



September 16, 2025

Amy Bright  
City of Monroe  
806 W Main Street  
Monroe, WA, 98272

Ms. Bright,

Attached are the submittal materials for the Gold Creek Church conditional use permit application. The subject property is at 16891 146<sup>th</sup> Street SE, Monroe, WA, 98272 parcel number 00916000002901. The current use is as a church, and the Gold Creek Community Church is submitting this conditional use permit to continue that use. The current property owner is RGD Monroe I & II 2025 LLC, and their agent is Jim Reed. Questions regarding this application can be directed to myself, or Alex Johnson with Gold Creek Church.

Gold Creek Community Church was founded in 1993 and is currently based out of Bothell. Part of their ongoing programming is to conduct outreach into the community serving the areas congregants live and work. Gold Creek has identified this property as a location they would like to expand their operation and plant a second church. The Rock Church is the current tenant of this building, and the building has been used as a church for a number of years. However, given changes to the code since the Rock Church was established, churches are now a conditional use in the light industrial zone. Because of this, Gold Creek Community Church is submitting this application for a conditional use permit.

Enclosed you will find:

- Written project narrative that addresses the conditional use permit criteria for approval.
- SEPA checklist
- Site plan
- Title report
- Type III permit application

If you need anything else relating to this permit, please don't hesitate to reach out.

Thank you

Sincerely,

Peter Condyles  
Vice President

# Conditional Use Permit Criteria for Approval

1. The use is consistent with the Monroe Unified development regulations and the comprehensive plan Monroe Comprehensive Plan

**Policy 5.1.4- Continue to support the vitality and growth of the Fryelands industrial-commercial district.**

This proposal would bring a new business to the Fryelands Industrial-Commercial District, and prevent an existing building from sitting vacant in this part of Monroe.

**Goal 5.1.4.1- Collaborate with property owners, brokers, and investors to promote the growth of existing light industrial tenants and uses, while also attracting and accommodating new tenants and uses.**

The addition of this applicant to the Fryelands Industrial-Commercial District would add another new tenant into this neighborhood in one of the larger buildings that could potentially be difficult to find a tenant for.

**Goal 5.1.4.2- Continue to monitor land use trends in order to take regulatory actions that could discourage non-industrial usage of large properties and/or buildings suitable to industrial uses.**

This property has been used as a church for a number of years, and remodeling it for a light industrial tenant would be cost prohibitive for most potential tenants.

## Monroe Unified Development Code

MMC 22.28.030- The proposed use is currently allowed as a conditional use in the Light Industrial Zone. This proposal does not conflict with the above-mentioned code section, or the Monroe Unified Development Code. In addition to this, the proposal would not create any negative environmental impacts as described in the Monroe Unified Development Code.

2. The use is designed, constructed, operated, and maintained in a manner that is compatible with the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and the general vicinity.

There are currently no changes to the design or construction of the exterior of the building in this proposal. The current use of the facility is a church, and the proposed use is also a church. There will be very minimal changes noticeable from the outside with the exception of potential changes to signage which would be permitted separately from the conditional use permit.

3. The location, size, and height of buildings, structures, walls, fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.

There are no changes proposed to any parts of the building exterior, or screening and vegetation. There will be no change to circulation and given the area is already developed there will be nothing that discourages existing or future uses in the neighborhood.

4. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses will not create unusual hazards or result in adverse impacts.

The current use of the property is as a church, and the proposed use is also as a church. Because of that the type of use and hours of operation will not change drastically. The busiest time of the week will continue to be Sundays, when most of the adjacent businesses are closed. The traffic and use during the week will continue to be minimal and not have considerable impact on the neighboring businesses. The plan for hours of operation are as follows:

8:30-4:00pm Monday through Thursday for staff meetings and walk in visits.

Small group Bible studies that will meet in a classroom 1-2 times a week most likely 6:30-8:00pm.

Sunday services would be 9:30 and 11:00am.

5. The use shall be served by adequate public facilities and services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts of such facilities.

Given that the proposed use will not be different from the current use, there will not be any negative effects on the public facilities and services in the area. In addition to this, there will be no adverse impacts to the surrounding area that need to be mitigated.

6. In addition to compliance with the criteria set out here, an applicant for a conditional use permit shall comply with all requirements of this title.

The applicant will comply with all requirements set forth in the conditional use permit application and materials.