) and the Snohomish School District's Capital Facilities Plan (CPA2018-B)

   Both applications propose amending the 2015 - 2035 Comprehensive Plan to adopt each school district's respective 2018 – 2023 Capital Facilities Plan. As both the Monroe and Snohomish School Districts adopt a Capital Facilities Plan biennially, the City must revise its Comprehensive Plan every two years to adopt the School District's Capital Facilities Plan by reference. These are essentially comprehensive plan "housekeeping" amendments required of the City.

2. **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).

Monroe School District Site: Land Use and Zoning Information

Existing Land Use	Comprehensive Plan FLUM Designation(s)		Zoning District	
	Existing	Proposed	Existing	Proposed
Recreation Facilities *(Marshall Field / Memorial Stadium)*	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.

Planning Commission Recommendation

The Planning Commission held a public hearing on October 28, 2019 (continued to November 11, 2019), to evaluate the proposed 2018 – 2019 Comprehensive Plan amendment docket, and recommended that the City Council:

1. Approve proposed amendments CPA2018-A and CPA2018-B to the 2015 – 2035 Comprehensive Plan, as included in the 2018 - 2019 amendment docket; and
2. Deny proposed amendment CPA2018-01 to the 2015 – 2035 Comprehensive Plan, as included in the 2018 - 2019 amendment docket; and
3. Deny rezone RZ2018-02, associated with CPA2018-01.

City Council Decision

After considering the Planning Commission's recommendation on the proposed amendments, the City Council shall adopt, adopt as modified, deny, or remand the application(s) back to the Planning Commission for further consideration. As there are three separate ordinances associated with the 2018 – 2019 Comprehensive Plan amendment docket, the Council may wish to use the following table when adopting or denying the proposed Planning Commission recommendation.

CITY COUNCIL ALTERNATIVES	
OPTION A: *Approve* CPA2018-A, CPA2018-B, and CPA2018-01	
Applicable Motions	
STEP 1	**DENY** the Planning Commission's recommendation, included in the Findings of Fact and Conclusions of Law, as contained in Attachment 10 to AB20-014.
STEP 2	**ADOPT** the alternate Findings of Fact and Conclusions of Law, as contained in Attachment 15 to AB20-014.
STEP 3	***USE ATTACHMENT 11A to AB20-014:*** **ADOPT** Ordinance No. 026/2019, relating to the 2018 - 2019 Annual Comprehensive Plan Amendment Docket Cycle, **APPROVING** proposed amendments CPA2018-A, CPA2018-B, and CPA2018-01 to the 2015 – 2035 Comprehensive Plan; providing for severability; and establishing an effective date.
STEP 4	**ADOPT** Ordinance No. 027/2019, amending the zoning designation of the parcels comprising the sites known as Marshall Field and Memorial Stadium from Institutional (IN) to Multifamily Residential (R25); providing for severability; and establishing an effective date.
STEP 5	**ADOPT** Ordinance No. 028/2019, amending Monroe Municipal Code section 3.50.100, Impact Fee Schedule; providing for severability; and establishing an effective date.

<u>OPTION B</u>: ***Approve* CPA2018-A and CPA2018-B; and *Deny* CPA2018-01**	
Applicable Motions	
STEP 1	**ADOPT** the Planning Commission's recommendation, included in the Findings of Fact and Conclusions of Law, as contained in Attachment 10 to AB20-014.
STEP 2	***<u>USE ATTACHMENT 11B to AB20-014</u>:*** **ADOPT** Ordinance No. 026/2019, relating to the 2018 - 2019 Annual Comprehensive Plan Amendment Docket Cycle, **APPROVING** proposed amendments CPA2018-A and CPA2018-B; and **DENYING** proposed amendment CPA2018-01 to the 2015 – 2035 Comprehensive Plan; providing for severability; and establishing an effective date.
STEP 3	**ADOPT** Ordinance No. 028/2019, Amending MMC 3.50, School Impact Fee Mitigation Program; providing for severability; and establishing an effective date.

FISCAL IMPACTS
None

TIME CONSTRAINTS
State regulations only allow the Comprehensive Plan to be amended once in a calendar year. However, the City Council may take action to adopt the docket after December 31, 2019, in accordance with WAC 365-196-640(3), so long as the consideration of the amendments occurred within the prior year's comprehensive plan amendment process.

Comprehensive Plan Annual Docket Process

Process

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 (RCW 36.70A). 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:

A. Phase I - Selection of Amendments to be Considered

1. 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.
2. Public Hearing for Docket Selection: The City Council holds a public hearing to select those proposed amendments that should be considered for further review.
3. Modifications: The City Council may modify a proposed amendment during the selection process.
4. 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

1. Staff Review: For each amendment selected by Council for the amendment cycle, staff will prepare a written analysis.
2. Environmental Review: Review under SEPA shall be conducted and a threshold determination issued.
3. 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.
4. 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:
      i. Shall not adversely affect public health, safety, or welfare in any significant way;
      ii. Shall be consistent with the overall goals and intent of the comprehensive plan, as amended by the proposals;
      iii. Shall be in compliance with the Growth Management Act and other State and Federal laws; and
      iv. Must be weighed in light of cumulative effects of other amendments being considered.
      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) 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;
         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.

vi. 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.

5. 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.
6. 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).
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

ATTACHMENT 1

Comprehensive Plan Annual Docket Process

After the docket is set by the Council, City staff reviews the proposed amendments and provides an analysis of the amendments to the Planning Commission. The Planning Commission holds a public hearing and subsequently forwards a recommendation to the City Council, which makes the final determination on the docket of proposed amendments. In accordance with MMC 22.74.040(D), the following criteria are to be used by the City Council when deciding whether to approve a proposed comprehensive plan amendment:

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.*

Table 22.18.030. Land Use in the Multifamily Residential Zoning District

Conforming Uses	Multifamily Residential 25 Units per Acre (R25)
1. RESIDENTIAL LAND USES	
Dwelling Units, Attached	P
Dwelling Units, Temporary Security Guard	A
Group Homes	P
Halfway Houses	EPF
Home Occupations	A
Retirement Housing and Assisted Living Facilities	P
2. SERVICE LAND USES	
Health Care Services	
• Nursing and Residential Care Facilities	P
Parking Facilities	A
Social Services	
• Community Food Services	C
• Community Housing Services	C
• Emergency and Relief Services	C
3. INSTITUTIONAL LAND USES	
Community Facilities	
• Religious Institutions	C
Educational Facilities	
• Schools, Colleges, Universities, and Professional	EPF
• Schools, Elementary and Secondary (K-12)	EPF
Government Facilities	
• Courts	C
• Fire Stations	C
• Government Administration Buildings	C
• Police Stations	C
• Public Works Maintenance and Storage Facilities	C
• U.S. Post Offices	C
4. PARKS, RECREATION, AND ENTERTAINMENT LAND USES	
Parks	
• Concessions	A
• Nonmotorized Trails	P
• Parks and Open Spaces	P
Recreational Facilities, Indoor	P
Recreational Facilities, Outdoor	A
5. INDUSTRIAL LAND USES	
Storage Facilities	
• Indoor (On-Site Only)	A
6. UTILITY AND TRANSPORTATION LAND USES	
Electric Vehicle Charging Stations (All Levels)	A
Major and Regional Utility Facilities	
• Regional Utility Corridors	C
Major and Regional Transportation Facilities	
• State and Regional Transportation Facilities	EPF
Minor Utility Facilities	P
Wireless Communications Facilities	P
7. UNCLASSIFIED LAND USES	
Accessory Structures	A

P = Permitted Use; A = Accessory Use; C = Requires a Conditional Use Permit; See Chapter 22.38 MMC for Requirements for Essential Public Facilities (EPF)

Table Notes:

[1] A land use not explicitly permitted by Table 22.18.030 is prohibited within the institutional zoning district.

Table 22.32.030. Land Use in the Institutional Zoning District

Conforming Uses	Institutional (IN)
1. RESIDENTIAL LAND USES	
Dwelling Units, Temporary Security Guard	A
Halfway Houses	EPF
2. COMMERCIAL LAND USES	
Food and Beverage Establishments	
• Coffee Shops	A
• Restaurants	A
Mobile Vendors	P
Pharmacies and Drug Stores	A
3. SERVICE LAND USES	
Health Care Services	
• Diagnostic Imaging Centers	C
• Health Care Provider Offices	C
• Hospitals	EPF
• Inpatient Mental Health Treatment Facilities	C
• Inpatient Substance Abuse Treatment Facilities	C
• Medical Laboratories	C
• Outpatient Health Care Clinics	C
• Outpatient Mental Health Treatment Facilities	C
• Outpatient Substance Abuse Treatment Facilities	C
Parking Facilities	P
Social Services	
• Community Food Services	P
• Community Housing Services	P
• Emergency and Relief Services	P
4. INSTITUTIONAL LAND USES	
Community Facilities	
• Cemeteries	A
• Religious Institutions	C
Educational Facilities	
• Schools, Colleges, Universities, and Professional	EPF
• Schools, Elementary and Secondary (K-12)	EPF
• Schools, Technical and Trade	P
• Vocational Rehabilitation Centers	P
Government Facilities	
• Correctional Facilities, Local	EPF
• Correctional Facilities, State	EPF
• Courts	P
• Fire Stations	P
• Government Administration Buildings	P
• Police Stations	P
• Public Works Maintenance and Storage Facilities	P
• U.S. Post Offices	P
5. PARKS, RECREATION, AND ENTERTAINMENT LAND USES	
Parks	
• Concessions	A
• Nonmotorized Trails	P
• Parks and Open Spaces	P
• Public Stables	C
Recreational Facilities, Indoor	P
Sports and Recreation Instruction, Indoor	P

Table 22.32.030. Land Use in the Institutional Zoning District

Conforming Uses	Institutional (IN)
6. UTILITY AND TRANSPORTATION LAND USES	
Electric Vehicle Charging Stations (All Levels)	A
Major and Regional Utility Facilities	
• Regional Utility Corridors	C
• Wastewater Treatment Plants	EPF
Major and Regional Transportation Facilities	
• Regional Transit Station	EPF
• School Bus Bases	P
• State and Regional Transportation Facilities	EPF
Minor Utility Facilities	P
Wireless Communications Facilities	P
7. UNCLASSIFIED LAND USES	
Accessory Structures	A

P = Permitted Use; A = Accessory Use; C = Requires a Conditional Use Permit; See Chapter 22.38 MMC for Requirements for Essential Public Facilities (EPF)

Table Notes:

[1] A land use not explicitly permitted by Table 22.32.030 is prohibited within the institutional zoning district.

ATTACHMENT 3

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

OFFICE USE ONLY

Date Received: 7/31/2018 Application Number: #5132 (CPA2018-01) COMP. PLAN #5133 (RZ2018-01) REZONE

Received By: Kim Shaw Complete Application Date: 7/31/2018

Fee Paid (date/time): $2998.75/2:30 Zoning of Site: POS

Zoning of Adjacent Property: (North) MR6000 (South) MR6000/UR6000

(East) POS (West) MR6000

Comp Plan Designation: Institutional Comp Plan Adjacent Property: (North) Mulitfamily

(South) Multifamily/High Density SFR (East) Multifamily (West) High Density SFR

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.

OFFICE USE ONLY

Planning Application Fee:	$ 1650.00/275.00	Publication Fee:	$ 200.00
Fire Plan Check Fee:	$ 0	Mailing Fee:	$ 150.00+$50.00 Signs
SEPA Fee:	$ 550.00	Technology Fee:	$ 123.75
		TOTAL FEES:	$ 2998.75

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: Laura S Brent

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: _____

B. Name of Owner(*If different*): Monroe School District #103, Owner Project Contact: John Mannix, Assistant Superintendent, Operations

Signature: John A Mannix

Home Address, City and Zip Code: 200 E. Fremont Street, Monroe, WA 98272 Email: mannixj@monroe.wednet.edu

(Phone #) 360.804.2579

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

RECEIVED 7/31/2018

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/179th 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 proximately 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.

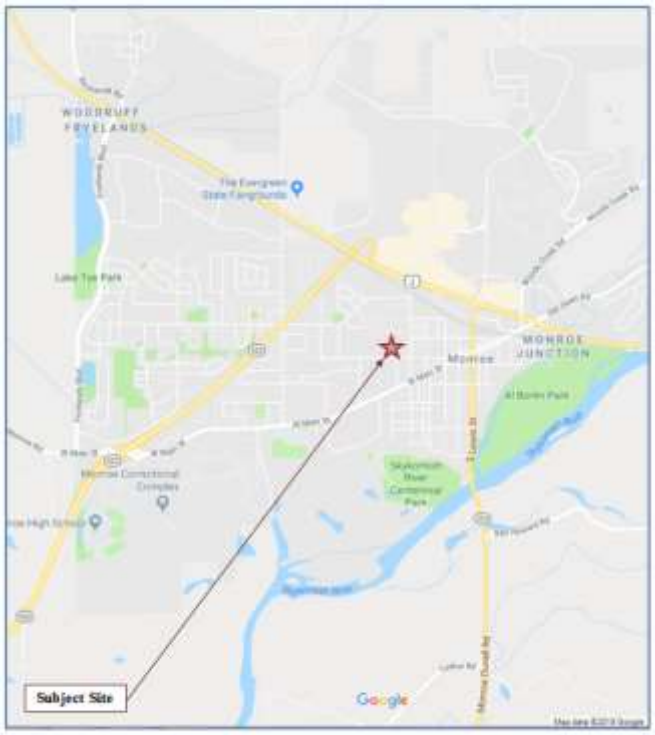


Figure 1 – Vicinity Map

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.

RECEIVED 7/31/2018

ATTACHMENT 5

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 surplused 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 programing 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 Faculties Plan.

Monroe School District
Comprehensive Plan Amendment / Rezone

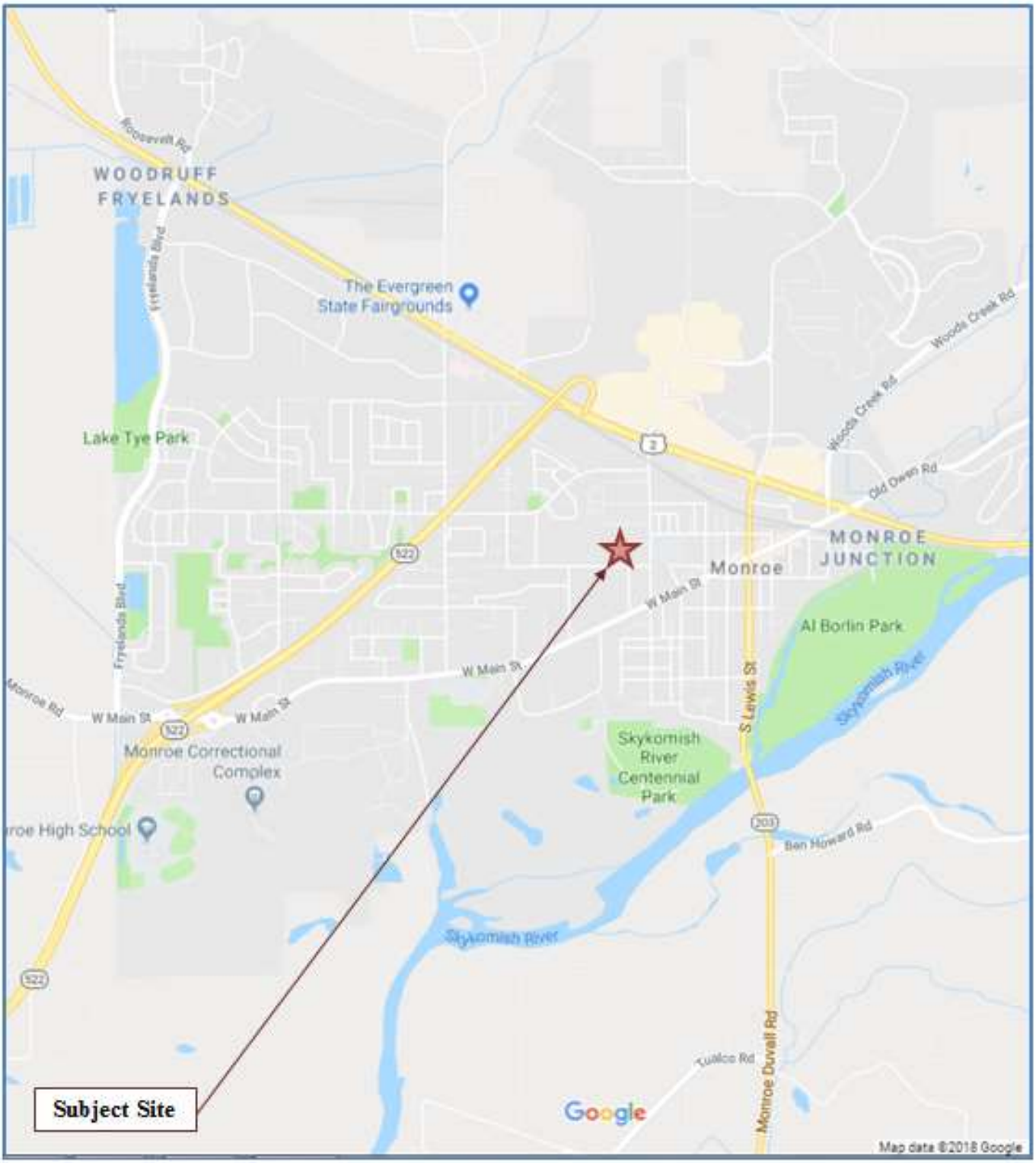
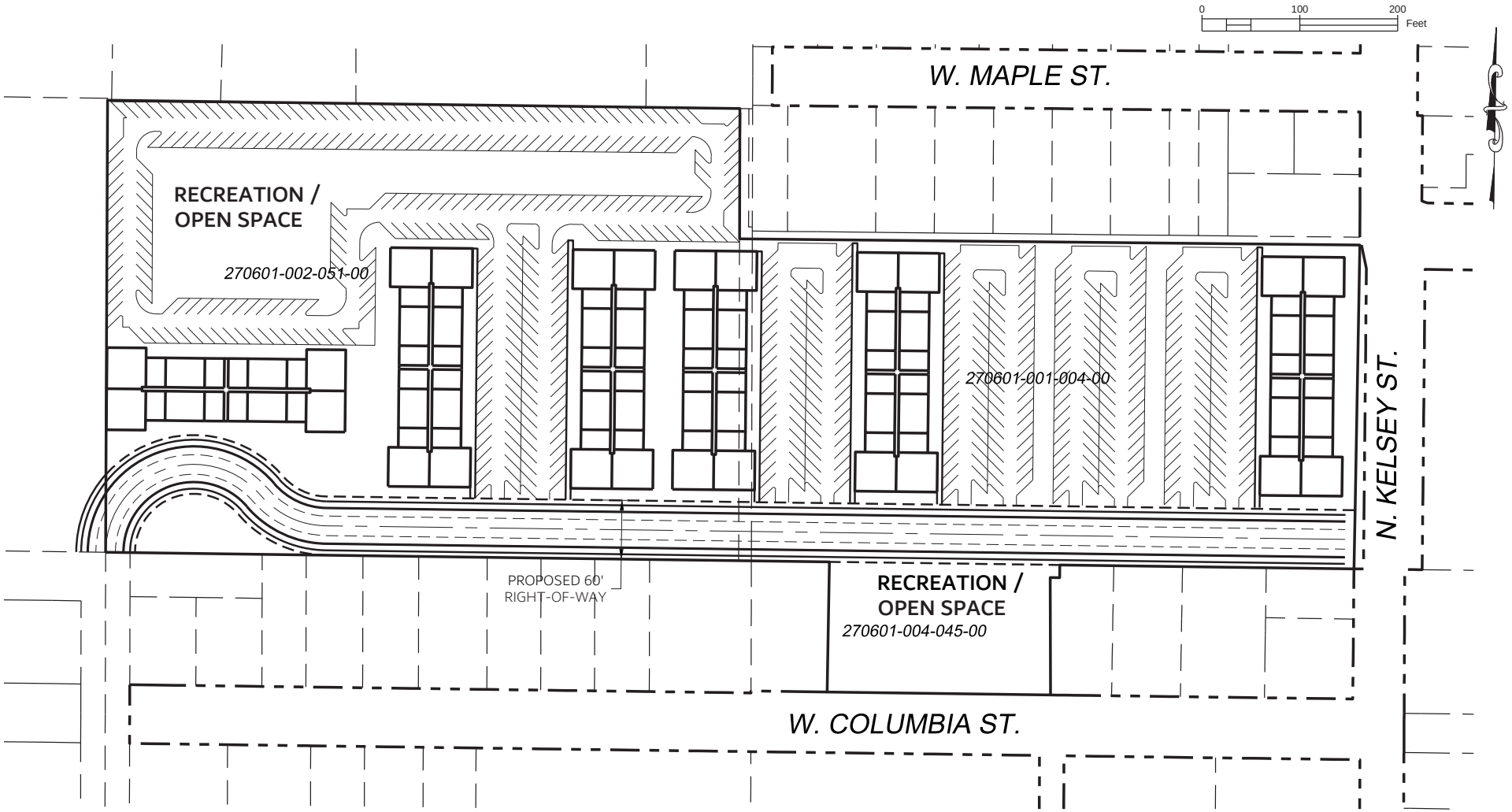


Figure 1 – Vicinity Map

ATTACHMENT 7



PARKING COUNT 595
UNIT COUNT 288 (6-3 STORY BUILDINGS)

BRENT PLANNING SOLUTIONS
Advisors, Advocates, Negotiators in Land Use Consulting

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

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 Chaplin 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.

rican Legion Plans Three-Day lebration Here on Fourth of July

and Barbecue Will Be l Features; Street Dances ur Nights With Electric erator Given Away

interest and support of the a Fourth of July celebration , as undertaken by The Am- gion, have been so marked original plan of a one-day has been abandoned as in- and instead Monroe will four nights and three days, with a dance on Wednesday 3d, and closing with a final dance on the night of Sat- y 6.

o most notable features e been added to the original a barbecue and a carnival. val will be the Hildebrand ich have visited Monroe be- made a most favorable im- It will arrive in town on the f July and will remain until of the celebration on the Saturday night. The layout onsiderably larger than on us visit here, and in view of at a holiday crowd seems to t is cheated without a carni- attraction should prove a g card during the celebra-

Tuesday night meeting of ican Legion chairmen of the committees working on the n made reports and the in- were that enough already accomplished to assure Mon- g a real bang-up celebration. fort, in charge of the parade, l that he intended to see to e parade was better than the town has had of that e past, and Mr. Helfort is a one who lives up to his

Bennett, reporting for the committee stated that support businessmen had been all expected and that there was but that necessary expense r the celebration would be g, the majority of it al- ing been secured. Speaking tistic part of the exercises, nols advised that his plan in- 8-minute period for this fea- 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 some- one 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 entitle 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 5½ cu. foot Gen- eral 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 com- mittee, 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 ap- pearance 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, Cleaveland, Zarembo and Van Brocklin of Monroe.

Other features of the celebration are being cared for under the direc- tion of General Chairman, Berk Hall, and in the near future street decora- tions will begin to appear, while pos- ters 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 eve- ning at 8 o'clock at the Monroe Mo- tors garage.

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 inspir- ing address delivered by Phil G. War- nock at the Wednesday luncheon of the Kiwanis club. That Mr. War- nock's address was appreciated to the utmost was attested to by the fine at- tention given to its presentation and the hearty applause that greeted the speaker, at the finish.

Mr. Warnock's utterances were pol- ished 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 during 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 stress- ed 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 even- tually feel the urge to see his ideals brought to fruition.

In bringing his talk to a close the speaker told of the magnificent pic- ture painted during the war by French artists to portray the triumph of vic- tory. During the period in which this picture was being painted the French were many times on the verge of de- feat and ruin was believed to be in- evitable for the French nation. Yet these artists had the vision of victory before them and painted their master- piece 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 announc- ed an evening meeting for June 24 in place of the regular Wednesday noon meeting. According to the president the entire 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.

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 sustain- ed a fractured spine and a severed spinal cord as the result of a 12-foot fall from a ladder, which he was de- scending from a water tank where he had been working, on the old Smalli- man ranch.

An insecure rung in the ladder broke as the young man was rapidly descending an an effort to escape get- ting 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 extremit- ies 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 ser- iousness 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 doubt- ful question among those in attend- ance at his bedside. Recovery from such injuries is considered miracu- lous in cases of this kind. However, hope is held that he will survive, even though the cost of life would be in- validism 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.

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 aud- it 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 person- nel of the local board for their effi- cient and economical administration of school affairs.

Mr. Clausen's report follows:

"This report covers the period from July 1, 1926, to June 30, 1928. The closing date found the district enjoy- ing a net credit of $6,116.95 as com- pared with a net debt of $8,761.86 one year prior thereto. On July 1, 1926, bonds issued by the old district No. 2 were outstanding in the amount of $11,600.00. On June 30, 1928, that bond indebtedness has been reduced to $7,000.00, with $2,587.24 offsetting cash balance in the bond redemption fund. The bond levies were 3.5 and 2.6 mills, respectively, for the two years.

During the year 1926-1927 the dis- trict expended $4,763.67 less than the available revenue. The general fund levy was 10 mills. During 1927-1928, revenues exceeded expenditures in the substantial sum of $13,806.69, due to a levy of 20 mills for the general fund. The extra levy was authorized by the electors September 24, 1927. The pur- pose of the extra levy was the retire- ment 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 ap- prove that kind of financing.

The expense per capita averages daily attendance, excluding interest and outlays, was $61.34 for 1926-1927, and $64.09 for 1927-1928. For all pur- poses the per capita costs were $64.94 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.

Theater to Be odeled for Cafe

Movie House, Remodeled ril of 1914, to Become of Past; Evans and We- Run New Place

arly at least Monroe is theater. Work of recon- in the old building which years has served as a play begun this week by George Hagedorn. The remodeled s to house the new firm of Wedel, local confectionery are planning on adding a dining and lunch room ser-

en the new theater will open is still rather unsettled, but that the opening date can- ich longer delayed since the tirely without amusement of

Mr. Evans of the firm of Wedel, stated that he and r expect to be in their new within the month. Whether interior of the theater can o shape for an opening date h is rather doubtful since ating is just now getting d the seats and wiring re- ached. It was thought that of equipment from the old w place would take about a d during that time there no shows. However, with on the old building expiring d the new lessees anxious ir repairs made and fixtures the proprietors of the the- ed, even though their own a not yet ready for tenancy. the old theater building can he front must be taken out, raised and plumbing fixtures ar devices installed. It is that, barring bad luck, the will be ready for occupancy month or a few days prior to h of July.

Y HOSPITAL SUBMITS REPORT

of the county farm and hos- ed in this week to the co- sioners states that at pre- are 97 men and women d in that place a reduction om the first of last month.

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 grand- son 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. Bar- low's father plans on driving back in the fall with his grandson, in his own automobile.

The trip east will be by way of Port- land, 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 13, in the Swedish church, according to an announcement made public this week by the committee in charge. While there will be no admission charge and the public is cordially invited to at- tend, there will be a free will offering, according to the committee.

RUM OWNING PROVES COSTLY

Elizabeth Nadeau, resident of Mon- roe, was fined $100 and costs by Jus- tice of the Peace William Sheller 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 scene. She paid the fine and was released.—Everett News.

SULTAN FIGHTER IS

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 com- pletely destroy the fruit crop in the county this year, unless farmers take immediate steps to check their ad- vancement, 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 wooly in- vaders, 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 repel- lant 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 dis- tinguishable since the caterpillars can be seen in groups of thousands and appear to have been fastened on to the tree instead of having been hatch- ed 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 extermina- tion used, although somewhat slower, is the torch method. A pole with rags soaked in kerosene or other inflam- mable substance is set afire and held under the nests. Those using this method contend that the heat, if ap- plied for only a short time, will be sufficient to kill these hedgehogs

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 clos- ed on Friday of last week and pupils and teachers are enjoying the long- awaited vacation which will extend until September.

The school year of 1928-29 has been a most successful year from the point of view of the faculty, since enroll- ment 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 expect- ed that at least in the high school the curriculum will benefit by many changes. Then, too, talk of an ad- dition to the present high school build- ing will mean that the entire course of study can be revised with more thorough facilities to help the teach- ers. Superintendent Hardin, with members of the school board, is busy conferring with qualified advisers 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 Hibbitts property across the street from the high school. Mr. Hibbitts has offered the property, which is ideally located, for a very reasonable sum and the district has taken an op- tion with the purpose in mind of ac- quiring it, should the consent be gi- ven their proposed action.

Just what the extent or the approx- imate cost of these contemplated im- provements will amount to is not known by the school board and little definite information can be given at this time. Probably at the next meet- ing of the school board a more detail- ed 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 Community hall. While nothing def-

Yellow Cab Nine Loses to Monroe

Seattle Team Badly Defeated By Poorest Pitching Seen This Year; Mukilteo 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 Se- attle in such a hole that the game was never in doubt. Numerous ral- lies 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 demonstrated 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 play- ing on the part of the locals in the self-made pinches 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 sec- tion. 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 Hol- loway looked good around second but don't seem to be able to co-operate as they should; certainly they don't an- ticipate each other's moves.

Pearsall connected with oneRuth- ian wallop; the first one this year. During the latter part of the game Pearsall retired and let Colvin take his place. The latter handled the catching in a capable manner.

The box score follows:

YELLOW CAB CO.—

	AB	R	H	PO	A	E
Current, 1b	5	2	3	15	0	0
F. Nelson, 2b	5	1	1	3	0	0
E. Nokes, 2b	5	1	1	2	5	3
E. Nelson, c	5	0	0	1	0	0
Cosmic, ss	4	1	0	0	2	1
M. Nelson, p	3	1	1	0	5	1
D. Nokes, rf	4	0	1	1	0	0
Patosky, lf	3	0	1	1	0	0
McNamire, cf	4	2	1	1	1	1
Totals	38	8	9	24	14	6

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	0	1	1	1
Ruilen, cf	4	3	3	2	0	0
Holloway, 2b	4	2	1	2	2	0
Colvin, ss	5	1	2	2	3	2
Herley, rf	5	0	2	2	0	0
Pearsall, c	2	1	1	0	0	0
Redmond, ss	1	0	1	0	0	0
Vanderbrug, p	4	1	1	1	1	0
Borlin, p	0	0	0	0	0	1

New Motor Code to Be Effective Soon

Information to Public to Be Available at Garages And Touring Bureaux; Changes Not Entirely Satisfactory to Owners

The new motor law requiring driv- ers of all cars bearing license plates not issued by this state to register, and providing that Washington license- s must hereafter follow the vehicle, takes effect at midnight June 12-13, according to the Automobile Club of Washington, which explains some of the important details of the new regu- lations.

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 tour- ing permit, which must be carried in plain view on the car while in the state, the inconvenience of being stop- ped and questioned by officers will be avoided by complying with the law im- mediately, club officials report, em- phasizing that the process is short, simple and absolutely without cost to the motorist.

Residents of Washington can not obtain the touring permit, but must obtain Washington licenses. After next July 1st, the charge is half the annual rate for the balance of 1929, plus the auditor's fee of 25 cents.

Upon sale, theft or destruction in any manner of a car bearing Washing- ton plates, on or after June 12, 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 doubt- less one of several ordinary contingen- cies not provided for in considering the new bill, which was not drawn or fostered by those connected with the owners' organization, or the AAA.

Director of Licenses, Charles R. Mayhury, Assistant Attorney General, Enoch Anderson, and Automobile Club officials have been conferring at some length over details and procedure un- der the new law, and a manual is be- ing 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 cir- cumstances 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 or- dinarily follows so revolutionary a 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 regu- lations.

No way is provided by which a per- son having a number plate of which he is fond may retain it, after June 12, except by retaining the car.

[illegible] is in attendance this week at the convention of I. O. O. F. here in Seattle. This is the big convention of the year and hun- dreds of delegates from all over the

Unfinished Business #1 AB2490 of 1

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 are 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.

The project was first discussed in 1946 and the Legion made plans at that time to go ahead and place the plaque. However, because of various circumstances including the fact that the field was not fenced, the proposal was sidetracked until recently. Now the field is circled with a very creditable steel-wire fence and a definite entrance-way established. With this in mind, the local Legion post is going ahead with its original plans and will have the bronze plaque and the memorial which will hold it, built in the very near future.

A special Memorial Day program for its dedication is being prepared, Currie, said. Further details concerning the event will be forthcoming in the near future.

In commenting on the history of the Memorial Field, the commander pointed out that the campaign to light the field first got well underway in February of 1946. The Monroe Chamber of Commerce was one of the leading promoters of the drive to get the field lighted. Later that same month, the Kiwanis club with the help of a number of Monroe merchants, raised $2000 toward the project. This, along with approximately $1000 from the high school, was said to be enough to get the work started.

During May of that year, poles for the lights were secured from war surplus at a cost of $53 each. In June, a Sunday work-day was set aside to dig the holes for the light supports by a group of volunteers under the direction of Bob Schuler. The poles were erected shortly thereafter.

On September 21, 1946 the field was dedicated during a special program. Walt Bourdage was chairman of the committee making arrangements. Working with him were H. L. Squibb, Eddie Duyff, Russell Byron and Robert Stretch. A throng of nearly 1000 people attended the dedication and at that time the announcement of the placement of a memorial plaque was made. It will become a reality this May 30.

The dedication will be made in honor of Monroe's war veterans who gave their lives for their country. The plaque will include a list of their names.

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 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 Mennonite 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 Congregational 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 202 Commerce 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 Ranman, 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, 22 years ago. They talked for hours, Mrs. Rupp said, telling of their experiences since they last saw one another.

G. N. Tells Of 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 streak 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 plea 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.

Monroe Downs WSR, 64-41

The Monroe Town cagers closed out the 1951 basketball season in these parts with a convincing 64 to 41 win over the Reformatory cagers at the local high school gym Tuesday night.

Ahead 29 to 17 at the halfway point, the local green and white clad hoopsters were never pressed by the fighting band of WSR basketballers. The Central Motors sponsored crew were in front at the one quarter mark, 18 to 7 and at the three-quarter whistle, 52 to 31.

Jack Law topped the Monroe scoring with 19 points while Thornton led the WSR team with nine markers.

In the evening's preliminary encounter Coach Jack Cole's Junior High club went down before the High School "All-Stars", but only after a battle all the way. Final score was 34 to 21.

Monroe 64		WSR 41
D. Nelson 13	F	Thornton 9
Don Nelson 6	F	McCommens 6
Crowder 2	C	Roberts 4
Law 19	G	Johnson 5
Pearson	G	Allen 6

Subs: Monroe — Kendall 13, Searle 6, Prewaldt 3, Simons 3. WSR — Franks 2, Everett 8, Ray, Karns, Glor.

Mobile Training Unit Is Due Here

Parents interested in Bluebird and Campfire work met at the home of Mrs. Richard Klein Friday to decide on the place and date for a meeting with the Mobile Training Unit from Everett. This unit supplements the leader training program given each September at the Workshop in Everett. Its members will meet the Monroe leaders of Bluebird and Campfire groups at the Savoy banquet room Thursday.

Washington has more than three thousand kinds of native flowers.

Amateur Show Well Attended

The Amateur talent show sponsored by the Lions club and held at the Vasa 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 genial master of ceremonies.

Each contestant received a good round of applause after their performance. Stan Boreson 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, born showman 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 Dusters orchestra played a number, then Stan Boreson performed.

Mrs. Glen Guptil sang a solo in her usual charming manner, she was accompanied on the piano by her daughter, Shirley. 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 Boreson then took over for a few numbers, followed by Judith Stecert and her accordion. Edythe Wakefield then twirled the baton in an efficient manner, her lighted baton number being very effective. Mrs. Mary Agostinelli sang a solo. The ballet dance performed by Joanne Ivy was graceful and well done. Then the former Hunziker 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 hole-in-one 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" lost 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 Poggie 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 put on by the local sportsmen and are coming to see 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 1.

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 th's week are receiving $137,360 in operating savings and subscriptions created from business they did with their Association during 1950, reports David E. Gregory, branch station manager at Everett.

These payments are being made on a patronage basis and come

Town Election 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 election or re-election, back to the council chambers for one and two year terms.

Burt Main received 51 votes to fill the one year remaining of the term of Frank Thompson, who resigned. Henry Baker had 49 votes and Harry E. Donovan 45. Both were seeking re-election 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. Tooker, inspector and Mrs. Bea Boyden and Mrs. Elizabeth Lanning, 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 WSR Music department, is producer and director of this ambitious enterprise and a good 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, after 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 grousing 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 outnumbered legislators two to one this session, have gone 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. Tisdale, of Raymond, the indefatigable champion of a legalized lottery in the state. The legislature never seems

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 26. 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 knew he would be out voted, but wanted to go on record as against the motion.

Dyer declared that extending 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 20 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 those dairymen in attendance. All problems and ideas will be welcomed.

Spokesmen point out that the federation will become as large and as influential as the dairymen want it. They urge every dairyman'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 Fran" 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 gala 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 valleys.

The winner of the weekly photo has been increased from a 5 by 7 to an 8 by 10. Each weekly winner's picture will be displayed

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THE LIONS CLUB WISHES TO PUBLICLY THANK

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 Streitzguth, 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, sportscaster, 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 20 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 toss 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, 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 Salvadalena and Bob Stensland showed up well in the line. Ledo Malmassari looked good for the visitors.

Starting lineups were:

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McCarthy	LT	Buchanan
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Stensland	C	Hammond
Anderson	RG	Vadney
Knoshaug	RT	Nielson
Fulcher	RE	Dahm
Boyes	Q	L. Malmassari
Walker	LH	Wilson
Lund	RH	Swanson
Nelson	F	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.

LOCAL TRANSPORTATION HEAD REPORTS EXPANSION 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 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.

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 Duyff and Cecil Campbell.

Following the business session, a get-acquainted program was featured.

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 Citizen's ticket. They have each served several years on the council and were nominated unanimously by the group for re-election.

Kenneth Schilaty was elected permanent chairman, and Norman Wolfe, secretary. Mayor Harry Bennett served as temporary chairman.

Carl Drugge, 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, 16 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 20, 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.

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Sen. H. Mitchell Favors Schools

Senator Hugh B. Mitchell while on a hurried visit through this region last Thursday afternoon declared that of the many processing 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-swollen 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 house on Blakely street from the Northwest Luth[illegible] Conference and have [illegible] for the recently acquired pro[illegible] was made by Randall & 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 Dezotell and Jack Wolfskill 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.

[illegible] reported that the contracts for the meters have been signed.

Whit Clark, city police judge, was called to the floor to explain the arrests made by the city police. He said 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 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 "vulture" type or "Snohomishitis" 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. Sultan Odd Fellows lodge will

CHAMBER OF COMMERCE TO LAUNCH CONSTRUCTIVE COMMUNITY PROGRAM AT CITY HALL FRIDA

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 buck. 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 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 Kermit Lund.

The fourth and last period of the [illegible]

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.

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TWO LOCAL MEN VICTIMS OF LOGGING ACCIDENTS

Two local men were victims of accidents in the woods during the past week. On last Thursday, [illegible] strong, of route 2, received a serious

TO PUSH STATE-WIDE REGISTRATION CAMPAIGN

Mrs. Belle Reeves, secretary of state, Olympia, announced today a state-wide campaign will be launched to encourage persons to register, and particularly ex-service people who voted elsewhere during the war. The report further stated that only 40.72 per cent of the 967,109 persons registered in the state voted in the primary in July.

The requirements for voting, she said, are that a person must have reached 21 years of age or more; lived in the state 11½ months, in the county 75 days, and in the city, town or precinct 15 days.

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 kickstarted 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 groundbreaking. 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
WE HONOR THE MEMORY
OF THOSE WHO GAVE
IN THE SERVICE OF OUR COUNTRY
BY
ARTHUR KINCAID POST NO. 58
THE AMERICAN LEGION
MONROE, WASH.
Lester Crockett
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George McKenzie
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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

MCC Agenda 1/21/2020
Page 37 of 88

Monroe Veterans Memorial team receives honors

County Council providing award during state fair opening

By Chris Hendrickson
Monitor staff writer

Members of the American Lgion 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

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 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

Unfinished Business #1
AB20-017

News tip? Call 360.794.7116 or email editor@monroemonitor.com

THE MONROE MONITOR & VALLEY NEWS

$9 JOIN $9 MONTH PAY AS YOU GO

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 Fryelands 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.

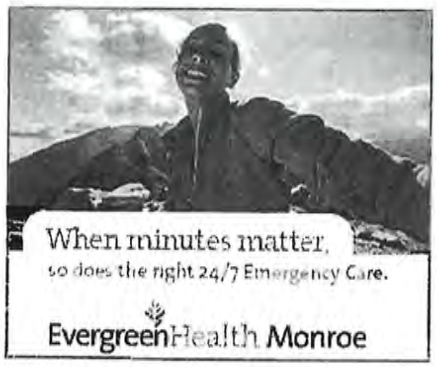
WEATHER

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.

WEATHER UNDERGROUND



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

...IGH COUNTY FAIR DREW THE LARGEST CROWD EVER ASSEMBLED UPON THE STREETS OF MONROE

INADEQUATE HIGHWAY BETWEEN DUVALL AND MONROE IS CAUSING BUSINESS TO BE DIVERTED ELSEWHERE

...d Calf Sale Proved Popular ...ature Of Snohomish County Fair

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 Hysom, chairman of the committee in charge of this division.

A Holstein heifer from the Carnation Farm sold for $675 to Bob McGuire, Snohomish FFA boy. This was the highest price paid for any animal in the herd.

The second high was $600 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 Steffen & 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 FFA boy of Sultan.

Charles Adams, auctioneer, of California, complimented Mr. Hysom 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. T. 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 marvelous. The parade lasted about a half hour. This division was under the direction of Ewalt Schrag.

Tualco 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. Fern 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)

...O TO CANADA ...DGING CONTEST

...FFA instructor in the ...eported today that he ...Eddie Duyff plan to ...with nine members of ...o for Chilliwack, Can...oys will participate in ...contest.

...o will participate, are ...s, Charles Main, Gil...oy Schwartz, Pat Ric...John Schwartz, Tom ...nes Barr.

...so reported that he ...lan to enter five head ...ock at the Western ..., which will be held ...arting September 14. ...be entered not later ...this week. The cattle ...on animals.

...s Freely ...rthy Organizations

...e American Legion ...eed today that Mrs. ...Snohomish, received the ...dr, which was award...tization, and Warren ...e, was awarded the ...ablecloth.

...pic work of the Am...ddiliary promises to be ...in this year, having ...y to a better start ...hen $265 was spent ...besides clothing and ...ch were donated.

...ved by the organiza...s at the Fair will go ...community welfare, ...ital, orthopedic hos...me, and foreign re...

...elp On ...letic Field

...l be installed at the ...tic field this Sun...available person is ...work, Bob Schuler, ...f the work, report...are scheduled, he ...perative that the ...condition possible

...d, he said, will be ...he 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...e public, arrange...made for the ma...needed now is to ...ut to assist in in...stand and adding ...he lighting equip...

...has been finished, ...one of the best ...attractive athletic ...f Washington, and ...held to the mini...

...llation and prepar...been contributed ...zens.

...has, been done ...and civic organiza...

...s a final plea for ...nday to add the ...the field.

...NEN VISITS ...PARK PLACE

...en arrived home ...months' visit with ...Mrs. Mike Mus...e, and other rela...fc. Mustonen was ...d has since been ...hospitals receiving ...f his visit here. ...ther treatment to ...hospital, Pasa...ere he has been

...ED PRES.

Dedicate Athletic Field In Honor Of Students Who Died In Service

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 Duyff, 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.

QUEEN JOAN AND HER COURT WERE POPULAR

Queen Jean 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 Fortson, 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 20 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 warehouses, 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 John.

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

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 as 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.

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.

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-

ADD TWO NEW MEMBERS TO MONROE KIWANIS CLUB

Two new members were accepted into the Monroe Kiwanis club Wednesday noon, Thomas G. Sullivan, and P. F. Swan. They were given instructions relative to their duties to the club and the community by Don Oates, chairman of the Education and Publicity committee.

Thomas Adams and Ed Green were elected directors to fill vacancies on the board.

The club endorsed plans for the Student Body to sell season tickets to raise money with which to defray expenses of installing lights and other improvements on the athletic field.

Damon Mead Is Employed By Bureau Of Reclamation

Word was received today from Damon Mead, who 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

of members of the council to visit ...s and cities in Washington to investigate the results of the meters 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.

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, sportscaster, 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 20 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 toss 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, 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 Salvadalena and Bob Stensland showed up well in the line. Lado Malmassari looked good for the visitors.

Starting lineups were:

Monroe		Issaquah
Raben	LE	Zeller
McCarthy	LT	Buchanan
Salvadalena	LG	R. Malmassari
Stensland	C	Hammond
Anderson	RG	Vadney
Knoshaug	RT	Nielson
Fulcher	RE	Dahm
Boyes	Q	L. Malmassari
Walker	LH	Wilson
Lund	RH	Swanson
Nelson	F	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.

LOCAL TRANSPORTATION HEAD REPORTS EXPANSION 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 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.

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 Duyff and Cecil Campbell.

Following the business session, a get-acquainted program was featured.

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 Citizen's ticket. They have each served several years on the council and were nominated unanimously by the group for re-election.

Kenneth Schlaty was elected permanent chairman, and Norman Wolfe, secretary. Mayor Harry Bennett served as temporary chairman.

Carl Drugge, 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 20, 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.

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TRAFFIC ENFORCEMENT REGULATIONS IN MONROE AND PROPOSED METER INSTALLATION CONDEMNED AT CAUCUS

Sen. H. Mitchell Favors Schools

Senator Hugh B. Mitchell while on a hurried visit through this region last Thursday afternoon declared that of the many processing 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-swollen 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 house on Blakely street from the Northwest Lutheran Conference and have [illegible] recently acquired property. The sale was made by Randall & 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 Dezotell 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 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.

[illegible] reported that the contracts for the meters have been signed.

Whit Clark, city police judge, was called to the floor to explain the ur[illegible] 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 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 "vulture" type or "Snohomishtia" 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. Sultan Odd Fellows lodge will

CHAMBER OF COMMERCE TO LAUNCH CONSTRUCTIVE COMMUNITY PROGRAM AT CITY HALL FRIDA

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 buck. 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 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 Kermit Lund.

The fourth and last period of the [illegible]

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, he a
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Stevens Pass Highway
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From a sanitation
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Another feature wi
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

The advisability of
the city limits, he s
order at the meeting.
they believe this woul
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munity wish it. Mon
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was said.

These features, Dr. C
be discussed and no
them will be carried
next year or two. T
merely for the discus

TO PUSH STATE-WIDE REGISTRATION CAMPAIGN

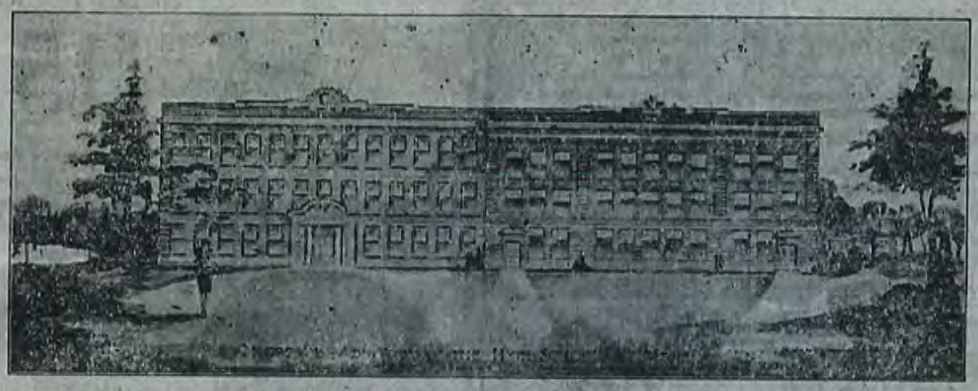
Mrs. Belle Reeves, secretary of state, Olympia, announced today a state-wide campaign will be launched to encourage persons to register, and particularly ex-service people who voted elsewhere during the war. The report further stated that only 40.72 per cent of the 967,109 persons registered in the state voted in the primary in July.

The requirements for voting, she said, are that a person must have reached 21 years of age or more; lived in the state 11½ months, in the county 75 days, and in the city, town or precinct 15 days.

TWO LOCAL MEN VICTIMS OF LOGGING ACCIDENTS

Two local men were victims of accidents in the woods during the past week. On last Thursday, Ray Armstrong, of route 2, received a serious back injury and bruises [illegible]

Showing Proposed Addition to Present High School Building



h High District 20 Years Old

nt Figures Show That han Fifty Enrolled First Rapid Gain in Attend- nce 1923

ans under way for the in- of 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 lding was just taking root years ago. The first meet- uss the formation of a high trict was held in June in that time there were 36 pu- ed in the high school build- may be seen on south Lew- ervng as a garage for the ich trucking company.

ections for a union high e held in the various dis- September 18, 1909. Seven articipated in this election t it came the present high trict known as the Monroe h School District No. 103. er the next year the voters d to vote bonds of $60,000 w building and as now the ns were submitted to the alling the type of structure uipment which would be in- n overwhelming answer was nd the vote in favor of the was four to one.

the contract was let and stone laid on September 17. t fall the enrollment was with three teachers in h another member being he faculty before the term

ing a comparison between 0 years ago we find that at there were 59 pupils in the st year there were 246 stu- lled. Up until this time the hool building has adequate- the needs of the district, tions are now that more s quarters will have to be or them.

addition will mean six new s, a large auditorium big accommodate gatherings of r size than now possible, a asium, the equal of any in , and a stage big enough al productions of any kind. r of the following 19 years ent figures show that the 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 definitely known that the senior group is always the smallest in the school.

Class of 1911—	6
Class of 1912—	6
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—	28
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 Stelle 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 room 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. STREISSGUTH
H. C. FROHNING
FRED LONG

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 decreased 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 is 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	93
1920	123
1921	146
1922	160
1923	165
1924	187
1925	190
1926	183
1927	218
1928-29	246
1929-30 (estimated conservatively)	280

We must have a larger building for next year.

H. H. Weller of Everett was calling

$.000	vs.	$65,000.00
DUMB DORAS	vs.	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 Twitmeyer, 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 29th of this month:

"Addition to high school building needed for good of schools. Bonds should carry."

Mrs. Linden B. Pents and small sons, Jean and Alan, spent Thursday in Snohomish, in attendance at the wedding of Mrs. Pents's brother, Henry Trafton, of Anacortes, and Miss Ruth Livingston of Snohomish.

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 MALLISE

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 650 spectators are also provided. The auditorium facilities will permit the seating of approximately 850 people, with ample stage, 22 feet deep with 40-foot proscenium arch. The scheme includes a chemistry department with a chemistry laboratory and physics laboratory, with lecture room 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.

ion to High School Will Not rease Taxes More Than Present, Indicated By Financial Statement

uditor Submits Figures Showing That District Can Well d Voting Bonds; Total Assessed Valuation of High School ct No. 103 on 1928 Tax Rolls Is $1,917,651; Debt Limit 5,882.55

years ago when the people and the surrounding school ited and formed the Union ol District, they voted to selves for the sum of $60,- t a suitable building.

ere at that time some thirty gistered in the high school. of that time and the school certainly to be commended r foresight in erecting a hich has done so well in e changed conditions of the the enormous increase in chool enrollment.

he past 20 years every prop- has helped to pay for this A tax levy of approximately been made each year. The last levy and the final payment of the indebtedness will be made this year.

The proposed bond issue is practically the same size as the one made 20 years ago and the method and time of payment as planned by the school board is the same. Thus it is possible to vote the new bonds without increasing the taxes, the new issue merely taking the place of the old which will have been retired.

Two mills is a very small tax as the following figures will show. If your tax valuation is $100, the tax will be 20 cents. If you are a larger owner of property and last year paid taxes amounting to $40, approximately $1 of that amount will be used to pay for the school building. Figure for yourself how little it will really cost you.

STATEMENT OF UNION HIGH SCHOOL DISTRICT NO. 103 AND COMPONENT DISTRICTS, AS OF APRIL 30, 1929

	Valuation	Cash Bal. Gen. Fund	Warrants Outstanding	Cash Bal. Bond Fund	Bonds Outstanding
	$ 234,590	$ 709.50	$3,119.72		
	280,048	7,845.02	114.00	730.96	3,000.00
	262,491	2,384.77			
	1,140,522	7,074.93	14.96	3,639.71	5,000.00
	$1,917,651	$12,014.22	$1,248.68	4,260.67	$8,000.00
	$1,917,651	4,385.04	$2,487.18	1,598.60	$2,000.00

tstanding in both bond and nds for April 30, 1929.

	$ 2297.15
	1738.58
	1662.51
	11,164.84
	$16,863.58

al assessed valuation of Un- School District No. 103 on ax rolls was $1,917,651.00 istrict has a debt limit of is $95,882.55.

Redness now exists in the h District and all of the districts have cash and uncollected taxes in excess of warrants and bonds outstanding.

We do not think it necessary in this case to prepare a regular debt statement, as no debt exists. All that is necessary is to have a majority vote of the electors and authorize the directors to bond the district for a stated amount for the purpose of constructing and equipping buildings for school purposes.

Statistics Yours,
JOHN HAUGEN,
County Auditor.
By F. L. Atkinson, Deputy.

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 41st 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 influencing 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 worth while 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. P. J. Murphy, netted the ladies a nice sum for their efforts.

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 29th, 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.

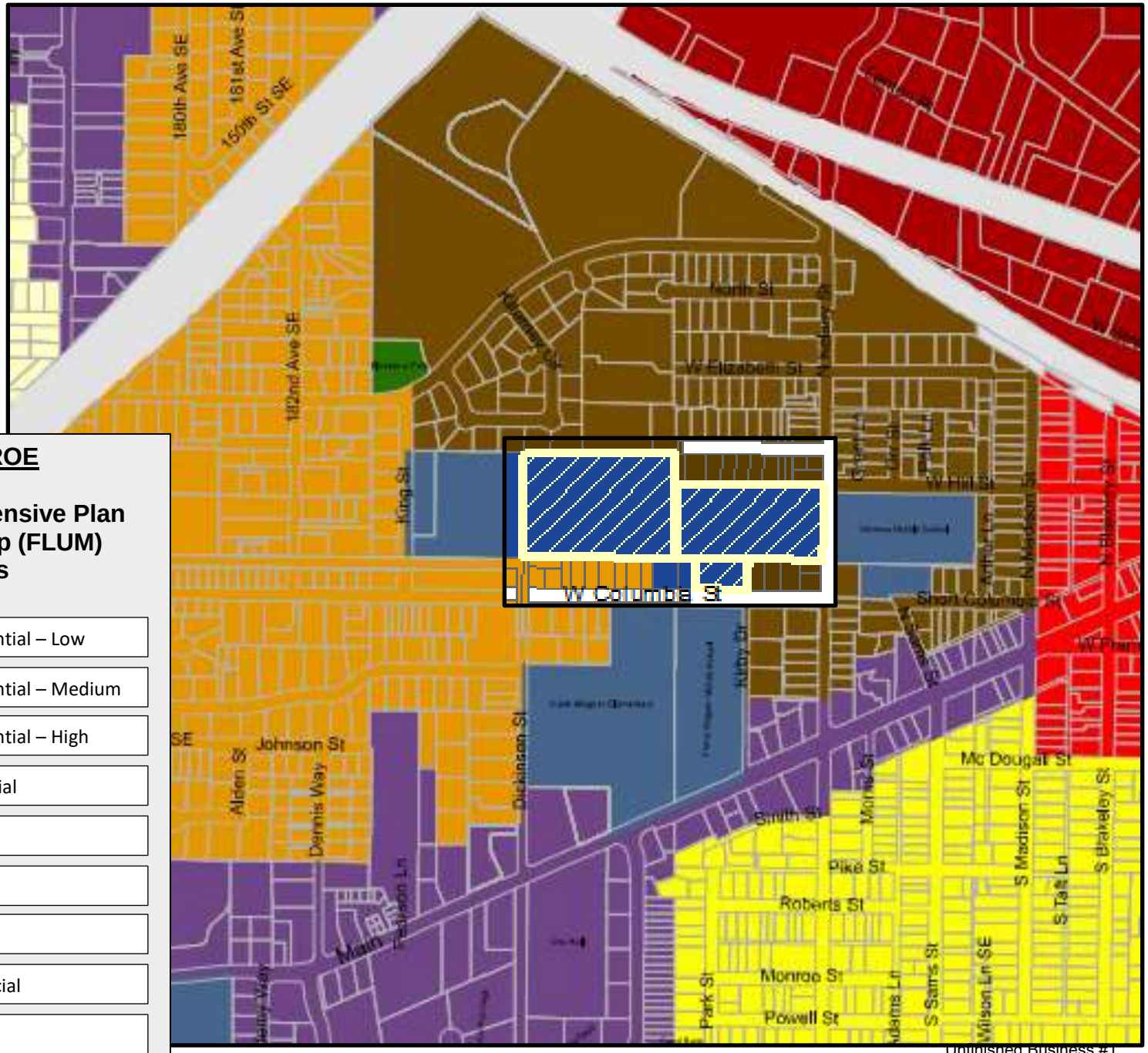
Their reasons for wishing to buy the property are set forth below.

BECAUSE: It is the last remaining suitable for school purposes.

BECAUSE: Monroe and the districts of the Union High School District are rapidly growing communities and provision must be made for the future before all of the available property has been sold.

BECAUSE: The proposed addition to the high school building will extend into the present athletic field and render it unsuitable for interscholastic athletics.

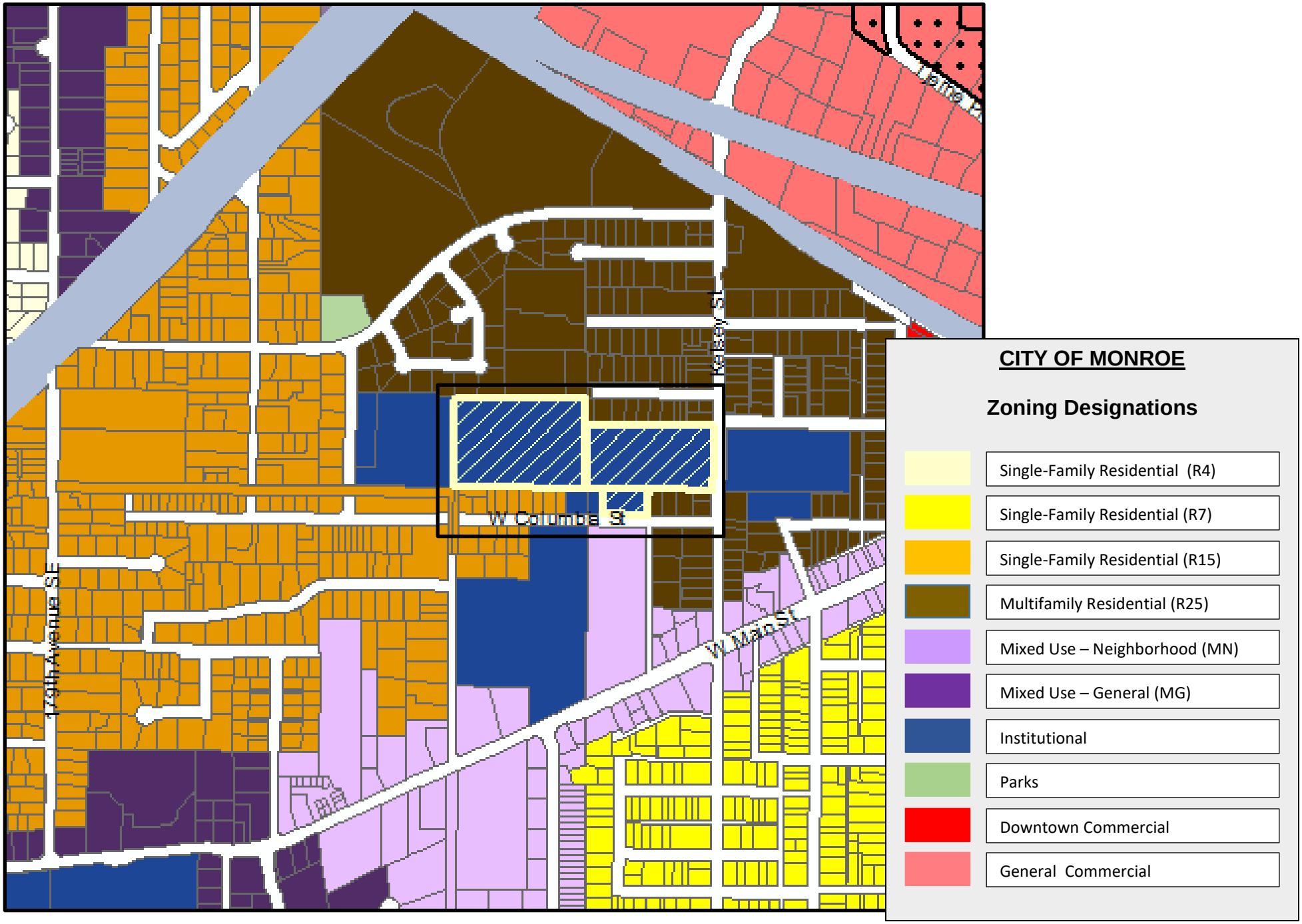
BECAUSE: The price is right. Twenty years ago the present site of the high school was purchased for $6,000.00. The Hibbits property is exactly the same size and shape as the original grounds and lies in a similar position on the opposite side of Kelsey street. The board has secured an option on this property for the sum of $3,000.00, just half the amount that was paid for the original property 20 years ago. This is about $600.00 per acre for cleared improved land within the City of Monroe and in the opinion of the board and many business men of Monroe it is an exception-



CITY OF MONROE

2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM) Designations

- Single-Family Residential – Low
- Single-Family Residential – Medium
- Single-Family Residential – High
- Multifamily Residential
- Mixed Use
- Institutional
- Parks
- Downtown Commercial
- General Commercial


W Columbia St
Kelsey St
W Main St
17th Avenue SE
CITY OF MONROE
Zoning Designations
Single-Family Residential (R4)
Single-Family Residential (R7)
Single-Family Residential (R15)
Multifamily Residential (R25)
Mixed Use – Neighborhood (MN)
Mixed Use – General (MG)
Institutional
Parks
Downtown Commercial
General Commercial

ATTACHMENT 10

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Planning Commission Recommendation

2018 – 2019 Annual Comprehensive Plan Amendment Docket and Rezone

A. GENERAL INFORMATION

File Number(s):	CPA2018-A, CPA2018-B, CPA2018-01 and RZ2018-02
Project Summary:	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. On the docket for the 2018 – 2019 amendment cycle, there are two City-initiated applications and one citizen-initiated application for the Planning Commission to review. These applications include the following proposals for amendments to the 2015 – 2035 Comprehensive Plan: CPA2018-A and CPA2018-B – Two (2) City-initiated requests to adopt the Monroe School District and Snohomish School District Six-Year Capital Facilities Plans CPA2018-01 and RZ2018-02– 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
Location(s):	CPA2018-A and CPA2018-B – These proposed amendments to the 2015 – 2035 City of Monroe Comprehensive Plan are non-project actions that are not site-specific. The amendments do not apply to a specific property or properties, but rather to the entire area within the limits of the City of Monroe. CPA2018-01 and RZ2018-02 – The Memorial Stadium and Marshall Field site, identified by Snohomish County Assessor's tax parcel numbers 27060100205100, 27060100100400, and 27060100404500
Public Hearing Date:	**Monday, October 28, 2019 at 7:00 PM** Monroe City Hall Council Chambers 806 West Main Street Monroe, WA 98272
Staff Contact:	Shana Restall, Principal Planner City of Monroe 806 West Main Street Monroe, WA 98272 (360) 863-4608 srestall@monroewa.gov

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

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

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. FINDINGS OF FACT AND CONCLUSIONS OF LAW

The 2018 – 2019 Comprehensive Plan docket includes 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 scheduled for October 28, 2019. Subsequent to the public hearing, the Planning Commission will forward 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.

The following applications to amend the 2015 – 2035 Comprehensive Plan will be considered by the Planning Commission at the October 28, 2019 public hearing:

- Application CPA2018-A
  Amendment to the 2015 – 2035 Comprehensive Plan to adopt the Monroe School District Capital Facilities Plan 2018-2023 and incorporate the CFP into the Capital Facilities Element of the Comprehensive Plan.
- Application CPA2018-B
  Amendment to the 2015 – 2035 Comprehensive Plan to adopt the Snohomish School District Capital Facilities Plan 2018-2023 and incorporate the CFP into the Capital Facilities Element of the Comprehensive Plan.
- Application CPA2018-01
  Amendment to the 2015 – 2035 Comprehensive Plan and concurrent rezone to 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.*

The following **Findings of Fact** have been made about the proposed comprehensive plan amendments, and the resulting **Conclusions of Law** were established from the Findings of Fact:

1. **CPA2018–A:** City-Initiated Comprehensive Plan Amendment to Adopt the Monroe School District's Capital Facilities Plan
   a. **Description:** The application proposes an amendment to the 2015 - 2035 Comprehensive Plan to adopt the 2018 – 2023 Monroe School District Capital Facilities Plan. As the Monroe School District adopts a Capital Facilities Plan biennially, the City must revise its Comprehensive Plan every two years to adopt the School District's Capital Facilities Plan by reference. These are essentially comprehensive plan "housekeeping" amendments required of the City.
   b. **Analysis for Consistency with Approval Criteria per MMC 22.74.040(D):** For an analysis, please see section 2.b. below.

2. **CPA2018–B**: City-Initiated Comprehensive Plan Amendment to Adopt the Snohomish School District's Capital Facilities Plan
   a. **Description:** The application proposes an amendment to the 2015 - 2035 Comprehensive Plan to adopt the 2018 – 2023 Snohomish School District Capital Facilities Plan. As the Snohomish School District adopts a Capital Facilities Plan biennially, the City must revise its Comprehensive Plan every two years to adopt the School District's Capital Facilities Plan by reference. These are essentially comprehensive plan "housekeeping" amendments required of the City.
   b. **Analysis for Consistency with Approval Criteria per MMC 22.74.040(D):** The applications described above (CPA2018-A and CPA 2018-B) are for the same comprehensive plan amendment from two separate agencies. Therefore, the following analysis is applicable to both proposals.
      i. ***Each amendment shall not adversely affect public health, safety, or welfare in any significant way.***
         a) **Findings of Fact:** The proposed amendments adopt the School Districts' Capital Facilities Plans by reference and updates the City's fee schedule to reflect the amendments. The amendments have neither a direct relation to nor an impact public health, safety, and/or welfare.
         b) **Conclusions of Law:** The Planning Commission concludes the proposed amendment will not adversely affect public health, safety, or welfare in any significant way.

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

a) **Findings of Fact:** The Capital Facilities Element of the 2015 - 2035 Comprehensive Plan incorporates both the Monroe and Snohomish School Districts' CFPs by reference. The Vision and Policy Framework in Chapter 2 of the Plan contains specific goal and policy statements including:

i) P.106: Require development proponents to mitigate service and utility impacts, ensuring that proportional costs are borne by new development rather than present residents and ratepayers, and that level of service standards are not degraded.

ii) P.107: Develop and adopt new, or refine existing GMA compliant impact fees as part of financing public facilities, balancing between impact fees and other sources of public funds.

b) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan is consistent with the overall goals and intent of the comprehensive plan, as amended by the proposals.

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

a) **Findings of Fact:** Of the fourteen Planning Goals in RCW 36.70A.020, the proposals address the following:

- Urban Growth
- Reduce Sprawl
- Economic Development
- Citizen Participation and Coordination
- Public Facilities and Services

The proposals facilitate the collection of the School Districts' current impact fees, as authorized by RCW 82.02.050(5)(a):

> *Impact fees may be collected and spent only for the public facilities defined in RCW 82.02.090 which are addressed by a capital facilities plan element of a comprehensive land use plan adopted pursuant to the provisions of RCW 36.70A.070 or the provisions for comprehensive plan adoption contained in Chapter 36.70, 35.63, or 35A.63 RCW...*

Pursuant to RCW 82.02.050(5)(a), the City of Monroe adopted Ordinance 1205, which established the authority to collect school impact fees and created a school mitigation program under GMA. Provisions for impact fees must be in the Comprehensive Plan's Capital Facilities Element to allow for their collection. The proposed Comprehensive Plan amendments would permit this to occur. The proposed amendments are in compliance with the Growth Management Act and other State and Federal laws.

b) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan complies with the Growth Management Act and other State and Federal laws.

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

a) **Findings of Fact:** All proposed amendments on the 2018 – 2019 Comprehensive Plan amendment cycle docket have been noticed and reviewed concurrently. All of the proposed amendments have been weighed in light of their potential cumulative effects.

b) **Conclusions of Law:** Planning Commission concludes the proposed amendment to the Comprehensive Plan was weighed in light of cumulative effects of other amendments being considered.

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.***

i) **Findings of Fact:** The proposed amendments would allow for the collection of the current impact fee amount, which is presently inconsistent with the City's adopted fee amount.

ii) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive 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.***

i) **Findings of Fact:** Regarding file no. CPA2018-A, the Monroe School District conducted a review of the proposal under SEPA and issued a Determination of Non-Significance (DNS) on June 26, 2018. The Snohomish School District conducted a review of file no. CPA2018-B under SEPA and issued a Determination of Non-Significance (DNS) on June 27, 2018. The proposed amendments meet the requirements of MMC Chapter 20.04 MMC, RCW43.21C, and Chapter 197-11 WAC.

ii) **Conclusions of Law:** The Planning Commission concludes that potential environmental impacts from the proposed amendment to the Comprehensive Plan have been disclosed and/or measures have been included that reduce possible adverse impacts.

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.***

i) **Findings of Fact:** These proposals are consistent with growth projections that were the basis of the comprehensive plan. Every net new residential unit incurs impact fees. The Comprehensive Plan assumes a future residential capacity at build-out. The School Districts use the calculated capacity to approximate future revenue from impact fees. The proposal would not change the growth projections.

ii) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan 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.

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

i) **Findings of Fact:** The proposed amendments are not site-specific. This does not apply.

ii) **Conclusions of Law:** The proposed amendments are not site-specific. This does not apply.

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

i) **Findings of Fact:** The proposed amendments will not amend other Comprehensive Plan elements. Furthermore, the proposed amendments will bring the Plan into compliance with both the Monroe and Snohomish School Districts' Capital Facilities Plans.

ii) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Is consistent with other plan elements, as amended by the proposals.

3. **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 *(Marshall Field / Memorial Stadium)*	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.***

a) **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.

b) **Findings of Fact:** If the proposed amendment and concurrent rezone are approved by the City, multifamily residential development is anticipated 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.

c) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive will not adversely affect public health, safety, or welfare in any significant way.

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

a) **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.

b) **Findings of Fact:** The proposed amendment has the possibility of providing up to 288-296 multifamily dwelling units to the City. A sufficient amount of multifamily was provided for in the 2015 Comprehensive Plan update. Any additional multifamily comprehensive plan designations or zones are not warranted at this time.

Additionally, Washington State's Growth Management Act (GMA) requires cities to consider as part of the development of their comprehensive plan the goal to: "Retain open space, enhance recreation opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities." Currently, the Park, Recreation, and Open Space Element identifies a deficit of park land of approximately 14 acres. This defect should be addressed prior to allowing a change in zoning on any undeveloped land.

c) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan is not consistent with the overall goals and intent of the comprehensive plan as amended by the proposals.

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

a) **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.

b) **Findings of Fact:** 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:

i) **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.**

ii) **RCW 36.70A.020 – Planning Goal # 2: Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.**

iii) **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.**

c) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan complies with the Growth Management Act and other State and Federal laws.

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

a) **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.

b) **Findings of Fact:** All proposed amendments on the 2018 – 2019 Comprehensive Plan amendment cycle docket have been noticed and reviewed concurrently. All

of the proposed amendments have been weighed in light of their potential cumulative effects.

c) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan was weighed in light of cumulative effects of other amendments being considered.

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.***

i) **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.

ii) **Findings of Fact**: No significate changes have occurred from the time the City's Comprehensive Plan was adopted in 2015. The Planning Commission dedicated a great deal of time assessing the land use patterns during the Comprehensive Plan update and concluded the adopted plan meeting the City's need to 2025.

iii) **Conclusions of Law**: The Planning Commission concludes the proposed amendment to the Comprehensive Plan in not necessary as there are no new needs or changing circumstances.

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

i) **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.

ii) **Findings of Fact:** 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. However, as discussed above, SEPA review on CPA2018-A and 2018-B was conducted by their respective applicants, the Monroe School District and the Snohomish School District, acting as lead agencies. Consequently, this comprehensive plan amendment proposal from the Monroe School District for a concurrent FLUM amendment and rezone, identified by file no. CPA2018-01, was the only docket proposal identified on the Determination of Nonsignificance, issued 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

period, 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)

iii) **Conclusions of Law:** The Planning Commission concludes that potential environmental impacts from the proposed amendment to the Comprehensive Plan have been disclosed and/or measures have been included that reduce possible adverse impacts.

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.***

i) **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.

ii) **Findings of Fact:** The comprehensive plan amendment application and associated rezone propose to change the future land use designation and zoning of the subject properties to accommodate multifamily residential development. At present, the site is zoned Institutional, which generally does not allow for residential development.

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.

The comprehensive plan identifies a need for several different types of housing, affordable, multi-family and single family or detached housing (chapter 6). The Planning Commission discussed that the city is currently in line with the comprehensive plan for multi-family and affordable housing, so it appears that a comprehensive plan amendment/rezone of this land (Memorial Stadium and Marshall Field site) would exceed the City's buildable land projections.

iii) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan is not consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.

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

i) **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 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.

ii) **Findings of Fact:** 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)."

The properties in question have both multi-family and single-family around them. In this area of town, with the surrounding neighborhoods the schools, the Planning Commission not believe it would be healthy for our city to intensify growth in the order of a possible 300 dwelling unit proposal. According to our PSRC requirements and their new method of packing growth along the transportation corridor, Monroe is not lacking housing numbers. Apartments are currently under construction off of Blueberry Lane, there is multi-family land available at the west end of Main St, and we are just now adding the River's Edge apartments. If we rezone this 12.41-acre area into Multi-Family, a developer would no doubt see an opportunity to add approximately 300 more units into our housing inventory. If these were subsidized housing, we would be unfairly lumping this kind of housing all into our walkable old-town area, an area which already boasts the least per-capita income of our city.

iii) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan is not compatible with neighboring land uses and surrounding neighborhoods.

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

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

ii) **Findings of Fact:** 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 Faculties Plan.

iii) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan is consistent with other plan elements, as amended by the proposals.

E. PLANNING COMMISSION RECOMMENDATION

Based on the analysis and findings included herein, the Planning Commission recommends the following:

Move that the Planning Commission **ADOPT** these Findings of Fact and Conclusions of Law, **AUTHORIZE** the Planning Commission Chair to sign the Findings on behalf of the Commission, and recommend that the Monroe City Council **APPROVE** proposed amendments CPA2018-A and CPA2018-B and **DENY** proposed amendment CPA2018-01 to the 2015 – 2035 Comprehensive Plan included in the 2018 – 2019 amendment docket and **DENY** associated rezone RZ2018-02.

BTuttle

Bridgette Tuttle, Planning Commission Chair

11/25/2019

Date

CITY OF MONROE
ORDINANCE NO. 026/2019

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, RELATING TO THE 2018 - 2019 ANNUAL COMPREHENSIVE PLAN AMENDMENT CYCLE; AMENDING THE 2015 – 2035 COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FOR SNOHOMISH COUNTY TAX PARCEL NOS. 27060100100400, 27060100205100 AND 27060100404500 FROM INSTITUTION TO MULTIFAMILY; ADOPTING THE MONROE AND SNOHOMISH SCHOOL DISTRICTS' 2018 - 2023 CAPITAL FACILITIES PLANS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Growth Management Act (Chapter 36.70A RCW) gives authority to cities to update their comprehensive plans once per year so that the cumulative effects of all proposed amendments can be analyzed for consistency and the overall effect on the remainder of the plan; and

WHEREAS, the cumulative effects of all proposed amendments to the comprehensive plan have been analyzed concurrently by the City of Monroe so that the cumulative effect of such proposals has been ascertained; and

WHEREAS, the City complied with all applicable City of Monroe Comprehensive Plan Amendment Procedures found in Chapter 22.74 MMC, Comprehensive Plan Amendments, Title 22 MMC, Unified Development Regulations, and other applicable federal, state, and local regulations; and

WHEREAS, the City provided notice of the proposed Comprehensive Plan Amendments on the City's webpage, through direct mailing, posting, and publication of hearing notices in the Everett Daily Herald; and

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing on October 28, 2019, which was extended to November 11, 2019, to consider the proposed Comprehensive Plan Amendments; and

WHEREAS, the Planning Commission adopted Findings of Fact and Conclusions of Law on November 25, 2019, recommending approval of proposed amendments CPA2018-A and CPA2018-B, School Impact Fees, and denial of proposed amendment CPA2018-01, Monroe School District Site, to the 2015 – 2035 Comprehensive Plan; and

WHEREAS, the City Council reviewed the proposed Monroe Planning Commission recommendations at their January 14, 2020 meeting; and

WHEREAS, the Monroe City Council declines to adopt the Planning Commission's recommendation contained within the Findings of Fact and Conclusions of Law; and

WHEREAS, the Monroe City Council adopts the the Findings of Fact and Conclusions of Law contained in Attachment 15 to AB20-014 to approve the proposed amendments identified by CPA2018-A and CPA2018-B, and CPA2018-01; and

WHEREAS, the Monroe City Council, after considering all information received, has determined to adopt the amendments, as provided in this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. CPA2018-A and CPA2018-B: School Impact Fees. The Monroe City Council hereby adopts the *Monroe School District No. 103 Capital Facilities Plan 2018 - 2023* and the *Snohomish School District Capital Facilities Plan 2018 - 2023* into the Capital Facilities Element, incorporated by this reference, as if set forth in full.

Section 2. CPA2018-01: Monroe School District Site FLUM Amendment. The Monroe City Council hereby adopts proposed amendment CPA2018-01 to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM), amending the designations of the sites known as Marshall Field and Memorial Stadium, identified by Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500, from "Institution" to "Multifamily." Pursuant to MMC 22.74.040(G), the Mayor is hereby authorized to sign the revised FLUM and take such other actions as may be reasonably necessary to effectuate said amendment.

Section 3. Findings, Conclusions, and Analysis. In support of the amendments approved in this ordinance, the Monroe City Council adopts the above recitals, together with the content of Attachment 15 to Agenda Bill No. 20-014. Without limitation of the foregoing, the City Council expressly declines to adopt the Planning Commission's Findings of Fact and Conclusions of Law dated November 15, 2019.

Section 4. Ordinance to Be Transmitted to Department. Pursuant to RCW 36.70A.106, the City will transmit this ordinance to the Washington State Department of Commerce within ten days after final adoption.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance or any section of the Monroe Municipal Code adopted or amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance or code section.

Section 6. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this ___ day of _____, 2020.

First Reading:	December 10, 2019
Final Reading:	January 14, 2020
Published:	January 17, 2020
Effective:	January 22, 2020

CITY OF MONROE, WASHINGTON:

_____
Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

_____
Cheri Hurst, Authorized Designee
of the City Clerk

APPROVED AS TO FORM:

_____
J. Zachary Lell, City Attorney

CITY OF MONROE
ORDINANCE NO. 026/2019

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, RELATING TO THE 2018 - 2019 ANNUAL COMPREHENSIVE PLAN AMENDMENT CYCLE; AMENDING THE 2015 – 2035 COMPREHENSIVE PLAN FUTURE LAND USE MAP; ADOPTING THE MONROE AND SNOHOMISH SCHOOL DISTRICTS' 2018 - 2023 CAPITAL FACILITIES PLANS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Growth Management Act (Chapter 36.70A RCW) gives authority to cities to update their comprehensive plans once per year so that the cumulative effects of all proposed amendments can be analyzed for consistency and the overall effect on the remainder of the plan; and

WHEREAS, the cumulative effects of all proposed amendments to the comprehensive plan have been analyzed by the City of Monroe; and

WHEREAS, the City complied with all applicable City of Monroe Comprehensive Plan Amendment Procedures found in Chapter 22.74 MMC, Comprehensive Plan Amendments, Title 22 MMC, Unified Development Regulations, and other applicable federal, state, and local regulations; and

WHEREAS, the City provided notice of the proposed Comprehensive Plan Amendments on the City's webpage, through direct mailing, posting, and publication of hearing notices in the Everett Daily Herald; and

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing on October 28, 2019, which was extended to November 11, 2019, to consider the proposed Comprehensive Plan Amendments; and

WHEREAS, the Planning Commission adopted Findings of Fact and Conclusions of Law on November 25, 2019, recommending approval of proposed amendments CPA2018-A and CPA2018-B, School Impact Fees, and denial of proposed amendment CPA2018-01, Monroe School District Site, to the 2015 – 2035 Comprehensive Plan; and

WHEREAS, the City Council reviewed the proposed Monroe Planning Commission recommendations at their January 14, 2020, meeting; and

WHEREAS, the Monroe City Council adopts the Planning Commission's recommendation contained within the Findings of Fact and Conclusions of Law to approve the proposed amendments identified by CPA2018-A and CPA2018-B regarding school impact fees; and

WHEREAS, the Monroe City Council adopts the Planning Commission's recommendation contained within the Findings of Fact and Conclusions of Law to deny a proposed amendment to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM), identified by CPA2018-01; and

WHEREAS, the Monroe City Council, after considering all information received, has determined to adopt those amendments, as provided in this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. CPA2018-A and CPA2018-B: School Impact Fees. The Monroe City Council hereby adopts the *Monroe School District No. 103 Capital Facilities Plan 2018 - 2023* and the *Snohomish School District Capital Facilities Plan 2018 - 2023* into the Capital Facilities Element, incorporated by this reference, as if set forth in full.

Section 2. CPA2018-01: Monroe School District Site FLUM Amendment. The Monroe City Council hereby denies an amendment to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM), amending the designations of the sites known as Marshall Field and Memorial Stadium, identified by Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500, from "Institution" to "Multifamily."

Section 3. Findings, Conclusions, and Analysis. In support of the decisions concerning the proposed comprehensive plan amendments in this ordinance, the Monroe City Council adopts the above recitals and the Planning Commission Findings of Fact and Conclusions of Law dated November 25, 2019, as provided in Attachment 10 to AB20-014, and incorporated by this reference as if set forth in full.

Section 4. Ordinance to Be Transmitted to Department. Pursuant to RCW 36.70A.106, the City will transmit this ordinance to the Washington State Department of Commerce within ten days after final adoption.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance or any section of the Monroe Municipal Code adopted or amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance or code section.

Section 6. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this ___ day of _____, 2020.

First Reading:	December 10, 2019
Final Reading:	January 14, 2020
Published:	January 17, 2020
Effective:	January 22, 2020

CITY OF MONROE, WASHINGTON:

_____
Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

_____
Cheri Hurst, Authorized Designee
of the City Clerk

APPROVED AS TO FORM:

_____
J. Zachary Lell, City Attorney

CITY OF MONROE
ORDINANCE NO. 027/2019

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON AMENDING THE ZONING DESIGNATION OF THE PARCELS COMPRISING THE SITES KNOWN AS MARSHALL FIELD AND MEMORIAL STADIUM FROM INSTITUTIONAL (IN) TO MULTIFAMILY RESIDENTIAL (R25); PROVIDING FOR SEVERABILITY; AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE

WHEREAS, the Monroe School Distract submitted an application on July 31, 2018, for a citizen-initiated amendment to the City of Monroe's Official Zoning Map to a rezone certain property with an area of 12.4 acres, which is identified by Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500, and commonly known as Marshall Field and Memorial Stadium, from Institutional (IN) to Multifamily Residential (R25); and

WHEREAS, the City of Monroe SEPA Responsible Official issued a Determination of Non Significance (DNS) for this proposal on July 3, 2019; and

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing on October 28, 2019, which was extended to November 11, 2019, to consider the proposed rezone; and

WHEREAS, as a result of such public hearing, the City of Monroe Planning Commission has adopted Findings of Fact and Conclusions of Law dated November 25, 2019, and forwarded a recommendation to the Monroe City Council for denial of the proposed rezone; and

WHEREAS, the City Council reviewed the Planning Commission's recommendation at the December 10, 2019 and January 14, 2020, regular City Council meetings, and determined that the zoning of the subject site should be amended; and

WHEREAS, the City Council further finds that the proposed rezone has been processed in material compliance with all applicable state and local procedures, including without limitation, the provisions of Title 22 MMC; and

WHEREAS, the proposed rezone was applied for and processed concurrently with a proposed amendment to the subject property's designation on the Future Land Use Map (FLUM) of the City's Comprehensive Plan, which amendment was approved by the City Council by the adoption of Ordinance No. 026/2019 on January 14, 2020; and

WHEREAS, the Monroe City Council finds that the proposed rezone bears a substantial relationship to the public health, safety, morals and general welfare, and is consistent with and will implement the City's Comprehensive Plan, as amended by Ordinance No. 026/2019; and

WHEREAS, the Monroe City Council, after considering all information received, has

opted to adopt the amendment, as provided in this ordinance, and approve the rezone.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Monroe School District Rezone (RZ2018-01). The Monroe City Council hereby approves the zoning reclassification of certain property situated in the vicinity of North Kelsey Street and West Columbia Street, Monroe, Washington, in Township 27 North, Range 06 East, Section 01, Willamette Meridian (W.M.) on Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500, from Institutional (IN) to Multifamily Residential (R25), as shown on the attached Exhibit A, and incorporated by this reference as if set forth in full. The City Council hereby authorizes and directs that the official zoning map of the City be amended to reflect said rezone, in accordance with MMC 22.14.030(D), Amendments.

Section 2. Findings. The Monroe City Council hereby adopts the above recitals, together with the content of Attachment 15 to Agenda Bill No. 20-014, in support of the zoning map amendment effectuated by this ordinance. Without limitation of the foregoing, the City Council expressly declines to adopt the Planning Commission's Findings of Fact and Conclusions of Law dated November 15, 2019, regarding the subject rezone.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this _____ day of _____, 2020.

First Reading:	December 10, 2019
Final Reading	January 14, 2020
Published:	January 17, 2020
Effective:	January 22, 2020

CITY OF MONROE, WASHINGTON:

_____
Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

_____
Cheri Hurst, Authorized Designee of the City Clerk

APPROVED AS TO FORM:

_____
J. Zachary Lell, City Attorney

CITY OF MONROE
ORDINANCE NO. 028/2019

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING MONROE MUNICIPAL CODE SECTION 3.50.100, IMPACT FEE SCHEDULE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 82.02 RCW, and in cooperation with Monroe School District No. 103 and Snohomish School District No. 201, the City of Monroe has adopted the School Impact Fee Mitigation Program, codified at Chapter 3.50 MMC; and

WHEREAS, the City of Monroe imposes school impact fees under the authority of the Growth Management Act and tenders those fees to the affected school districts; and

WHEREAS, Chapter 3.50 of the Monroe Municipal Code sets forth the impact fees to be collected for new development based on the adopted Capital Facilities Plans of the Monroe School District and the Snohomish School District, which are incorporated into the Capital Facilities Element of the Monroe Comprehensive Plan by reference; and

WHEREAS, the City Council finds it appropriate to amend Chapter 3.50 of the Monroe Municipal Code to revise the regulatory language governing the collection of school impact fees for consistency with the 2015 – 2035 City of Monroe Comprehensive Plan; and

WHEREAS, the Monroe City Council considered the recommendation of the Monroe Planning Commission and determined to approve the amendments set forth herein; and

WHEREAS, the amendments set forth in this ordinance are consistent with and will implement the applicable provisions of the City of Monroe 2015 - 2035 Comprehensive Plan, adopted through Ordinance No. 021/2015, and subsequently amended by Ordinance Nos. 022/2015 and 024/2017.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment of Section 3.50.100 MMC. Monroe Municipal Code (MMC) Section 3.50.100, Impact Fee Schedule, is hereby amended as follows:

3.50.100 Impact Fee Schedule.

School impact fees, through December 31, 202[~~1~~]**3**:

School District	Single-Family	Multifamily, 1 Bedroom Per Dwelling Unit	Multifamily, 2+ Bedrooms Per Dwelling Unit
Monroe No. 103	$**3,956**[~~2,749~~]	$0	$**6,276**[~~3,032~~]
Snohomish No. 201	$0	$0	$0

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence.

Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this ___ day of _____, 2020.

First Reading:	December 10, 2019
Final Reading:	January 14, 2020
Published:	January 17, 2020
Effective:	January 22, 2020

CITY OF MONROE, WASHINGTON:

_____
Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

_____
Cheri Hurst, Authorized Designee of the City Clerk

APPROVED AS TO FORM:

_____
J. Zachary Lell, City Attorney

November 25, 2019

Shana Restall, Principal Planner
Leigh Anne Barr, C.P.T., Permit Specialist

Leigh Anne,

I have answered yes or to the affirmative that CPA2018-01 does meet all of 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.

I do value all of the public input and public testimony, however I think the Planning Commission could have done a better job explaining to those who were present exactly how much of the area surrounding the subject property is currently zoned multifamily. Those members of the public present at the meeting may not be aware of that fact due to current uses and the appearance that it is zoned single family. Proper planning means density is concentrated in areas near transit, shopping and other essential services.

The other item Planning Commission could have done a better job with is focus on the request of what is essentially a private citizen requesting a rezone due to the fact that their board determined they no longer needed the land. This lack of focus caused wasted time inquiring as to why the District Administration building couldn't be built on this site. That question should have been asked at a District Board Meeting.

It also felt like there was push-back because of interest that it become a public park. This is also outside the scope of what we have been asked to do. Our Park Liaison, Commission Stanger, has expressed that the Parks Department is understaffed at the current time and we also have an above average amount of park acreage for a city our size. I would hope the increase in park areas due to the Cadman Redevelopment would meet the needs of anyone who argues for more parks. This will add a large amount of open public space not far from downtown.

It is my opinion that there were two groups under-represented at the public hearing: developers who have told us that there is a lack of open, buildable land zoned multifamily and those individuals who

work in Monroe and would like to rent in Monroe but due to the lack of available units, must live elsewhere and commute in. From the statistics I have gathered related to vacancy rates, there is a definite lack of supply of available units for rent.

Thank you,

Jay Bull
Planning Commissioner

ATTACHMENT 15

FINDINGS OF FACT AND CONCLUSIONS OF LAW

2018 – 2019 Annual Comprehensive Plan Amendment Docket

A. GENERAL INFORMATION

File Number(s):	CPA2018-A, CPA2018-B, and CPA2018-01
Project Summary:	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. On the docket for the 2018 – 2019 amendment cycle, there are two City-initiated applications and one citizen-initiated application for the Planning Commission to review. These applications include the following proposals for amendments to the 2015 – 2035 Comprehensive Plan: CPA2018-A and CPA2018-B – Two (2) City-initiated requests to adopt the Monroe School District and Snohomish School District Six-Year Capital Facilities Plans CPA2018-01 – 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
Location(s):	CPA2018-A and CPA2018-B – These proposed amendments to the 2015 – 2035 City of Monroe Comprehensive Plan are non-project actions that are not site-specific. The amendments do not apply to a specific property or properties, but rather to the entire area within the limits of the City of Monroe. CPA2018-01 – The Memorial Stadium and Marshall Field site, identified by Snohomish County Assessor's tax parcel numbers 27060100205100, 27060100100400, and 27060100404500
Staff Contact:	Shana Restall, Principal Planner City of Monroe 806 West Main Street Monroe, WA 98272 (360) 863-4608 srestall@monroewa.gov

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

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

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. FINDINGS OF FACT AND CONCLUSIONS OF LAW

The 2018 – 2019 Comprehensive Plan docket includes two City-initiated and one citizen-initiated proposals:

- Application CPA2018-A
  City-initiated amendment to the 2015 – 2035 Comprehensive Plan to adopt the Monroe School District Capital Facilities Plan 2018-2023 and incorporate the CFP into the Capital Facilities Element of the Comprehensive Plan.
- Application CPA2018-B
  City-initiated amendment to the 2015 – 2035 Comprehensive Plan to adopt the Snohomish School District Capital Facilities Plan 2018-2023 and incorporate the CFP into the Capital Facilities Element of the Comprehensive Plan.
- Application CPA2018-01
  Citizen-initiated amendment to the 2015 – 2035 Comprehensive Plan and concurrent rezone to 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 approve the proposed Comprehensive Plan amendments, the City Council 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.*

The following **Findings of Fact** have been made about the proposed comprehensive plan amendments, and the resulting **Conclusions of Law** were established from the Findings of Fact:

1. **CPA2018–A:** City-Initiated Comprehensive Plan Amendment to Adopt the Monroe School District's Capital Facilities Plan

   a. **Description:** The application proposes an amendment to the 2015 - 2035 Comprehensive Plan to adopt the 2018 – 2023 Monroe School District Capital Facilities Plan. As the Monroe School District adopts a Capital Facilities Plan biennially, the City must revise its Comprehensive Plan every two years to adopt the School District's Capital Facilities Plan by reference. These are essentially comprehensive plan "housekeeping" amendments required of the City.

   b. **Analysis for Consistency with Approval Criteria per MMC 22.74.040(D):** For an analysis, please see section 2.b. below.

2. **CPA2018–B**: City-Initiated Comprehensive Plan Amendment to Adopt the Snohomish School District's Capital Facilities Plan

   a. **Description:** The application proposes an amendment to the 2015 - 2035 Comprehensive Plan to adopt the 2018 – 2023 Snohomish School District Capital Facilities Plan. As the Snohomish School District adopts a Capital Facilities Plan biennially, the City must revise its Comprehensive Plan every two years to adopt the School District's Capital Facilities Plan by reference. These are essentially comprehensive plan "housekeeping" amendments required of the City.

   b. **Analysis for Consistency with Approval Criteria per MMC 22.74.040(D):** The applications described above (CPA2018-A and CPA 2018-B) are for the same comprehensive plan amendment from two separate agencies. Therefore, the following analysis is applicable to both proposals.

      i. ***Each amendment shall not adversely affect public health, safety, or welfare in any significant way.***

         a) **Findings of Fact:** The proposed amendments adopt the School Districts' Capital Facilities Plans by reference and updates the City's fee schedule to reflect the amendments. The amendments have neither a direct relation to nor an impact public health, safety, and/or welfare.

         b) **Conclusions of Law:** The City Council concludes the proposed amendment will not adversely affect public health, safety, or welfare in any significant way.

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

         a) **Findings of Fact:** The Capital Facilities Element of the 2015 - 2035 Comprehensive Plan incorporates both the Monroe and Snohomish School Districts' CFPs by reference. The Vision and Policy Framework in Chapter 2 of the Plan contains specific goal and policy statements including:

            i) P.106: Require development proponents to mitigate service and utility impacts, ensuring that proportional costs are borne by new development rather than present residents and ratepayers, and that level of service standards are not degraded.

            ii) P.107: Develop and adopt new, or refine existing GMA compliant impact fees as part of financing public facilities, balancing between impact fees and other sources of public funds.

         b) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan is consistent with the overall goals and intent of the comprehensive plan, as amended by the proposals.

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

         a) **Findings of Fact:** Of the fourteen Planning Goals in RCW 36.70A.020, the proposals address the following:

- Urban Growth
- Reduce Sprawl
- Economic Development
- Citizen Participation and Coordination
- Public Facilities and Services

The proposals facilitate the collection of the School Districts' current impact fees, as authorized by RCW 82.02.050(5)(a):

> *Impact fees may be collected and spent only for the public facilities defined in RCW 82.02.090 which are addressed by a capital facilities plan element of a comprehensive land use plan adopted pursuant to the provisions of RCW 36.70A.070 or the provisions for comprehensive plan adoption contained in Chapter 36.70, 35.63, or 35A.63 RCW...*

Pursuant to RCW 82.02.050(5)(a), the City of Monroe adopted Ordinance 1205, which established the authority to collect school impact fees and created a school mitigation program under GMA. Provisions for impact fees must be in the Comprehensive Plan's Capital Facilities Element to allow for their collection. The proposed Comprehensive Plan amendments would permit this to occur. The proposed amendments are in compliance with the Growth Management Act and other State and Federal laws.

b) **<u>Conclusions of Law</u>:** The City Council concludes the proposed amendment to the Comprehensive Plan complies with the Growth Management Act and other State and Federal laws.

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

a) **<u>Findings of Fact</u>:** All proposed amendments on the 2018 – 2019 Comprehensive Plan amendment cycle docket have been noticed and reviewed concurrently. All of the proposed amendments have been weighed in light of their potential cumulative effects.

b) **<u>Conclusions of Law</u>: The** City Council concludes the proposed amendment to the Comprehensive Plan was weighed in light of cumulative effects of other amendments being considered.

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.***

i) **<u>Findings of Fact:</u>** The proposed amendments would allow for the collection of the current impact fee amount, which is presently inconsistent with the City's adopted fee amount.

ii) **<u>Conclusions of Law</u>:** The City Council concludes the proposed amendment to the Comprehensive 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.***

i) **<u>Findings of Fact</u>:** Regarding file no. CPA2018-A, the Monroe School District conducted a review of the proposal under SEPA and issued a Determination of Non-Significance (DNS) on June 26, 2018. The Snohomish School District conducted a review of file no. CPA2018-B under SEPA and issued a

Determination of Non-Significance (DNS) on June 27, 2018. The proposed amendments meet the requirements of MMC Chapter 20.04 MMC, RCW43.21C, and Chapter 197-11 WAC.

ii) **Conclusions of Law:** The City Council concludes that potential environmental impacts from the proposed amendment to the Comprehensive Plan have been disclosed and/or measures have been included that reduce possible adverse impacts.

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.

i) **Findings of Fact:** These proposals are consistent with growth projections that were the basis of the comprehensive plan. Every net new residential unit incurs impact fees. The Comprehensive Plan assumes a future residential capacity at build-out. The School Districts use the calculated capacity to approximate future revenue from impact fees. The proposal would not change the growth projections.

ii) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan 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.

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

i) **Findings of Fact:** The proposed amendments are not site-specific. This does not apply.

ii) **Conclusions of Law:** The proposed amendments are not site-specific. This does not apply**.**

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

i) **Findings of Fact:** The proposed amendments will not amend other Comprehensive Plan elements. Furthermore, the proposed amendments will bring the Plan into compliance with both the Monroe and Snohomish School Districts' Capital Facilities Plans.

ii) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Is consistent with other plan elements, as amended by the proposals.

3. 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 *(Marshall Field / Memorial Stadium)*	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. <u>Analysis for Consistency with Approval Criteria per MMC 22.74.040(D)</u>:

i. Each amendment shall not adversely affect public health, safety, or welfare in any significant way.

a) <u>Applicant Response</u>: 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.

b) <u>Findings of Fact</u>: If the proposed amendment and concurrent rezone are approved by the City, multifamily residential development is anticipated 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.

c) <u>Conclusions of Law</u>: The City Council concludes the proposed amendment to the Comprehensive will not adversely affect public health, safety, or welfare in any significant way.

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

a) <u>Applicant Response</u>: 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.

b) **Findings of Fact:** The proposed amendment has the possibility of providing up to 288-296 multifamily dwelling units to the City. Where the 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.

c) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan is consistent with the overall goals and intent of the comprehensive plan as amended by the proposals.

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

a) **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.

b) **Findings of Fact:** 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:

i) **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.**

ii) **RCW 36.70A.020 – Planning Goal # 2: Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.**

iii) **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.**

c) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan complies with the Growth Management Act and other State and Federal laws.

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

a) 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.

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

c) Conclusions of Law: The City Council concludes the proposed amendment to the Comprehensive Plan was weighed in light of cumulative effects of other amendments being considered.

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.

i) 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.

ii) Findings of Fact: 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.

iii) **Conclusions of Law**: The City Council concludes the proposed amendment to the Comprehensive Plan 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.

i) **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.

ii) **Findings of Fact:** 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. However, as discussed above, SEPA review on CPA2018-A and 2018-B was conducted by their respective applicants, the Monroe School District and the Snohomish School District, acting as lead agencies. Consequently, this comprehensive plan amendment proposal from the Monroe School District for a concurrent FLUM amendment and rezone, identified by file no. CPA2018-01, was the only docket proposal identified on the Determination of Nonsignificance, issued 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 period, 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)

iii) **Conclusions of Law:** The City Council concludes that potential environmental impacts from the proposed amendment to the Comprehensive Plan have been disclosed and/or measures have been included that reduce possible adverse impacts.

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.

i) **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.

ii) **Findings of Fact:** The comprehensive plan amendment application and associated rezone propose to change the future land use designation and zoning of the subject properties to accommodate multifamily residential development. At present, the site is zoned Institutional, which generally does not allow for residential development.

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 will add buildable land for high-density residential infill in the City, as consistent with the Housing and Land Use Elements. The City 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.

iii) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan 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) Each amendment is compatible with neighboring land uses and surrounding neighborhoods, if applicable.

i) **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 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.

ii) **Findings of Fact:** 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

Direction from Site	Existing Land Use(s)	Comprehensive Plan FLUM Designation(s)	Zoning District(s)
North	• Multifamily residences • Single-family residences	• Multifamily	• Multifamily Residential (R25)
East	• N. Kelsey St. right-of-way • Sky Valley Education Center (across N. Kelsey St.)	• Institutional • Multifamily	• Institutional (IN) • Multifamily Residential (R25)
South	• Single-family residences • W. Columbia St. right-of-way	• High Density Single-Family Residential • Institutional • Multifamily	• Institutional (IN) • Multifamily Residential (R25) • Single-Family Residential – 15 Units per Acre (R15)
West	• St. Mary of the Valley Church • Single-family residences	• High Density Single-Family Residential • Institutional	• Institutional (IN) • Single-Family Residential – 15 Units per Acre (R15)

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

iii) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan is compatible with neighboring land uses and surrounding neighborhoods.

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

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

ii) **Findings of Fact:** 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 Faculties Plan.

iii) **<u>Conclusions of Law</u>:** The City Council concludes the proposed amendment to the Comprehensive Plan is consistent with other plan elements, as amended by the proposals.

BRENT PLANNING SOLUTIONS
Advisors, Advocates, Negotiators in Land Use Consulting

January 8, 2020

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

Dear Mr. Swanson,

It is our understanding that additional comments can be submitted for the record regarding the Findings of Fact and Conclusions of Law submitted as part of the Planning Commission Recommendation issued for the "docket request" referenced above. These were considered and a recommendation at the November 25, 2019 Planning Commission meeting was made. A previous vote had been taken on November 11, 2019; however, it is our understanding that the appropriate Findings of Fact where not included. The Monroe School District (District) disagrees with the characterization of the work put into the request and some of the findings listed by the majority Planning Commission members (the Planning Commission vote was a split vote).

The District submitted a complete application for the 2018-2019 docket cycle. This application was filed after numerous meetings and discussions with City staff on the appropriate request to be made to the City. The requested land use and zoning designations where made after these discussions with City staff and with consideration of the long-range designations of adjacent land uses [Comprehensive Plan – Multifamily on three sides/High Density on one side (southwestern area)]. The application packet also included detailed information not typically required for a non-project action. Additionally, the District held School Board meetings and a public informational meeting on the proposed docket request to inform the public and respond to questions or comments. These efforts illustrate the District's commitment to the process and community outreach. In addition, any future surplus of the property would require yet another public process conducted by the School Board.

The District does not agree with the following Conclusions of Law issued by the majority vote of the Planning Commission:

> Approval Criteria per MMC 22.74.040(D) (It should be noted that of the four mandatory requirements only one was found to be not consistent with the overall goals and intent.)
>
> ***Each amendment shall be consistent with the overall goals and intent of the comprehensive plan as amended by the proposals.***

Part of the Commission discussion included that additional multifamily comprehensive plan designations or zones are not warranted at this time; however, the site is adjacent to areas already designated as multifamily, has existing urban infrastructure, adequate road systems and is a logical infill for multifamily development. Information provided in the application packet illustrated that the site could adequately be developed with all services consistent with the City's long-range planning goals of affordable housing. On October 1, 2019 the City of Monroe submitted a letter to the Snohomish County Executive Dave Somers, outlining the resolution that the City Council passed opposing expansion of the Southwest Urban Growth Area (UGA) boundary. In that resolution, it was stated that Monroe has capacity for additional population and that the City has expressed desire to accommodate additional population and economic growth at urban densities.

Also, as part of the Planning Commission discussion, there was the reference to "retain open space, enhance recreation opportunities…" by some of the Planning Commissioners. As indicated through submitted documents and public testimony, the existing field is no longer a safe or desired field-use for the District. As stated, numerous District athletic fields have been replaced or renovated to provide safe, and efficient fields for school programming and community use. The current outdated field and location do not meet the long-range goals of the District and represent a resource that could provide funding for other needed capital facilities. During the processing of this docket request, the City has not initiated any discussions to purchase the site for a possible open space or recreational use.

In addition to the mandatory requirements, there was a listing of other criteria that the docket request must meet. One of the Conclusions was that the proposed amendment to the Comprehensive Plan was not needed due to *no new needs or changing circumstances*. There are changing circumstances related to an institutional site that is no longer needed by the District and the desire to accommodate future affordable multifamily housing in an urban area with available urban services and uses. There were concerns that the proposed amendment to the Comprehensive Plan was not compatible with the neighboring land uses and surrounding neighborhoods. The area does contain a mixture of uses ranging from multifamily, single family and institutional uses. While a site plan was not required as part of the application, the District did provide a conceptual plan for the site. Besides the zoning code requirements that would be required to be met for a future development, there would be opportunities to incorporate other amenities on the site. The District is sensitive to the surrounding neighborhood and would have control of other site features that could be incorporated as part of the surplusing process; however, any future plan would be required to meet code requirements for parking, setbacks, road layout, landscaping and other development standards. There was nothing in the record to support that a future project could not be compatible with the surrounding area.

This was a long process and the District appreciates the time the staff, Planning Commission and City Council have put into the docket request. There was disappointment with the recommendation of the Planning Commission, and we believe that they erred in their Findings and Conclusions and

that the requested CPA2018-01 should be approved by the Council. 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. Fredrika Smith, Monroe School District