

**CITY OF MONROE
RESOLUTION NO. 018/2019(SUB)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONROE, WASHINGTON, OPPOSING EXPANSION OF THE
SOUTHWEST URBAN GROWTH AREA BOUNDARY**

WHEREAS, Planning for Urban Growth Areas (UGAs) is an important tool provided by the Growth Management Act (GMA) for deciding where future urban growth should be encouraged, where the extent of that growth should be located, and how the financial and environmental responsibilities that come with growth, will be met; and

WHEREAS, UGAs are areas where growth and higher densities are expected and that can be supported by cost-effective urban services; and

WHEREAS, By directing growth into urban areas, counties and cities can also protect critical areas, conserve their natural resource lands – such as farms and forests – and maintain the rural character of their rural lands; and

WHEREAS, UGAs are areas where growth and higher densities are expected and supported by urban services; and

WHEREAS, in August 2019 Snohomish County issued the Draft *Southwest UGA Boundary Planning Study* to provide data and information that can be drawn from when considering alternatives for accommodating future growth and when reviewing proposals for UGA adjustments; and

WHEREAS, the *Boundary Planning Study Area* (BPS) considers regulations and policies that may need to be satisfied, or amended, to adjust UGA boundaries; and

WHEREAS, the BPS provides data and information for future county planning efforts including the 2023 Snohomish County Comprehensive Plan Update, when alternatives for accommodating future growth will be developed; and

WHEREAS, The *Boundary Planning Study Area* extends eastward from the Southwest Urban Growth Area (SWUGA) to Broadway Avenue, north to Cathcart, and south to the county line, an area that is currently designated as rural; and

WHEREAS, Designation of Urban Growth Areas must be coordinated between the county and cities per RCW 36.70A.100; and

WHEREAS, The *Boundary Planning Study* did not analyze the potential impacts on surrounding cities and towns; and

WHEREAS, The City of Monroe has expressed interest in accommodating additional population and employment growth at urban densities consistent with the Puget Sound Regional Council Vision 2050 *Regional Growth Strategy* Draft Preferred Alternative; and

WHEREAS, The City of Monroe may be unable to meet its assigned growth targets within the planning period as a result of a change in land uses, policies, or the Urban Growth Area boundaries within the Boundary Planning Study Area; and

WHEREAS, Snohomish County did not consult with the City of Monroe or other cities or towns in East Snohomish County regarding potential impacts identified in the Southwest UGA Boundary Planning Study.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONROE:

Section 1. That we, the City of Monroe, oppose the Snohomish County Council taking any action to change the rural character of the land within the Southwest UGA Boundary Planning Study Area.

Section 2. The City of Monroe supports policies within the Draft VISION 2050 *Regional Growth Strategy* that:

- 2.1 Contain urban sprawl and direct future growth to existing urban growth areas, supported by urban levels of service, available infrastructure, and multi-modal transportation systems.
- 2.2 Provide a stable and predictable urban growth boundary and the ability to accommodate additional growth in established urban growth areas to reduce the pressure to expand the urban growth area.
- 2.3 Allocate growth around regional and local growth centers, such as the Frylands Industrial Park and North Kelsey in Monroe and major transportation corridors within existing urban growth areas such as State Route 522, State Route 203, and US 2.
- 2.4 Discourage growth in rural and unincorporated urban growth areas to permanently preserve the region's vital diversity of land uses, habitat and rural economic activity for present and future generations.
- 2.5 Protect and preserve rural and unincorporated urban areas, like the *Boundary Planning Study Area* that have substantial tree canopy, limited impervious surface coverage, and relatively intact stream systems that provide benefits for the regional as a whole.
- 2.6 Deliver cost effective services at urban levels of service as provided by cities within established urban growth areas.

Section 3. The City Council finds as follows:

- 3.1 The Southwest Boundary Planning Study Area is designated as “rural” by the Puget Sound Regional Council *Regional Growth Strategy*.
- 3.2 The Puget Sound Regional Council *Regional Growth Strategy* defines rural areas as “not intended to be served with urban services or accommodate a significant amount of residential or employment growth.
- 3.3 The *Southwest UGA Boundary Planning Study* evaluates scenarios where population growth within the Study Area exceeds the 6% growth target identified in the 2017-2050, *Regional Growth Strategy* Draft Preferred Alternative.
- 3.5 Housing capacity estimates provided in the *Boundary Planning Study* suggest that future housing demand can be accommodated with existing land supplies within the Southwest UGA.
- 3.6 The cities of Bothell, Monroe, and Snohomish have met less than 30% of their 2035 growth targets indicating that each of the geographies has capacity remaining for additional population, and therefore expansion of the Southwest UGA is unnecessary to accommodate future growth.
- 3.7 The *Boundary Planning Study Area* is not located near high capacity transit; is not served by Community Transit or other bus service; and would need to densify considerably to support cost-effective bus service.
- 3.8 Any changes to the BPS area would not meet the Draft VISION 2050 preferred alternative which places a majority of new growth near high capacity transit and de-emphasizes growth in rural areas.
- 3.9 The Boundary Planning Study Area is located in the Little Bear Creek and North Creek watersheds. According to the Snohomish County 2017 *Little Bear Creek Basin Plan*, “The Little Bear Creek watershed is an important resource for fish, recreation, and open space. Compared to other nearby watersheds, undergoing urbanization, Little Bear Creek has relatively good water quality and stream habitat conditions.” The Basin Plan reports, even with increased stormwater treatment associated with redevelopment, Little Bear Creek will fall short of water quality standards and targets. Development scenarios proposed in the BPS reduce tree cover, increase impervious surface and exacerbate water quality issues within the WRIA 8 watershed.
- 3.10 The net fiscal impact (scenario revenues over Current Strategies minus scenario expenditures over Current Strategies) for both the Nodes and Urban scenarios are negative, meaning that projected revenues do not cover the full estimated cost of providing appropriate service and infrastructure to new residents.

3.11 The scenarios developed in the BPS are inconsistent with the Draft Vision 2050 *Regional Growth Strategy* Policies to: Accommodate the region's growth first and foremost into the urban growth area (MPP-RGS-4); Avoid increasing development capacity inconsistent with the Regional Growth Strategy in regional geographies not served by high-capacity transit (MPP-RGS-11); Plan for commercial, retail, and community services that serve rural residents to locate in neighboring cities ...to avoid the conversion of rural land into commercial purposes (MPP-RGS-12); and Manage and reduce rural growth rates overtime...to maintain rural landscapes and lifestyles and protect resource lands and the environment(MPP-RGS-13).

Section 4. For the above reasons, the City of Monroe, finds expansion or conversion of the Southwest Urban Growth Area Boundary inconsistent with the *Draft Vision 2050 Regional Growth Strategy*, unnecessary to meet growth targets, and harmful to the growth and development of free-standing cities and towns within Snohomish County.

Section 5. That the City of Monroe respectfully requests that Snohomish County meaningfully involve the City, together with other local municipalities, in any future study and/or planning efforts regarding the Southwest Urban Growth Area, in order to ensure that the concerns of and potential impacts to these communities are appropriately considered.”

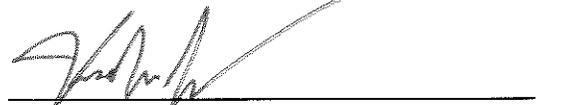
Section 6. Effective Date. This resolution shall take effect immediately upon passage.

ADOPTED by the City Council of the City of Monroe, at its regular meeting thereof, and APPROVED by the Mayor Pro Tem this 24th day of September, 2019.

Approved: September 24, 2019
Effective: September 24, 2019

CITY OF MONROE, WASHINGTON

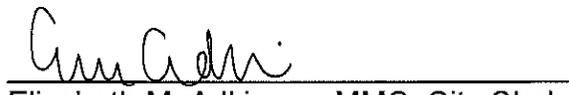
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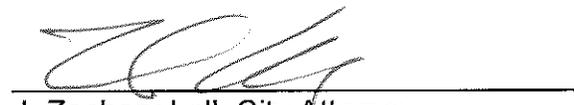


Kevin Hanford, Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:


Elizabeth M. Adkisson, MMC, City Clerk


J. Zachary Lell, City Attorney