

**CITY OF MONROE  
ORDINANCE NO. 021/2015**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, REPLACING THE 2005-2025 CITY OF MONROE COMPREHENSIVE PLAN BY ADOPTING THE 2015-2035 COMPREHENSIVE PLAN IN COMPLIANCE WITH THE REQUIREMENTS OF THE WASHINGTON STATE GROWTH MANAGEMENT ACT (GMA) PURSUANT TO RCW 36.70A.130, AFFIRMING THE CITY'S COMPLIANCE WITH RCW 36.70A.130; AUTHORIZING THE MAYOR TO MAKE NON-SUBSTANTIVE EDITS TO THE 2015-2035 COMPREHENSIVE PLAN FOLLOWING ADOPTION; ADOPTING SUPPORTIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE

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WHEREAS, the Growth Management Act (RCW 36.70A.130 entitled "Comprehensive plans — Review procedures and schedules - Amendments.") has provisions for periodic review and, if necessary, revisions to comprehensive plans and requires King, Pierce, and Snohomish counties and the cities within those counties, to complete the required update by June 30, 2015 [RCW 36.70A.130(5)]; and

WHEREAS, the City of Monroe initiated its Comprehensive Plan review and revision process in late 2013 which subsequently included community workshops, a citizen advisory committee, and meetings with stakeholders to foster public involvement and public participation; and

WHEREAS, on April 3, 2015, the public review draft of the City of Monroe integrated draft Comprehensive Plan/Draft Environmental Impact Statement (DEIS) was issued for public comment for a sixty day period, specifically for the purpose of State Agency Review [RCW 36.70A.106] and for SEPA related comments on the integrated draft Comprehensive Plan/Draft Environmental Impact Statement (DEIS); and

WHEREAS, the Comprehensive Plan was prepared as an integrated GMA Comprehensive Plan and State Environmental Policy Act (SEPA) document as provided for by WAC 197-11-210, with the draft Comprehensive Plan addressing growth, land use and other change for the City of Monroe for a twenty year planning horizon (2015 to 2035) and with the EIS reviewing environmental impacts of proposed goals, policies, alternative land use plans, and other proposed Comprehensive Plan provisions at a non-project level; and

WHEREAS, the Planning Commission opened the public hearing on the integrated draft Comprehensive Plan/Draft Environmental Impact Statement (DEIS) on Monday, April 20, 2015, and, to encourage public participation and public comment, continued its April 20, 2015, public hearing to Monday, May 4, 2015, and then again to May 11, 2015; and

WHEREAS, the sixty day State Agency Review process, as well as a sixty day Draft EIS public comment period, concluded on June 2, 2015, and public comments related to the proposed Comprehensive Plan's environmental impacts were received during the sixty day (April 3, 2015, through June 2, 2015) comment period and responded to in the final EIS; and

WHEREAS, after closing the public testimony portion of the public hearing on May 11, 2015, the Planning Commission continued its public hearing to the following dates for the purposes of deliberation: May 26, 2015, June 1, 2015, June 8, 2015, June 15, 2015, June 22, 2015, June 29, 2015, July 13, 2015, July 20, 2015, July 27, 2015, August 10, 2015, August 17, 2015, August 24, 2015, August 31, 2015, September 14, 2015, September 21, 2015, September 28, 2015, October 12, 2015, and October 19, 2015; and

WHEREAS, on October 19, 2015, the Planning Commission completed deliberation, closed the public hearing, adopted findings of fact, and made a recommendation to the Monroe City Council recommending approval of a 2015-2035 Comprehensive Plan; and

WHEREAS, following the April 2, 2015, issuance of the Comprehensive Plan/Draft Environmental Impact Statement (DEIS), the Monroe City Council had twenty-five briefings through November 17, 2015, on the progress of the Planning Commission review of the proposed 2015-2035 Comprehensive Plan; and

WHEREAS, on December 1, 2015, the Monroe City Council held a public hearing on the proposed 2015-2035 Comprehensive Plan, as recommended by the Planning Commission; and

WHEREAS, the City Council finds the proposed 2015-2035 Comprehensive Plan, as accepted by the City Council and set forth in this ordinance, is consistent with the goals and policies of the Growth Management Act and satisfy the City's obligation to meet the requirements to review and, if needed, revise the Comprehensive Plan in accordance with RCW 36.70A.130(2); and

WHEREAS, in adopting the updated Comprehensive Plan, the City finds the Comprehensive Plan documents sufficient capacity to accommodate the City's assigned population and employments forecasts; and

WHEREAS, additional revision and updating of the City's development regulations is not needed within the timeframe specified for updating the City's Comprehensive Plan; and

WHEREAS, the City has processed the 2015-2035 Comprehensive Plan update concurrently with, and in acknowledgement of, the City's ongoing compliance efforts in response to the Central Puget Sound Growth Management Hearings Board's Determination of Invalidity and Finding of Noncompliance in CPSGMHB Case No. 14-3-0006c, which invalidated the City's previous reclassification of the East Monroe area from Limited Open Space to General Commercial on the Comprehensive Plan Future Land Use Map; and

WHEREAS, the City's compliance efforts in relation to CPSGMHB Case No. 14-3-0006c culminated with the adoption of Ordinance Nos. 015/2015 and 016/2015 on November 24, 2015, which again reclassified and rezoned the East Monroe area to General Commercial with the support of a new Supplemental Environmental Impact Statement (SEIS); and

WHEREAS, as an interim placeholder during the pendency of the City's compliance efforts, the City has temporarily identified the East Monroe area as a "Study Area" in anticipation of the City's ultimate reclassification of the area as General Commercial, and various references in the 2015-2035 Comprehensive Plan update reflect this temporary characterization, including without limitation Figure 3.05 and Table 3.07 of the Land Use Element; and

WHEREAS, in order to efficiently and accurately reflect the City's recent reclassification of the East Monroe area as part of the compliance process for to CPSGMHB Case No. 14-3-0006c, the City is concurrently adopting a separate ordinance (Ordinance No. 022/2015) which removes the previous temporary references to the East Monroe "Study Area" from the 2015-2035 Comprehensive Plan update and effectuates other minor housekeeping changes to the new Plan in order to ensure internal consistency; and

WHEREAS, cumulative impacts from changes reflected in the 2015-2035 Comprehensive Plan and from the City Council's approval of the East Monroe Comprehensive Plan map amendment (City of Monroe Ordinance No. 015/2015) and the East Monroe zoning map amendment (City of Monroe Ordinance No. 016/2015) have been considered; and

WHEREAS, the City provided notice of the proposed Comprehensive Plan Update on the City's webpage, through direct mailing, posting, and publication of public hearing notices in the Monroe Monitor; and

WHEREAS, the Monroe City Council, after considering all information received, has determined to adopt the 2015-2035 Comprehensive Plan as provided for in this ordinance.

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

Section 1. Replacement and Adoption. The City of Monroe City Council hereby replaces the 2005-2025 City of Monroe Comprehensive Plan by the adoption of the 2015-2035 Comprehensive Plan, consisting of 10 chapters and eight Appendices (A-H), attached hereto as Exhibit A and incorporated by this reference as is set forth in full.

Section 2. Findings. In support of the 2015-2035 Comprehensive Plan approved by this Ordinance, the Monroe City Council adopts the above recitals and the Findings and Conclusions dated October 19, 2015, as approved by the Monroe Planning Commission (Exhibit B) in support of the proposed 2015-2035 Comprehensive Plan, except as may be modified by the City Council's findings (Exhibit C) in support of adoption.

Section 3. Non-Substantive Editing Changes Authorized. The Mayor is hereby authorized to make non-substantive editing changes to the Comprehensive Plan after adoption to provide for consistency and clarity in formatting.

Section 4. Copy to Department of Commerce. Pursuant to RCW 36.70A.106, a complete and accurate copy of this ordinance shall be transmitted to the Department of Commerce within ten days of adoption.

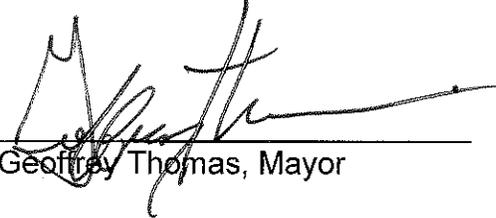
Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause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

Section 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 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 8<sup>th</sup> day of December, 2015.

First Reading: December 1, 2015  
Final Reading: December 8, 2015  
Published: December 15, 2015  
Effective: December 20, 2015

CITY OF MONROE, WASHINGTON:

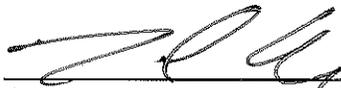
  
\_\_\_\_\_  
Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:

  
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Elizabeth M. Smoot, MMC, City Clerk

  
\_\_\_\_\_  
J. Zachary Lell, City Attorney

**EXHIBIT B**  
**2015 COMPREHENSIVE PLAN**  
**PLANNING COMMISSION**  
**FINDINGS AND CONCLUSIONS**

1. On April 3, 2015, the public review draft of the City of Monroe integrated draft Comprehensive Plan/Draft Environmental Impact Statement (DEIS) was issued for public comment. The public comment period was for 60 days, specifically for the purpose of State Agency review and for SEPA related comments on the integrated draft Comprehensive Plan/Draft Environmental Impact Statement (DEIS).
2. The Draft Comprehensive Plan consists of several elements/chapters including:
  - Chapter 1 - Plan Introduction
  - Chapter 2 - Community Vision
  - Chapter 3 - Land Use
  - Chapter 4 - Transportation
  - Chapter 5 - Economic Development
  - Chapter 6 - Housing
  - Chapter 7 - Parks, Recreation, & Open Space
  - Chapter 8 - Capital Facilities & Utilities
  - Chapter 9 - Shorelines & Natural Environment
  - Chapter 10 - Plan Implementation

Other components of the integrated Comprehensive Plan/DEIS include, but are not limited to, the State Environmental Policy Act (SEPA) documentation, an economic development strategy document, an updated Transportation Plan, an updated Parks and Recreation Plan and an updated utilities system plan (water, sewer, storm drainage).

3. The draft Comprehensive Plan evaluates growth, land use and other change for the City of Monroe for a 20 year planning horizon (to 2035). The DEIS reviews environmental impacts of proposed goals, policies, alternative land use plans, and other Comprehensive Plan features at a non-project level. The Comprehensive Plan was prepared as an integrated GMA Comprehensive Plan and State Environmental Policy Act (SEPA) document, as allowed for under State law.

4. Preparation of the Comprehensive Plan is intended to comply with the requirements of RCW 36.70A.130 with regards to the major GMA update requirements of the Growth Management Act. RCW 36.70A.130(5), under the section entitled “Comprehensive plans — Review procedures and schedules — Amendments.” states,

“(5) Except as otherwise provided in subsections (6) and (8) of this section, following the review of comprehensive plans and development regulations required by subsection (4) of this section, counties and cities shall take action to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of this chapter as follows:

- (a) On or before June 30, 2015, and every eight years thereafter, for King, Pierce, and Snohomish counties and the cities within those counties;”

5. On June 2, 2015, the Monroe City Council adopted Resolution No. 011/2015 indicating the City’s intent to review and revise the Comprehensive Plan by July 28, 2015.
6. On July 28, 2015, the Monroe City Council adopted Resolution No. 014/2015 indicating the City’s intent to review and revise the Comprehensive Plan by September 29, 2015. On-going review by the Planning Commission, the need to address comments from the Washington State Department of Commerce, Puget Sound Regional Council and other interested parties, and the need for the consultant to prepare a revised draft in accordance with the Planning Commission recommendation necessitated additional time beyond July 28, 2015, to complete the periodic review process.
7. On October 13, 2015, the Monroe City Council will consider a Resolution No. 018/2015 indicating the City’s intent to review and revise the Comprehensive Plan by November 24, 2015. On-going review by the Planning Commission and the need for the consultant to prepare a revised draft in accordance with the Planning Commission recommendation necessitated additional time beyond July 28, 2015 to complete the periodic review process.
8. In accordance with RCW 36.70A.106 entitled” Comprehensive plans — Development regulations — Transmittal to state — Amendments — Expedited review”, notice of the proposed Comprehensive Plan was transmitted to the Washington State Department of Commerce on April 3, 2015.
9. The 60-day State agency review process as well a 60-day Draft EIS comment period concluded on June 2, 2015. Public comments related to the proposed Comprehensive Plan’s environmental impacts received during the 60 day (April 3, 2015-June 2, 2015) comment period are to be responded to in the final EIS. The public still had opportunity to make comment on the draft

Comprehensive Plan after the 60-day comment State agency/Draft EIS comment period, although such comments will not be responded to in the Final EIS.

The only State agency comment on the proposed Comprehensive Plan received during the State agency 60-day comment period was from the Washington State Department of Commerce. Its comment dealt with a paragraph in the Shorelines and Natural Environment Element (Chapter 9) regarding clarifying the relationship between the Shoreline Management Act and the Growth Management Act. Revised text was included to address this comment.

10. The Planning Commission opened the public hearing on the integrated draft on Monday, April 20, 2015. To encourage public participation and public comment, the Planning Commission continued its April 20, 2015, public hearing to Monday, May 4, 2015, and again to May 11, 2015.

On May 11, 2015, the Planning Commission closed the public hearing for the purpose of accepting public testimony, but continued the public hearing to Monday, May 18, 2015, for the purpose of deliberating and preparing findings. The public hearing was continued to the following dates: May 26, 2015, June 1, 2015, June 8, 2015, June 15, 2015, June 22, 2015, June 29, 2015, July 13, 2015, July 20, 2015, July 27, 2015, August 10, 2015, August 17, 2015, August 24, 2015, August 31, 2015, September 14, 2015, September 21, 2015, September 28, 2015, and October 12, 2015.

11. In general, Chapters 1, 2, 3, 4, 5, 6, 8, 9 and 10 involved edits from the public release version issued April 3, 2015. In reviewing Chapter 7 (Parks, Recreation and Open Space), the Planning Commission identified certain limited revisions, deferring the balance of the Chapter to the work of the Parks Board.
12. On July 17, 2015, the Monroe City Council passed and approved Resolution No. 2012/020 – adopting Comprehensive Plan Amendment Procedures. Included among those procedures are review criteria the Planning Commission shall use in considering whether to not to recommend approval or approval with modification of the proposed plan amendment.
13. As provided for in Resolution No. 2012/020, each plan amendment shall meet the following criteria to be recommended for approval:
  - 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.
  - iv. Must be weighed in light of cumulative effects of other amendments being considered.
14. Resolution No. 20/2012 also states that in addition to the mandatory review criteria above (in Finding #13), any proposed amendment must meet the following additional criteria unless compelling reasons justifies its adoption without them.
- i. 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.
  - ii. Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.
  - iii. Is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations..
  - iv. Is compatible with neighboring land uses and surrounding neighborhoods, if applicable.
  - v. Is consistent with other plan elements and the overall intent of the comprehensive plan.
15. The following is an analysis of the proposed Comprehensive Plan update against the review criteria the Planning Commission shall consider in determining whether to not to recommend approval or approval with modification of the proposed plan amendment. The following identifies the criteria that each plan amendment shall meet to be recommended for approval (**in bold**), followed by an analysis.
- i. **Shall not adversely affect public health, safety, or welfare in any significant way.**

The proposal does not adversely affect public health, safety, or welfare in any significant way. Rather, the proposed Comprehensive Plan advances the public health, safety, or welfare in a significant way by ensuring the City of Monroe Comprehensive Plan is in compliance with the requirements of the Washington State Growth Management Act and also is consistent with the Puget Sound Regional Council's Metropolitan Transportation Plan.

The City of Monroe's (and its urban growth area) 20-year population and employment targets are addressed in the proposed Comprehensive Plan. Strategies to accommodate the increased population and employment are included in the Comprehensive Plan. Transportation, parks and utilities plans are all based on the same population and employment targets to ensure consistency across all public facilities plans. The public welfare is advanced by the City's ability to plan for and accept its share of regional growth.

The proposed Comprehensive Plan also benefits the public welfare, health and safety through goals and policies supportive of river access, walkability pedestrian safety and mobility, finding solutions to trains blocking traffic, implementing the US 2 bypass to alleviate traffic, and more east-west connectors.

Public welfare is also enhanced through the Comprehensive Plan's readability and legibility so the public can understand the plan document. Considerable effort has been put in to editing the Comprehensive Plan to ensure it is readable and user friendly for the public. This will encourage its use by the public and also reduce the need for interpretations.

Editing of the Comprehensive Plan also sought to present a very positive image of the City of Monroe through narrative and pictures. The Comprehensive Plan also focuses on what the City can do rather than on what cannot be done.

The environmental impacts of the proposal have also been reviewed as part of an integrated GMA Comprehensive Plan/Draft Environmental Impact Statement. Environmental impacts of the proposal have been analyzed.

**ii. Shall be consistent with the overall goals and intent of the Comprehensive Plan, as amended by the proposals**

The proposed Comprehensive Plan will replace the existing City of Monroe Comprehensive Plan in its entirety. Rather than take an approach of making a series of amendments throughout an existing Plan, the City of Monroe has prepared an entirely new Comprehensive Plan.

This approach lends itself to ensuring the proposed Comprehensive Plan is, as required by the GMA, internally consistent. An update to the functional plans (e.g. Transportation Plan, Parks and Recreation Plan and Utilities Systems Plan) simultaneous with this Comprehensive Plan update facilitates consistency amongst plan elements. The same population and employment forecasts and land use assumptions were used in all Plan update documents.

The proposed Comprehensive Plan includes eight goal statements. Rather than being scattered throughout the Comprehensive Plan, all of the Comprehensive Plan's goal statements and Comprehensive Plan policies and action statements are contained in Chapter 2. Comprehensive Plan policies are linked to plan chapters they most closely support. Plan consistency is promoted through this formatting approach.

**iii. Shall be in compliance with the Growth Management Act and other State and Federal laws.**

The proposed Comprehensive Plan is being prepared as part of a major GMA update as required by RCW 36.70A.130. The proposed Comprehensive Plan is necessary to comply with the requirements of the Washington State Growth Management Act (GMA). Population and employment projections for the City and its urban growth area were incorporated into the Comprehensive Plan.

Development of the proposed Comprehensive Plan involved early and continuous public involvement as required by the GMA (Citizen participation is also a Statewide Planning goal (RCW 36.70A.020(11))). The public involvement process has been extensive including a week long studio, joint workshops amongst City boards and commissions and the City Council, multiple Planning Commission workshops, a Planning Commission public hearing and multiple City Council briefings over almost a two year period. Many comments received through this public involvement process were incorporated into the proposed Comprehensive Plan.

The proposed Comprehensive Plan is also sensitive to the needs and rights of private property owners in general. Private property rights is a statewide GMA goal (RCW 36.70A.020(6)).

The proposed Comprehensive Plan is also consistent with all other Statewide Planning Goals identified in RCW 36.70A.020.

Distribution and circulation of the proposed Comprehensive Plan to State and Federal agencies ensures that the Plan takes into consideration other state and federal laws.

**iv. Must be weighed in light of cumulative effects of other amendments being considered.**

The Comprehensive Plan update is being accomplished through preparation of a new Comprehensive Plan (rather than by amendments to an existing plan). The Transportation Plan, Parks and Recreation Plan and utilities system plans are being updated simultaneously with this update. Environmental review is

being accomplished for all of the documents at the same time as part of the update process, ensuring cumulative impacts are addressed.

In this respect, the Plan update process is being conducted so that cumulative effects are more evident and transparent, as review of all key plan documents are taking place simultaneously.

16. City of Monroe Resolution No. 20/2012 also states that in addition to the mandatory review criteria above, any proposed amendment must meet the following criteria unless compelling reasons justifies its adoption without them. The criteria are identified **in bold**, followed by an analysis:

- i. 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.**

Among other items, the proposed Comprehensive Plan addresses the GMA update requirements. This includes a requirement to incorporate and plan for updated 20-year (2035) population and employment forecasts for the City and its urban growth area. The proposed Comprehensive Plan adequately addresses this.

In doing so the proposed Comprehensive Plan recognizes the Monroe is changing. It is no longer a "small town" but is and has become a regional center.

Changes to certain geographical areas of the City are acknowledged. For instance, the Plan addresses the area near and at the air field and is sensitive to what the airport property owner might want to do in the future, while still providing for the airport's continuing use.

The proposed Comprehensive Plan also seeks to make Downtown thriving, recognizing that Monroe's Downtown has lost some of the strength and vibrancy it has had in the past. The proposed Comprehensive Plan also seeks to direct certain types of uses downtown, such as retail on ground floor – in order to promote Downtown's vibrancy. Increasing residential density downtown is also pursued to support economic growth.

No plan or ordinance inconsistencies are specifically addressed, although the preparation of the Comprehensive Plan in conjunction with updating the Transportation, Parks and utilities systems plans at the same time enhances and strengthens plan coordination. This represents exceptional consistency in planning as part of the GMA update.

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

State Environmental Policy Act environmental review on the proposed Comprehensive Plan was conducted as required by the Washington State Environmental Policy Act (SEPA). A draft Environmental Impact Statement (DEIS) was prepared for the Comprehensive Plan and issued April 3, 2015, with a 60-day public comment period. The DEIS identifies impacts and measures to mitigate such impacts.

The Draft EIS was prepared as an integrated Comprehensive Plan/Draft EIS as provided for in State law to promote greater efficiency and analysis between the proposed Comprehensive Plan and the SEPA environmental analysis. SEPA/GMA integration also ensures that environmental analyses under SEPA occurred concurrently with and as an integral part of the planning and decision making under GMA.

Comments on the DEIS will be responded to as part of the final EIS (FEIS). After Plan adoption, additional environmental review will occur for non-exempt project and non-project actions.

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

The proposed Comprehensive Plan update incorporates updated 2035 employment and population allocations. The proposed Comprehensive Plan is consistent with the land uses and regional growth projections.

**iv. Is compatible with neighboring land uses and surrounding neighborhoods, if applicable.**

This criteria is not entirely applicable. The proposed Comprehensive Plan is an update for the entire city (and Monroe urban growth area) rather than being site-specific or for a neighborhood area.

Nonetheless, the proposed Comprehensive Plan takes into consideration the need to promote compatible development and densities within the City.

**v. Is consistent with other plan elements and the overall intent of the comprehensive plan.**

The proposed Comprehensive Plan is internally consistent.

This Comprehensive Plan update is being accomplished through preparation of a new Comprehensive Plan (rather than through amendments to an existing plan). The Transportation Plan, Parks and Recreation Plan and utilities system plans are being updated at the same time in conjunction with this Comprehensive Plan update.

Environmental review was accomplished for the Comprehensive Plan and other functional plan documents (i.e. transportation, parks and recreation and utilities) at the same time as part of the update process. This ensures cumulative impacts are addressed. Cumulative effects are more evident and transparent. Consistency is achieved.

### **CONCLUSIONS**

1. The Monroe Planning Commission held a duly advertised public hearing to consider the proposed Comprehensive Plan update.
2. The Comprehensive Plan Update meets the review criteria contained in City of Monroe Resolution No. 2012/020.
3. Compliance with Monroe Municipal Code (MMC) Chapter 20.04 (State Environmental Policy Act) has been met.
4. The proposed Comprehensive Plan has been submitted to State agencies for the 60-day state agency review process in accordance with RCW 36.70A.106.

## EXHIBIT C

### ORD. NO 021/2015

#### CITY OF MONROE 2015-2035 COMPREHENSIVE PLAN

##### ADDITIONAL CITY COUNCIL FINDINGS

While the Monroe City Council generally concurs with and adopts the Planning Commission findings contained in Exhibit B, the City Council hereby further adopts the additional findings set forth below in support of the adoption of the Comprehensive Plan effectuated by Ordinance No. 021/2015.

These additional findings are intended to supplement the Planning Commission's findings dated October 19, 2015. However, to the extent of any irreconcilable conflict between any Planning Commission finding contained in Exhibit B and any finding set forth below, the finding set forth below shall be deemed to supersede and control.

- 1. Consistency with the Growth Management Act.** The City Council finds that the proposed Comprehensive Plan conforms to and is consistent with all applicable provisions of the Washington State Growth Management Act (Chapter 36.70 RCW). Without limitation to the forgoing, the City Council has specifically considered, and the proposed Comprehensive Plan update conforms to, the relevant GMA Planning Goals codified at RCW 36.70.020 to guide the development and adoption of comprehensive plans.

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

The draft 2015-2035 Comprehensive Plan accommodates the City's 2035 population and employment targets within an urban growth area where public facilities and services exist and have been adequately and efficiently planned for. The City's transportation (Appendix D to the Comprehensive Plan), parks, recreation and open space (Appendix F), and utilities (Appendix H, stormwater, sewer and water) plans are all being updated simultaneous with the 2035 Comprehensive Plan update.

All plans rely on the same 2035 population and employment forecasts. This achieves exceptional consistency across these public facilities planning documents. Projects, costs and funding have been identified over both a six year period as well as for the 20 year life of the plan. No urban growth area expansion is proposed from the existing Comprehensive Plan.

Goal 6 of the draft 2015-2035 Comprehensive Plan provides for planning to address growth and states,

*“Goal 6: Provide and promote both utility and transportation infrastructures that coincide with need, growth, and long-term objectives.*

*All cities require functional, resilient utility and street networks providing for the flow of services, people and materials. This goal works to realize a more connected Monroe, improve crossing conditions at major arterials, and other measures supporting the type of infrastructure that Monroe needs as part of its future.”*

The draft 2015-2035 Comprehensive Plan provides for development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

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

The draft 2015-2035 Comprehensive Plan does not expand the City’s adopted urban growth area. Population and employment is accommodated within the existing urban growth area boundary. This includes the efficient use of land with higher densities for certain mixed use and other areas. Inappropriate conversion of undeveloped land into sprawling, low-density development is reduced in the draft 2015-2035 Comprehensive Plan.

Draft Comprehensive Plan Goal 4 reinforces this concept and states,

*“Goal 4: Provide for and appropriately locate the types, quality, and quantities of development in Monroe to assure land use compatibility, enhance neighborhood character, and facilitate the City’s long-term sustainability.*

*While the City can’t drive growth, it can influence the type and character of development patterns. Residents prize the overall scale and feel of Monroe. This goal works to keep the community safe, active, and compatible with Monroe’s character.”*

The draft 2015-2035 Comprehensive Plan reduces the inappropriate conversion of undeveloped land into sprawling, low-density development.

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

As required by the GMA, the draft 2015-2035 Comprehensive Plan includes a Transportation Chapter (Element, Chapter 4) as well as a new Transportation Plan (Appendix D). The Transportation Plan addresses the multimodal transportation system and includes an inventory and/or forecasts of vehicle traffic, public transit, bicycles and pedestrian facilities. It also addresses freight and the airport facility within the City.

In addition, the Parks, Open Space and Recreation Chapter (Chapter 7) and Parks, Open Space and Recreation Plan (Appendix F) inventories trails and identifies trail needs over the 20 year planning period based on adopted level of service standards.

The Transportation Plan (and the 2015-2035 Comprehensive Plan in general) was provided to various State and regional agencies for comment during the comprehensive plan process. This includes the Puget Sound Regional Council. Comments from the PSRC were provided and have been incorporated into the Comprehensive Plan to ensure consistency with the Metropolitan Transportation Plan (VISION 2040). Efficient multi-modal transportation systems are promoted.

*(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.*

As required by the Growth Management Act (Chapter 36.70A RCW), the draft 2015-2035 Comprehensive Plan includes a housing chapter (element). An inventory and assessment of the existing housing stock, housing need by tenure and by incomes are included. Analysis of housing need by income ensures that housing needs for all income levels are addressed. The draft 2015-2035 Comprehensive Plan includes a housing goal which states,

*“Goal 5: Provide for a wide range of housing types for all Monroe residents.*

*Monroe is a diverse community with a wide range of incomes and housing needs. This goal works to provide an equally diverse range of housing options.”*

Policies supporting implementation of the housing goal are included in the Comprehensive Plan, Chapter 2 (Vision & Policy Framework.) Included amongst them are proposed policies P. 106, P.109 and P.114 which state,

*“P. 106 Support maintenance and revitalization of older housing to beautify and help stabilize existing neighborhoods.”*

*“ P.109 Promote the development of affordable housing.”*

*“P.114 Permit a variety of smaller-sized housing, including cottage housing, manufactured home parks, or other types where compatible with surrounding neighborhoods.”*

The draft 2015-2035 Comprehensive Plan encourages the availability of affordable housing to all economic segments of the population, promotes a variety of residential densities and housing types, and 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.*

The draft 2015-2035 Comprehensive Plan includes an Economic Development Chapter (element) and an Economic Development Strategy (Appendix E) to promote economic development and set forth a strategy for economic development.

The Economic Development Chapter and Economic Development Strategy include a detailed assessment of demographic and market trends and also discuss the anticipated market for retail, office and industrial development. Market sectors are identified and discussed in detail with regards to economic opportunities they might present.

Both the Economic Development Chapter and Economic Development Strategy identify six key economic development themes intended to foster a robust economy for the City of Monroe. These six economic development themes include:

1. Thriving Downtown with Vibrant Main Street Character
2. A Great Place to Start and Operate a Business
3. Outdoor and Adventure Destination
4. Growing Smart – Monroe Style
5. Complete Regional Retail Center
6. Walkable, Accessible, and Interconnected Community

The draft 2015-2035 Comprehensive Plan also has two goal statements directed at economic development. These include Goal 3 and Goal 8. Goal 8 is specific to downtown. Goal 3 and Goal 8 state, respectively,

*“Goal 3: Grow as a regional center and destination, providing employment opportunities while sustaining a balanced, diverse, resilient economy for Monroe.*

*Residents understand the need to maintain economic diversity while capitalizing on all of Monroe’s assets. This goal works to build a diverse and balanced economic base, improve quality of life and commercial assets, and promote fiscal health.”*

and

*“Goal 8: Establish downtown Monroe as a thriving commercial, civic, and residential area.*

*A thriving downtown enhances the value and function of the entire City. Downtown should represent much of Monroe’s civic identity. Making downtown vital requires supporting its numerous and necessary operations including a strong commercial and retail base, community services, public spaces and housing options. This goal highlights the importance of a healthy downtown.”*

Economic opportunity is promoted and retention and expansion of existing businesses and recruitment of new businesses is fostered through the draft 2015-2035 Comprehensive Plan.

*(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.*

The draft 2015-2035 Comprehensive Plan is the culmination of a lengthy two-year process that carefully considered and weighed numerous factors, including the recommendations of City staff and the Planning Commission, public comment, the preferences of property owners, and review under the State Environmental Policy Act (SEPA). A Planning Commission public hearing and City Council public hearing were held. The City’s decision-making process was methodical and well-reasoned, and was not arbitrary or discriminatory in any manner.

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

The draft 2015-2035 Comprehensive Plan will facilitate the ability of landowners to apply for permits that would authorize development of the underlying property in accordance with their intent.

The Comprehensive Plan Economic Development Chapter includes, as one of its strategies,

“Provide a regulatory environment supportive of business”.

This strategy includes periodically evaluating fees to ensure Monroe is competitive with other cities in the region, supporting local business through efficient regulation, licensing, and permitting procedures, and identifying regulatory and financial incentives for starting or growing new business and industrial uses. All of these actions support timely and fair processing of permits.

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

The City of Monroe is a local municipality subject to and planning under RCW 36.70A.040. Consistent with the central planning objectives of the GMA, the proposed amendments will help to ensure that land within the incorporated jurisdiction of the City of Monroe is utilized primarily for urban rather than rural, agricultural or nonproductive uses.

*(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.*

The draft 2015-2035 Comprehensive Plan includes a Parks, Recreation and Open Space Chapter (Chapter 7) and Parks, Recreation and Open Space Plan (Appendix F). The draft 2015-2035 Comprehensive Plan includes two goals which directly relate to parks and the natural environment/natural resources for recreational purposes. Goal 2 and Goal 7 state,

*“Goal 2: Manage Monroe’s environment and natural resources, supporting the health, safety, welfare, recreational needs, and economic well-being of current and future generations. Clean water and air, access to healthy food supplies, and responsible waste disposal are essential components of urban life.*

*This goal focuses on conserving Monroe's natural resources, serving current and future needs. Monroe's natural setting, seen in undeveloped shoreline areas, hillsides, mountain views and surrounding agricultural lands is one of its most valuable assets."*

*"Goal 7: Provide parks and civic facilities, recreational opportunities, and arts and cultural activities on pace with need, growth and long-term objectives.*

*Monroe residents value their parks, recreational services, arts and cultural activities, and wish to retain or improve these qualities as the community grows. This goal directs the City to consider parks and recreational needs, the arts, and cultural activities in related plans and actions, including land use decisions, regulatory requirements and budgeting."*

The draft 2015-2035 Comprehensive Plan includes strategies to enhance open space and recreation, including opportunities to take advantage of natural features to enhance recreational opportunities for the public.

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

The draft 2015-2035 Comprehensive Plan includes provisions to protect the environment and high quality of life.

The draft 2015-2035 Comprehensive Plan includes a Shorelines & Natural Environment chapter (Chapter 9) that incorporates the City of Monroe's Shoreline Master Program (SMP) by reference. The Shorelines & Natural Environment chapter also describes environmental systems, including critical areas, and other environmental conditions that influence Monroe's planning.

Chapter 9 also recognizes that shoreline areas and natural environmental features play a strong role in Monroe, influencing community character and quality of life. Important natural assets include native vegetation, local geography, soils, surface/sub-surface water bodies, and air quality.

The draft 2015-2035 Comprehensive Plan includes a goal statement related to the environment and natural resources which states,

*"Goal 2: Manage Monroe's environment and natural resources, supporting the health, safety, welfare, recreational needs, and economic well-being of current and future generations.*

*Clean water and air, access to healthy food supplies, and responsible waste disposal are essential components of urban life. This goal focuses on conserving Monroe's natural resources, serving current and future needs. Monroe's natural setting, seen in undeveloped shoreline areas, hillsides, mountain views and surrounding agricultural lands is one of its most valuable assets."*

The draft 2015-2035 Comprehensive Plan includes several policies addressing protection of the environment such as,

P.009 - Promote building setbacks from significant slopes to maintain slope stability and reduce the need for engineered approaches.

P.010 - Manage land use development to reduce downstream urban flooding.

P.011 - Require special site plan review of proposed development in geological and flood hazard areas. Evaluate alternative development options where determined necessary.

P.012 - Review and update building and development codes on an ongoing basis incorporating the best and latest standards for development in critical areas.

P.038 - Promote site development and construction practices that minimize impact on natural systems.

P.039 - Manage surface water areas for multiple use, to include:

- Flood and erosion control
- Wildlife habitat
- Open space
- Recreation
- Groundwater recharge functions

P.040 - Where appropriate, apply mitigation sequencing techniques in management of wetland areas.

P.041 - Consider flood control strategies that preserve full function and do not negatively impact adjacent properties when evaluating development proposals.

P.042 - Identify, inventory, classify and protect fish and wildlife habitats, providing special consideration to fish which migrate for spawning.

P.044 - Participate in regional efforts to recover species listed under the Endangered Species Act through activities including watershed planning and restoration.

The above proposed policies, if adopted, provide for substantive authority to apply SEPA mitigation, if necessary on development projects affecting critical areas. They also include directives to maintain and update regulations for the continued protection of the environment on issues such as habitat, flood control, wetlands, geological and flood hazard areas, and significant slopes.

In addition to the above, the draft 2015-2035 Comprehensive Plan was prepared as an integrated SEPA/GMA Environmental Impact Statement document to provide for better-informed GMA planning decisions (WAC 197-11-210(3)(a)). The SEPA process was initiated in May 2014 with the issuance of a scoping notice for the 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.*

The 2015 Comprehensive Plan update process began in 2013. A citizen's advisory committee was created and meetings with stakeholders, the Planning Commission and other City Boards (e.g. Parks Board) were held through 2014 and into 2015. Appendix C to the draft 2015-2035 Comprehensive Plan describes the 2015-2035 Comprehensive Plan Update process.

On April 2, 2015, a public review draft of the draft Comprehensive Plan/environmental impact statement was issued for public comment. Following its issuance, the Planning Commission held a public hearing on the draft Comprehensive Plan/draft EIS on April 20, 2015. The public testimony portion of the Planning Commission's public hearing was continued to May 4, 2015, and then May 11, 2015.

The Planning Commission closed the public testimony portion of the public hearing on May, 11, 2015. Following the May 11, 2015, closure of the public testimony portion of the public hearing, the Planning Commission deliberated for on the Comprehensive Plan for approximately 18 meetings.

On October 19, 2015, the Planning Commission made its recommendation on the Comprehensive Plan to the City Council. In making its recommendation, the Planning Commission made findings consistent with criteria identified in City of Monroe Resolution No. 2012/020.

On December 1, 2015, the Monroe City Council held a public hearing on the Comprehensive Plan. The public hearing was continued to December 8, 2015.

*(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.*

Level of service standards are provided for in the draft 2015-2035 Comprehensive Plan for transportation, parks and other public facilities. Capital facilities plans are included in the draft 2015-2035 Comprehensive Plan to ensure that projects and revenues are considered.

Draft 2015-2035 Comprehensive Plan Goal 1 and Goal 6 state,

*“Goal 1: Establish and maintain a safe, secure environment in Monroe for residents, businesses, and visitors. Maintaining public safety and protecting property underpin nearly all governmental activities.*

*This goal articulates Monroe’s pledge to promote high standards in police and fire protection, maintain safe public facilities and infrastructure, and strive to minimize risk to life and property.”*

*“Goal 6: Provide and promote both utility and transportation infrastructures that coincide with need, growth, and long-term objectives.*

*All cities require functional, resilient utility and street networks providing for the flow of services, people and materials. This goal works to realize a more connected Monroe, improve crossing conditions at major arterials, and other measures supporting the type of infrastructure that Monroe needs as part of its future.”*

Both goals and supporting policies address the need to provide adequate public facilities.

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

The draft 2015-2035 Comprehensive Plan includes, as a policy statement to support three different plan goals statements (Goals 3, 4 and 7), the following,

*“Identify, preserve and protect historic, cultural and archeological resources.”*

This policy will provide substantive support for future regulations, SEPA mitigation or other programs to support this State Planning Goal.

- 2. Shoreline Master Program Consistency.** The Growth Management Act also includes, as a State Planning Goal, the Goals and Policies of the Washington State Shoreline Management Act (Chapter 90.58 RCW).

The City of Monroe has an adopted Shoreline Master Program, which has been approved by the Washington State Department of Ecology. The proposed 2015-2035 Comprehensive Plan includes a Shoreline & Natural Environment Chapter (Chapter 9). This Chapter is not intended to replace or amend the Shoreline Master Program but is, rather, intended to summarize its (Shoreline Master Program’s content and intent.

The Shoreline & Natural Environment Chapter also describes the environmental systems and conditions that influence Monroe’s planning and recognizes that shoreline areas and natural environmental features play a strong role in Monroe, influencing community character and quality of life.

- 3. Countywide Planning Policies.** In addition to the State GMA Planning Goals, the draft 2015-2035 Comprehensive Plan is also consistent with the *Countywide Planning Policies for Snohomish County* (adopted June 1, 2011.) As examples,

The Countywide Planning Policies (CPP’s) Development Patterns Goal states:

“The cities, towns, and Snohomish County will promote and guide well designed growth into designated urban areas to create more vibrant urban places while preserving our valued rural and resource lands.”

CPP Development Patterns Policy DP-7 states:

“City and County Comprehensive Plans should locate employment areas and living area in close proximity in order to maximize transportation choices and minimize vehicle miles traveled and to optimize use of existing and planned transportation systems and capital facilities.”

CPP Development Patterns Policy DP-31 states:

“Jurisdictions should minimize the adverse impacts on resource lands and critical areas from new developments.”

CPP Natural Environment Goal states:

“Snohomish County and local jurisdictions will act as a steward of the natural environment by protecting and restoring natural systems, conserving habitat, improving air and water quality, reducing greenhouse gas emissions and air pollutants, and addressing potential climate change impacts. Planning for the future will embrace sustainable ways to integrate care of the environment with economic and social needs.”

The draft 2015-2035 Comprehensive Plan is consistent with the above CPP Goals and Policies. The draft 2015-2035 Comprehensive Plan promotes efficient use of land in the urban growth area of the City of Monroe and for Snohomish County. The City’s current urban growth area boundary is not expanded in the draft 2015-2035 Comprehensive Plan. In doing so, more local job opportunities would exist for Monroe residents.

Approximately 85 percent of Monroe residents who are employed travel outside of the City for work. (See *Appendix E*, City of Monroe Economic Development Strategy prepared by Studio Cascade and the Leland Consulting Group.) The draft 2015-2035 Comprehensive Plan would provide increased employment opportunities for local residents and reduce vehicle miles traveled, improve air quality and reduce greenhouse gas emissions.

The overriding directive to cities under both VISION 2040 and the Snohomish County CPPs is to encourage and focus urban growth within UGAs, to maximize the development potential of existing urban lands, and to afford cities broad discretion in “determin[ing] the appropriate methods for providing urban services in their incorporated areas”. See VISION 2040 MPP-DP-2 at 47; Snohomish County CPPs at 20, PS-2 at 56.

Increasing the availability of public services and facilities is precisely the objective of the county and regional planning programs. See, e.g., VISION 2040 at 13-4, 46-47, 89-91, G-11; Snohomish County CPPs at 20, DP-5, PS-2.

In summary, the draft 2015-2035 Comprehensive Plan addresses the “Overarching Goals” which the CPP’s identify as part of VISION 2040 including the environment, development patterns, housing, economy, transportation and public services.

4. **Criteria Satisfied.** The City Council has determined that the draft 2015-2035 Comprehensive Plan satisfy all relevant standards for approval, including without limitation the criteria set forth in Resolution No. 2012/020 and all applicable provisions of the Monroe Municipal Code.
5. **Needs and changed circumstances.** The City of Monroe draft 2015-2035 Comprehensive Plan update addresses needs and changed circumstances. The primary need addressed by the draft 2015-2035 Comprehensive Plan is to comply with the requirements of RCW 36.70A.130 for the periodic plan review.
6. **Development regulations.** During the process of preparing and adopting the draft 2015-2035 Comprehensive Plan, the City has, as required by RCW 36.70A.0130, reviewed its development regulations to determine the need for revisions to meet mandatory requirements of the Act (Chapter 36.70A RCW). Additional revision and updating of the City’s development regulations is not needed within the timeframe specified for updating the City’s Comprehensive Plan.

## FACT SHEET

<b>Name of Proposal</b>	<i>City of Monroe 2015-2035 Comprehensive Plan &amp; Final Environmental Impact Statement (FEIS)</i>
<b>Proponent</b>	City of Monroe
<b>Location</b>	The City of Monroe is located in southwest Snohomish County where State Route 522 and U.S. 2 intersect, further located by the coordinates: 47°51'28" N 121°59'18" W. The planning area consists of the City of Monroe and its associated Urban Growth Area (UGA), totaling approximately 4,900 acres.
<b>Proposed Action</b>	The Proposed Action is adoption of the <i>City of Monroe 2015-2035 Comprehensive Plan</i> to meet Growth Management Act (GMA) requirements by June 2015.
<b>EIS Alternatives</b>	<p>Two action alternatives meeting the City of Monroe's objectives are analyzed in this Final Comprehensive Plan/EIS: Alternative 1 (Preferred Alternative) and Alternative 2 (River and Valley Alternative). As required by SEPA, the No Action Alternative is also evaluated. Both action alternatives would accommodate the City's population target for 2035 of 25,119 and employment target for 2035 of 11,781 jobs. However, without changes to residential densities, the No Action alternative would not be able to accommodate the population target, but would accommodate the employment target. The action alternatives are described in detail in <b>Appendix A</b> of this Comprehensive Plan/EIS.</p> <p><b>Alternative 1</b>, the City's Preferred Alternative, assumes four character areas would be developed in the city, including the: Regional Benefit District, Central District, Skykomish Greenway and North Hill District. Under Alternative 1, new growth would primarily be directed to the following areas: north portion of Monroe (R2-5 areas would be re-designated Low Density SFR), central portion of Monroe currently designated Special Regional Use (the fairgrounds) and Limited Open Space Airport areas would be re-designated Tourist Commercial, the area south of US 2 and along 179th (Professional Office and High Density Residential areas would be re-designated Mixed Use), the south part of Monroe along the West Main Corridor (High Density Residential, Industrial and Public Facilities areas would be re-designated Mixed Use), and the triangle to the east of SR 522, north of Main Street and west of the King</p>

Street alignment (Medium Density Residential areas would be re-designated High Density SFR). The existing city UGA boundary would remain unchanged.

The **No Action Alternative** assumes that existing land use designations and regulations would remain in effect, the existing zoned-density in the City would not be increased and the existing UGA boundary would remain unchanged. This alternative assumes that the City of Monroe would develop in a manner consistent with previously adopted plans and policies.

**Lead Agency**

City of Monroe  
806 West Main Street  
Monroe, WA 98272

**SEPA Responsible  
Official/Contact  
Person**

David Osaki, AICP, Community Development Director  
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[dosaki@monroewa.gov](mailto:dosaki@monroewa.gov)

**Required  
Approvals and/or  
Permits**

The following approvals will be required for the Comprehensive Plan:

- Monroe City Council – Adoption

While not necessarily an approval for the plan, the following processes are required:

- Puget Sound Regional Council – Transportation Element certification
- Washington State Department of Commerce – coordination of state comments
- City of Monroe – development and building permit review for any future development proposals

**Authors and  
Principal  
Contributors to  
this EIS**

This *City of Monroe Comprehensive Plan Update* – Final Comprehensive Plan/EIS has been prepared under the direction of the City of Monroe, as SEPA Lead Agency. Planning, research and analysis associated with this Comprehensive Plan/EIS were provided by the following consulting firms:

- **Studio Cascade** – lead Comprehensive Plan and EIS consultant; document preparation; environmental analysis – Public Services
- **EA** – SEPA input; environmental analysis – Land Use, Relationship to Plans and Policies, Aesthetics, and Natural Environment

- **Fehr and Peers** – Transportation
- **BHC** – Water, Sanitary Sewer, and Stormwater Utilities
- **Leland Consulting Group** – Financial Analysis

**Previous Environmental Documents**

Per WAC 197-11-635, this Comprehensive Plan/FEIS builds upon and incorporates by reference the following environmental documents:

- *City of Monroe Draft Comprehensive Plan and Draft EIS, April 2015*
- *City of Monroe Comprehensive Plan Draft and Final Supplemental EIS, August and November 1994*
- *North Kelsey Subarea Plan Planned Action Draft and Final EIS, September 2003 and March 2004*
- *City of Monroe Comprehensive Plan Land Use Element Draft and Final Supplemental EIS, August and October 2005*
- *City of Monroe Comprehensive Transportation Plan and Final Supplemental EIS, December 2006*
- *City of Monroe Shoreline Master Program, SEPA Environmental Checklist, August 2007*
- *City of Monroe Downtown Master Plan and Design Guidelines Draft and Final Supplemental EIS, January and April 2008*

**Date of Issuance of this Comprehensive Plan/FEIS**

December 8, 2015

**Date of Implementation**

December 8, 2015, Ordinance adoption by Monroe City Council

**Public Comment**

Affected agencies, tribes, and members of the public were invited to comment on the Draft EIS verbally and in writing. Comments were due on the Draft EIS on June 2, 2015.

**Public Hearing**

A public hearing on the Draft EIS was held before the Monroe Planning Commission on April 20<sup>th</sup>, May 4<sup>th</sup>, and May 11<sup>th</sup>, 2015.

**Availability of this Comprehensive Plan/FEIS**

Copies of this Comprehensive Plan/FEIS have been distributed to agencies, organizations and individuals noted on the Distribution List. Notice of Availability of the Comprehensive Plan/FEIS has been provided to organizations and individuals that requested to become

parties of record and that provided comments on the Draft Comprehensive Plan and EIS.

The complete 2015-2035 Comprehensive Plan and Final Environmental Impact Statement (FEIS) and Appendices can be downloaded from the project website:

[www.monroewa.gov/compplan](http://www.monroewa.gov/compplan)

Copies of these documents are also available for public review at the following locations:

Monroe City Hall  
806 West Main Street  
Monroe, WA 98272

Monroe Library  
1070 Village Way  
Monroe, WA 98272

Copies on CD-ROM/DVD are also available for purchase for \$5 from the City of Monroe at 806 West Main Street, Monroe, WA 98272.

If you have special accommodation needs, please contact the City of Monroe at (360)-794-7400