

ORDINANCE NO. 018/2012

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON RELATING TO THE 2012 COMPREHENSIVE PLAN AMENDMENTS; AMENDING THE LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED NORTH OF US-2 NEAR THE EASTERN CITY LIMITS, COMMONLY KNOWN AS THE EAST MONROE AREA, FROM LIMITED OPEN SPACE (LOS) TO GENERAL COMMERCIAL (GC); AMENDING THE EASTERN CITY LIMITS/US-2 AND RIVMONT RIDGE DESCRIPTION IN THE "CITY OF MONROE IN A LAND USE CONTEXT" SECTION OF THE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN; AMENDING THE "EXISTING LAND USES WITHIN THE CITY AND UGA" SECTION OF THE LAND USE ELEMENT ON PAGE LU-20; AMENDING POLICY LUP 1.1 OF THE LAND USE ELEMENT REGARDING THE DEFINITIONS OF LIMITED OPEN SPACE AND GENERAL COMMERCIAL; AMENDING LAND USE GOAL 4 OF THE LAND USE ELEMENT REGARDING PRESERVATION OF AGRICULTURAL LANDS; ADOPTING LEGISLATIVE FINDINGS SUPPORTING THE AMENDMENTS; PROVIDING FOR SEVERABILITY; AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

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 have been analyzed by the City of Monroe; and,

WHEREAS, the City complied with the City of Monroe Comprehensive Plan Amendment Procedures found in Resolution 2011/007, Chapters 20.04 MMC and 21.50 MMC and other federal, state and local regulations; and,

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

WHEREAS, numerous workshops and hearings were held on the proposed amendment, including September 13, 2010, September 27, 2010, October 23, 2010, January 10, 2011, November 28, 2011, February 27, 2012, March 12, 2012, April 9, 2012, April 23, 2012, and June 19, 2012; and,

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing to consider the proposed Comprehensive Plan amendment on April 23, 2012; and,

WHEREAS, the Monroe City Council held a duly advertised public hearing to consider the proposed Comprehensive Plan amendment on June 19, 2012; and

WHEREAS, the City Council has carefully considered, and the Comprehensive Plan amendment set forth in this ordinance satisfies, all applicable criteria for approval, specifically

including without limitation the criteria set forth in Resolution 2011/007 and Chapter 36.70A RCW; 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. East Monroe Map Amendment (CPA2011-01). The Monroe City Council hereby amends the Comprehensive Plan land use designation of certain property located north of US-2 near the eastern city limits, commonly known as the East Monroe Area, and consisting of tax parcel numbers 270706-001-025-00, 270705-002-061-00, 270705-002-062-00, 270705-002-063-00, 270705-002-064-00, and 270705-002-033-00, from Limited Open Space (LOS) to General Commercial (GC), as shown on the attached Exhibit 1 and incorporated by this reference as if set forth in full. The Mayor is authorized to sign a revised Land Use Map effectuating the amendments set forth herein.

Section 2. Text Amendments. In support of the amendment approved in Section 1 of this ordinance, the Monroe City Council adopts the supporting text amendments to the Land Use Element of the Comprehensive Plan as contained in Exhibit 2 and incorporated by this reference as if set forth in full. These text amendments include (1) amending the “Eastern City Limits/US-2 and Rivmont Ridge” description in the *City of Monroe in a Land Use Context* section of the Land Use Element; (2) amending the “Existing Land Uses within the City and UGA” section within the *Inventory and Analysis* section of the Land Use Element; (3) Amending Policy LUP 1.1 of the Land Use Element regarding the definitions of the Limited Open Space and General Commercial designations; and (4) amending LUG 4¹ of the Land Use Element regarding preservation of agricultural lands.

Section 3. Findings, Conclusions, and Analysis. In support of the amendments approved in this ordinance, the Monroe City Council adopts the Findings and Conclusions in support of the proposed Comprehensive Plan amendment as shown on the attached Exhibit 3 and incorporated by this reference as if set forth in full. The City Council further incorporates and adopts by reference as findings the recitals set forth above. (The Findings and Conclusions adopted by the Planning Commission refer to Resolution 2005/006 rather than the more recent Resolution 2011/007. Resolution 2011/007 amended the review timeline contained in Resolution 2005/006, but did not alter the review criteria.)

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 10 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.

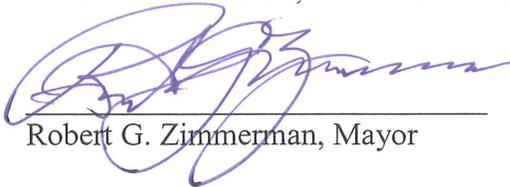
¹ LUG 4 has been renumbered as LUG 5 due to amendments to the Land Use Element of the Comprehensive Plan that have been processed concurrently with this amendment under Ordinance 16/2012.

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.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 10th day of July 2012.

1st Reading: 05/01/2012
2nd Reading: 07/10/2012
Published: 07/17/2012
Effective: 07/22/2012

CITY OF MONROE, WASHINGTON:



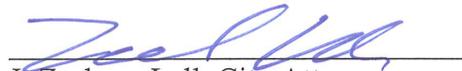
Robert G. Zimmerman, Mayor

ATTEST/AUTHENTICATED:

APPROVED AS TO FORM:



Eadye Martinson, Deputy City Clerk



J. Zachary Lell, City Attorney

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Exhibit 2

Supporting Land Use Element Text Amendments

The Eastern City Limits/US-2 and Rivmont Ridge description in *The City of Monroe in a Land Use Context* section of the City of Monroe Comprehensive Plan is amended to read:

Eastern City Limits/US-2 and Rivmont Ridge

Existing Conditions and Issues

This undeveloped area is located between the intersection of Rivmont Ridge and US-2 and extends along US-2 as the City's easternmost boundary. The westerly 43 +/- acres was annexed in 1970 with the intention to develop the property commercially (annexation application). As was the custom at the time the zoning designation upon annexation was RS-9600. The remaining 25 acres was annexed in 1987 (with the stated purpose on the application to the Snohomish County Boundary Review Board of "square off city boundaries") with an assumed zoning classification of agriculture and SR15,000 (from BRB annexation application). During the Comprehensive Plan amendment process following the adoption of the Washington State Growth Management Act the land use designation and zoning was changed to Limited Open Space. The theoretical residential housing units were transferred to other areas of the City in order to meet the Growth Management Act overall urban density for the City of Monroe Urban Growth Area. The area is significantly impacted by wetlands and, while not in the 100-year floodplain, is subject to local flooding due to restricted drainage to the Skykomish River. While impacted by environmental issues, the property has valuable commercial frontage potential on US 2 and provides the City with an economic opportunity to provide a quality Gateway presence at the eastern entry into the City. Public facilities and services to facilitate urban-level development, including sanitary sewer and water are not currently provided to this area but are available to be extended to the area.

Future Vision and Issues

More than half of the area is classified as wetlands, subject to seasonal flooding. Allowing development potential at an "urban" density consistent with the GMA (i.e., 4 DUs/acre) on the site would require construction of access roads (built to City standards) across the wetland areas to buildable portions of the site. The planned roundabout to distribute traffic between the existing US-2 and the future US 2 By-Pass will be placed at the west end of this area. This provides an excellent opportunity to create the eastern gateway to the City of Monroe in this area and capture customers that would otherwise bypass Monroe. This area is within the Monroe Urban Growth Area and is currently within the City Limits of Monroe and as such is potentially developable to the extent practicable in light of the area's site characteristics and consistent with and allowed by applicable land use and environmental regulations.

The description of Existing Land Uses within the City and UGA in the *Inventory and Analysis* section of the City of Monroe Comprehensive Plan is amended to remove the following language:

Minor agricultural uses and activities still occur along US 2 east of the business core.

The definition of Limited-Open Space, One Dwelling Unit per Five Acres in Policy LUP-1.1 of the City of Monroe Comprehensive Plan is amended to read:

Limited-Open Space, One Dwelling Unit per Five Acres. This designation shall provide for residential uses at a maximum density of one dwelling unit per five acres. This designation is most appropriate where the landowner supports the designation and for land that:

- a. Lacks the availability of public services and facilities necessary to support urban development ; or
- b. Is so severely impacted by critical areas, including frequently flooded areas, steep slopes, or wetlands, that development is not practical; and
- c. In addition to meeting the either a or b above, may also provide:
 - i. Buffers between development or urban separators between transitional land uses on the urban growth boundaries of the city, and/or
 - ii. Provides for enhanced recreational facilities and linkages to existing trails or open space systems.

The definition of General Commercial (GC) in Policy LUP-1.1 of the City of Monroe Comprehensive Plan is amended to read:

General Commercial (GC). This designation comprises more intensive retail and service uses than described under Service Commercial above. General Commercial uses typically require outdoor display and/or storage of merchandise, greater parking requirements, and tend to generate noise as a part of their operations. Such uses include but are not limited to shopping centers, grocery stores, auto, boat and recreational vehicle sales lots, tire and muffler shops, equipment rental, and vehicle storage.

The Agricultural Preservation goal of the City of Monroe Comprehensive Plan is amended to read:

Agricultural Preservation

Goal

LUG-5 Cooperate with the County to preserve prime and unique agricultural lands of significant acreage in valleys or peripheral parcels outside the urban growth area that cannot be served by public sewers.

Exhibit 3
FINDINGS AND CONCLUSIONS

East Monroe Development Group Comprehensive Plan Amendment
City of Monroe CPA2011-01

The East Monroe Development Group Comprehensive Plan amendment is analyzed under the procedures and criteria outlined below.

1. Compliance with resolution 2011/007 – Comprehensive Plan Amendment Procedures.

A. Each plan amendment shall:

- i. Shall not adversely affect public health, safety, or welfare in any significant way.

Findings: The proposed amendment will increase transportation demands as the acreage is permitted and developed, but is not likely to adversely affect public services and utilities. The area has the ability to be served by utilities and the proposal falls within the capacity range for the city's sewer and water systems. Police and fire coverage will not be adversely increased as certain limited types of "commercial" uses, such as airports, garden produce and greenhouse retail stores, are already permitted. As explained further in the findings below regarding consistency with the Comprehensive Plan, the proposed amendment will not adversely affect the neighboring residential properties in any significant manner because of the buffers provided by the unbuildable steep slopes, streams, wetlands, and Native Growth Protection areas. Other environmental impacts will be addressed through mitigation at the project level, as also discussed in further detail below. Overall, the City concludes that the benefits of commercial development along the US-2 traffic corridor will positively impact the Monroe community.

- ii. Shall be consistent with the overall goals and intent of the Comprehensive Plan.

Findings: The East Monroe Comprehensive Plan amendment is consistent with the overall goals and intent of the Comprehensive Plan. More specifically this amendment is consistent with Comprehensive Plan in the following ways:

1. *The Comprehensive Plan amendment supports the vision statement of the Comprehensive Plan by assisting with the*

transition of Monroe from a small rural town “into a city of regional importance and sustained growth.” LU-3. The Comprehensive Plan anticipates that because of Monroe’s proximity to Seattle, Everett, and the Eastside, the city’s needs and priorities will continually change as Monroe experiences growth, including economic growth.

- 2. A majority of the land to be redesignated (approximately 43 acres of the total 67.93-acre area) was originally annexed in 1970 with the intention that the property be developed for commercial use, though the zoning designation originally assigned was RS-9600. Later, the area was down-zoned to Limited Open Space with a residential density of one dwelling unit per five acres. In accordance with LUP 4.1², the City discourages annexation of agricultural lands into the city limits unless the intent is to devote such lands to higher, urban land uses. The Comprehensive Plan amendment will facilitate that goal by redesignating the land within city limits to a higher, urban land use (commercial) that is compatible with the original intention of the annexation’s proponents.*
- 3. Adoption of the Comprehensive Plan amendment allows the City to realize Land Use Goal 8³ relating to Commercial Development and, specifically, LUP 8.1.⁴ LUG 8 provides “for increased commercial development in the Monroe area that will enhance the character of major traffic corridors, downtown Monroe, and provide opportunities for neighborhood convenience shopping facilities within primarily residential areas.” LUP 8.1 further provides that the City will “[e]ncourage new commercial development to located near major traffic corridors that provide adequate traffic flow capacities, parking areas and ease pedestrian access among shops and buildings.” Because of the property’s prime location on US 2, the City’s major traffic corridor, the property is uniquely situated to realize this Goal and to serve the “increasing number of travelers” that utilize US 2 LU-6. As stated in the Comprehensive Plan, “most of the city’s commercial development is located along US-2, comprised of*

² LUP 4.1 has been renumbered as LUP 5.1 due to amendments to the Land Use Element of the Comprehensive Plan that have been processed concurrently with this amendment under Ordinance 16/2012.

³ LUG 8 has been renumbered as LUG 9 due to amendments to the Land Use Element of the Comprehensive Plan that have been processed concurrently with this amendment under Ordinance 16/2012.

⁴ LUP 8.1 has been renumbered as LUP 9.1 due to amendments to the Land Use Element of the Comprehensive Plan that have been processed concurrently with this amendment under Ordinance 16/2012.

strip highway-oriented commercial uses.” LU-19. Consequently, use of the property for commercial development will be compatible with the uses already recognized in the US-2 corridor. The applicant has further indicated its intent to enhance the US 2 traffic corridor by providing a gateway presence at the eastern entry into the City.

4. *While the Comprehensive Plan generally envisions that commercial and industrial development be constructed primarily in commercial and industrial zones and away from single-family neighborhoods, it does not require that commercial development occur exclusively in locations away from residential development or specify any particular separation distance. As discussed previously, the LOS designation already allows certain types of commercial development on the property, such as garden produce and greenhouse retail, along with other conditional uses such as schools, day care centers, bed and breakfasts, and airports. Rather, LUP 8.5⁵ provides the City should “[r]equire adequate buffering whenever new commercial or industrial uses abut residential neighborhoods,” demonstrating that the Comprehensive Plan contemplates and anticipates that new commercial and industrial uses may be located alongside residential uses. In the case of this amendment, adequate buffering is provided from the Rivmont Ridge residential neighborhood (R 3-5) due to the numerous environmental limitations on the property. The applicant has indicated its current intent to develop only 18 acres of the 67.93-acre property that is immediately adjacent to US-2 because of the environmental constraints on the property, which are outlined in the Wetlands Delineation prepared by the applicant. Native Growth Protection Areas are further outlined on the property’s Boundary Line Adjustment 199003 recorded under Snohomish County Recording #200405035217. The environmental constraints include steep slopes, Class 2 streams, and Class 2 wetlands, all of which will provide a natural buffer between commercial development and the Rivmont Ridge neighborhood.*
5. *Adoption of the Comprehensive Plan amendment further allows the City to realize Land Use Goal 9,⁶ which encourages*

⁵ LUP 8.5 has been renumbered as LUP 9.5 due to amendments to the Land Use Element of the Comprehensive Plan that have been processed concurrently with this amendment under Ordinance 16/2012.

⁶ LUG 9 has been renumbered as LUG 10 due to amendments to the Land Use Element of the Comprehensive Plan

“commercial development designs that allow economically feasible development while at the same time providing attractive focal points in the community.” The applicant has indicated its intention to implement this goal by developing a commercial gateway at the eastern entrance of the City along US-2, thereby creating an attractive gateway focal point in the community. In accordance with LUP 9.2,⁷ any such development will be “carefully located and designed to minimize the adverse impacts of traffic volumes, noise, stormwater runoff, drainage patterns and other related problems on surrounding land uses” by planning for mitigation of adverse impacts at the project level and, as discussed previously, the applicant has indicated its current intent to build on the 18 acres of the property immediately adjacent to US-2. The precise mitigation measures and site configuration will be addressed during the project review stage.

6. *The Comprehensive Plan amendment supports the General Goal Statements as follows:*

- a. *Natural Environment – Protect areas and wildlife habitat, preserve open spaces and natural resources, and encourage development to be designed around the natural landscape while protecting private property rights.*

This amendment protects the private property rights of the property owner and protects the environment as the portions of the property within the shorelines environment have been excluded from the land use designation change and other areas of the property that contain wetlands and streams are protected as native growth protection areas. While the property is not in a special flood hazard area per the National Flood Insurance Program, it does meet the City’s definition of a “Frequently Flooded Area.” The precise mitigation measures and site configuration will be addressed during the project review stage and in accordance with the City’s critical areas regulations.

- b. *Land Use - Create a balance between single-family, multi-family, professional office, commercial, and industrial*

that have been processed concurrently with this amendment under Ordinance 16/2012.

⁷ LUP 9.2 has been renumbered as LUP 10.2 due to amendments to the Land Use Element of the Comprehensive Plan that have been processed concurrently with this amendment under Ordinance 16/2012.

land uses to create a vibrant and diverse living environment within the Monroe UGA. Continue to separate incompatible land uses through the Comprehensive Land Use Plan and zoning regulations, and promote mixed-use developments where appropriate. Encourage infill development within the UGA before developing “vacant areas” that lack public facilities and services.

This amendment will allow for the enrichment of the vibrancy and diversity of the community by creating a commercial focal point at the eastern entrance to the City. The Comprehensive Plan amendment strikes the balance between single-family development and commercial development and adequately separates these land uses because of the buffer provided by native growth protection areas, shorelines, and unbuildable steep slopes. The City has previously encouraged infill development by providing for density credits for infill developments and previously amending the Comprehensive Plan and Zoning Regulations to allow for mixed use development along Main Street.

- c. Economic Development – Promote a healthy economy by supporting local businesses, ensuring adequate land is designated for commercial and industrial development, and working with local, county and state economic development offices to encourage new businesses to locate within the community to guarantee long-term fiscal stability and a variety of employment opportunities within the Monroe urban growth area.

This amendment is consistent with this goal by increasing the amount of land that might be developed commercially and provides opportunities for new businesses to locate within Monroe. The additional commercial development will enhance the City’s tax base and will complement the City’s existing economic and commercial community.

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

1. The goals listed in RCW 36.70A.020 have all been considered during the analysis of this recommendation.

a. The proposal addresses the following Planning Goals listed in RCW 36.70A.020: 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.

Findings: The Comprehensive Plan amendment encourages urban development within the city limits, rather than continuing the Limited Open Space designation, which allows a residential density of one unit per five acres. The property has the ability to be served by public utilities, and other significant adverse impacts, such as traffic impacts, will be addressed at the project level. Because urban development will be encouraged within city limits, the goals of Vision 2040 will be implemented, which provide that the region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character.

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

Findings: This amendment will not result in conversion of undeveloped land to sprawling, low-density development, but will instead provide a commercial gateway on the US-2 traffic corridor.

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

Not applicable.

(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.

Findings: The redesignation of the property from Limited Open Space to General Commercial will have a negligible impact upon the availability of affordable housing and residential property within the City because the Limited Open Space designation allows only one dwelling unit per five acres.

(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.

Findings: This amendment will increase the area in Monroe that may be developed commercially and will create a gateway focal point at the eastern entrance to the City. The additional commercial development will enhance the City's tax base and will complement the City's existing economic and commercial community. The City concludes that consistency with the Comprehensive Plan has been demonstrated, as discussed above.

(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.

Findings: The amendment will protect private property rights by removing the very restrictive Limited Open

Space designation and allowing commercial development to the extent supported by market demand.

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

Not applicable.

(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.

Although the property has been used for some agricultural uses sporadically, such as grazing cows and baling hay, these uses are minimal. Moreover, the applicant has indicated its current intent to develop only an 18-acre portion of the entire 67.93-acre site, which may still be used for minor agricultural pursuits. Agricultural uses within the urban growth area itself are disfavored, and upon this property's annexation into the city, Snohomish County's agricultural designation was removed and was redesignated as RS-9600. Impacts to adjacent agricultural lands will be addressed at the project level. In addition, critical areas on the site will provide a buffer to adjacent 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.

Findings: Although the proposed amendment will redesignate the property from Limited Open Space to commercial, the property itself is environmentally constrained as demonstrated on the Wetland Delineation provided by the applicant and on the boundary line adjustment identifying Native Growth Protection Areas. Consequently, the applicant has indicated its current intent to only develop approximately 18 acres of the 67.93-acre site. Therefore, natural resources and fish and

wildlife habitat will be conserved. Moreover, the City has conducted an open space inventory and has concluded that the City has adequate open space without the particular East Monroe area designated as Limited Open Space. The November 2008 City of Monroe Parks, Recreation & Open Space Plan, Section 3.4, further states that there are no specific standards for the amount of open space/conservation land that a community ought to have.

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

Findings: The previous findings in (9) are equally applicable.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Findings: Numerous workshops and public hearings have been held on the proposed amendment: including September 13, 2010, September 27, 2010, October 23, 2010, January 10, 2011, November 28, 2011, February 27, 2012, March 12, 2012, April 9, 2012, April 23, 2012, and June 19, 2012.

(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.

Findings: Specific mitigation measures will be handled at the project level to ensure that adequate facilities are available to serve the development at the time it is available for occupancy.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures that have

historical or archaeological significance.

Not applicable.

(14) Shoreline Management Act Goals as delineated in RCW 36.70A.480(1)

Findings: This amendment does not negatively impact the shorelines as the portions of the property within the shoreline environment have been excluded from the land use designation change.

b. Public Notice

Findings: The city has provided notice through the City's webpage, posting at City Hall, direct mailing to property owners and publication of hearing notices in the Monroe Monitor.

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

Findings: The East Monroe Comprehensive Plan amendment has been considered along with the other Comprehensive Plan amendments so that the cumulative impact of all the amendments can be assessed.

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:

- 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.

Findings: The amendment supports the vision statement of the Comprehensive Plan by assisting with the transition of Monroe from a small rural town "into a city of regional importance and sustained growth." LU-3. The Comprehensive Plan anticipates that because of Monroe's proximity to Seattle, Everett, and the Eastside, the city's needs and priorities will continually change as Monroe experiences growth, including economic growth. The amendment addresses the needs of the City to encourage commercial development along major traffic corridors as identified in Land Use Goal 9.

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

Findings: A Phased Environmental Impact Statement was issued regarding the Comprehensive Land Designation Change and concomitant rezone that disclosed the potential environmental impacts associated with the proposed land use designation change.

- 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.

Findings: The proposal is consistent with the 2025 growth projections and the preliminary 2040 projects which have higher levels of population and employment.

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

Findings: As discussed at length above, mitigation measures required by the Monroe Municipal Code and the existing buffers on the property provide for compatibility with the neighboring land uses.

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

Findings: The Comprehensive Plan amendments are consistent as outlined above.

Conclusion: The East Monroe Comprehensive Plan amendment meets the review criteria contained in Resolution 2011/007.

2. Compliance with Monroe Municipal Code (MMC) Chapter 20.04 (State Environmental Policy Act)

Findings: The applicant submitted an environmental checklist addressing potential environmental impacts associated with the approval of the proposed application. The City of Monroe SEPA Official issued a Determination of Significance (DS) for this proposal on July 21, 2011. The appeal Period ended on August 11, 2011 and the scoping period ended August 19, 2011 after which a draft Phased Environmental Impact Statement was prepared and issued in 2012. A public hearing for the draft phased EIS was held on March 19, 2012

with comments from 8 individuals. Comments were accepted through March 30, 2012 with a total of 10 received in addition to comments received at the public hearing.. As the applicant proceeds with the actual site development, the city will require the appropriate supplemental environmental impact studies.

Conclusion: The East Monroe Comprehensive Plan amendment complies with Monroe Municipal Code Chapter 20.04.