



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Proposed pre-annexation zoning for the Davis properties

2. Name of applicant:

City of Monroe

3. Address and phone number of applicant and contact person:

Amy Bright, Planner

City of Monroe

806 W Main Street

Monroe, WA 98272

(360)863-4533

abright@monroewa.gov

4. Date checklist prepared:

October 22, 2025

5. Agency requesting checklist:

City of Monroe, WA Department of Ecology, and WA Department of Commerce

6. Proposed timing or schedule (including phasing, if applicable):

The pre-annexation zoning legislative process requires public hearing before the Monroe Planning Commission and City Council. Pre-Annexation Zoning: Planning Commission Public Hearing November 2025; City Council Public Hearings January 2026.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Following completion of the pre-annexation zoning process, the City anticipates processing an annexation petition for the Davis Properties in accordance with RCW 35A.14. The annexation would bring the properties into the Monroe city limits consistent with adopted pre-annexation zoning. No specific development proposals, construction, or site modifications are proposed at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No project-level environmental documents have been prepared for the Davis Properties at this time. This proposal is a non-project legislative action to establish pre-annexation zoning. A SEPA environmental checklist is being completed for this action to evaluate potential environmental impacts associated with the pre-annexation zoning designation. Any future development or construction on the site will require separate, project-specific environmental review in accordance with SEPA and applicable City regulations

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes. The property owners have submitted an annexation petition to the City of Monroe, and the annexation process is currently underway in accordance with RCW 35A.14 and Monroe Municipal Code Chapter 22.76. The City must establish pre-annexation zoning prior to completion of the annexation process. Accordingly, this pre-annexation zoning proposal is being processed in coordination with the annexation petition to ensure compliance with statutory requirements. No development applications have been submitted or are under review at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposal will require City of Monroe legislative approval of an ordinance adopting pre-annexation zoning. The ordinance will be adopted following public hearings before the Planning Commission and City Council, in accordance with RCW 35A.14.330–340 and Monroe Municipal Code Chapter 22.76, Annexations. No other permits or approvals are required for this non-project legislative action.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is a non-project legislative action to establish pre-annexation zoning for approximately 23 acres of land known as the Davis Properties, identified by Snohomish County tax parcel numbers 28062500407800, 28062500407600, 28073000300600, and 28062500407700.

The proposed pre-annexation zoning designation is R7 – Single-Family Residential, 7 units per

acre, which is the City's lowest-density single-family residential district. No development, construction, or site modifications are proposed at this time. The zoning is intended to establish an appropriate land use framework in advance of potential annexation into the City of Monroe.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Because this is a non-project action, the pre-annexation zoning does not involve development or construction at this time but establishes a zoning designation for a specific area proposed for annexation. The Davis Properties are located north of the existing Monroe city limits, west of Chain Lake Road, and east of 191st Avenue SE in unincorporated Snohomish County, within the Monroe Urban Growth Area (UGA). The City of Monroe is approximately 14 miles east of Everett on US Route 2 and 22 miles north of Seattle on State Route 522.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): (Flat), (rolling), (hilly), steep slopes, mountainous, other:

The site consists of rolling terrain that gradually rises from approximately 340 feet to 420 feet in elevation from south to north. The topography is characterized by gentle to moderate slopes, typical of the upland areas north of Chain Lake Road in Monroe.

b. What is the steepest slope on the site (approximate percent slope)?

The site topography gradually rises from approximately 340 feet to 420 feet in elevation from south to north. Slopes across most of the site are moderate, generally ranging from less than 5 percent to around 15 percent, with some localized areas of slightly steeper grade.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The Davis properties are primarily underlain by McKenna gravelly silty loam, which is a well-drained soil commonly found on upland slopes. This soil type is characterized by its gravelly texture and moderate permeability. No soils of long-term commercial agricultural significance

are known to be on the site. The proposed pre-annexation zoning action would not result in the removal or alteration of such soils.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This is a non-project action that does not include site-specific development, construction, or grading. The proposal establishes pre-annexation zoning for approximately 23 acres of the Davis Properties to guide future land use in advance of potential annexation. No filling, excavation, or grading is proposed at this time. Future development on the site, if any, would require separate, project-specific review and permits, including environmental review under SEPA.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Projects resulting from this proposed non-project action will be reviewed at the time a site specific land use application is submitted. Monroe Municipal Code (MMC) Chapter 22.84, Critical Areas Regulations, regulate development on properties that contain and/or adjacent to geological hazards including those where erosion may occur. As outlined in section c, there are soils and slopes within Monroe that will limit development potential and require compliance with the regulations in MMC Chapter 22.84.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This is a **non-project action** that does not include construction or development. Therefore, no impervious surfaces will be added as a result of this pre-annexation zoning proposal. Any future development on the Davis Properties would be subject to separate project-level review, including evaluation of impervious surface coverage.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This is a non-project action that does not involve construction, grading, or site disturbance. No measures to control erosion or earth impacts are necessary at this time. Any future development of the site would be subject to project-level environmental review, including requirements for temporary erosion and sediment control measures.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project action that does not involve construction, operation, or maintenance activities. No emissions to the air are anticipated as a result of this pre-annexation zoning proposal.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site sources of emissions or odor are expected to affect this non-project zoning action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable. No construction or operational activities are associated with this non-project action. Any future development would be subject to applicable air quality regulations and project-specific mitigation measures. The City of Monroe requires best management practices for site specific construction projects. For longer term air quality protections, the City also has a Commute Trip Reduction Plan and regulations to encourage the reduction of vehicle miles traveled impacting air quality and adopted multimodal transportation concurrency standards that direct the City to improve and build out the non-motorized transportation network.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Neither the Davis properties nor the immediate vicinity contain any mapped major rivers or lakes. A small freshwater forested/shrub wetland, approximately 8,000 square feet, is located in the south/central portion of the site, and there appear to be one or more small streams along the northern edge of the properties. Any future development on the Davis properties would be subject to project-level environmental review, including critical areas studies to identify and appropriately manage any wetlands, streams, or other surface water resources.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No. This non-project action does not include construction or ground-disturbing activities.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable. No fill, dredge, or excavation is proposed.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No. No surface water withdrawals or diversions are associated with this pre-annexation zoning action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No physical development is proposed; therefore, no floodplain impacts will occur.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No. No discharge of waste materials is proposed.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. This non-project action does not involve water use or well installation.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. No development or septic systems are proposed.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a non-project action. No construction or site disturbance is proposed; therefore, there will be no change to existing runoff, collection, or drainage patterns.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No. No development, grading, or construction is associated with this proposal.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. Existing drainage patterns will remain unchanged.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable. Any future development of the site would be required to comply with stormwater management standards at that time.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None. This pre-annexation zoning is a non-project action and does not include any site disturbance or vegetation removal.

c. List threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to occur on the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable. Any future development would be subject to project-level landscaping and vegetation protection standards.

e. List all noxious weeds and invasive species known to be on or near the site.

No specific information is available at this time. Any future development would be required to manage noxious weeds and invasive species in accordance with applicable regulations.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, (eagle), (songbirds), other:

Songbirds, hawks, other small urban/rural bird species typical of the area.

mammals: (deer), bear, elk, beaver, other:

Deer, raccoon, rabbits, squirrels, other common urban-edge mammals.

fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened and endangered species known to be on or near the site.
According to the SEIS completed for the Monroe 2044 Comprehensive Plan, the following threatened and endangered species were known to be within or adjacent to the City of Monroe corporate limits Chinook Salmon, North American wolverine, marbled murrelet, and yellow-billed cuckoo.

There are no known threatened or endangered species specifically known to be on or near the site.

- c. Is the site part of a migration route? If so, explain.

The City of Monroe is within the Pacific Flyzone that covers most of Western Washington. According to the WA Department of Fish and Wildlife Priority Habitat Species maps, migratory birds found in the Monroe area include winter concentrations for mallard, American Wigeon, Northern Shoveler, Wood ducks, Bufflehead, American Coot, Merganser, and Green-Winged Teal. The City is also within the Vaux Swift migratory route.

Proposed measures to preserve or enhance wildlife, if any:

Future development resulting from this non-project action could include maintaining open space designations, wildlife corridors, and parks.

- d. List any invasive animal species known to be on or near the site.

None known at this time.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed pre-annexation zoning for the Davis properties will establish densities consistent with the R7 zoning district which is similar to the current Snohomish County density. Development resulting from the approval of this pre-annexation zoning will use all kinds of energy available to heat buildings, provide lighting, and charge electronic devices.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. No physical structures or development are proposed with this non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

Not applicable. Any future development would be subject to applicable energy codes and conservation requirements.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe:

This is not a site specific development application; this is a non-project action to adopt pre-annexation zoning for properties for residential use. None of the proposed changes includes industrially zoned land.

- 1) Describe any known or possible contamination at the site from present or past uses.
No known contamination exists on the site.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The Williams Northwest Pipeline system runs directly under the properties within an existing easement. The City of Monroe requires that development proponent work directly with Williams during the planning process. While this is a non-project action, the City has notified the property owners of this requirement for any future development associated with this non-project action.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable; this is a non-project action.

- 4) Describe special emergency services that might be required.

This non-project action does not include a site specific development proposal. The City provides a full range of emergency services directly or in coordination with Snohomish Regional Fire & Rescue. Site specific development resulting from the proposed pre-annexation zoning will be evaluated at the time of application submittal.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None with this non-project pre-annexation zoning. This proposed non-project action does not change existing permitted, conditionally permitted and accessory uses, and

does not change existing regulations relating to environmental health hazards. The proposal establishes comparable zoning from the current Snohomish County zoning designation.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The City of Monroe is an urbanized area with noises associated with traffic, construction, a racetrack at the Evergreen Fairgrounds, and plane noise from First Air Field. Development resulting from the proposed non-project pre-annexation zoning could result in temporary increases in construction related noise as well as longer term traffic congestion.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

See above, same potential longer term noise related impacts from development resulting from the proposed non-project Pre-Annexation Zoning.

- 3) Proposed measures to reduce or control noise impacts, if any:

Not applicable. Any future development would be required to comply with applicable noise standards.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe:

The site is a mix of developed and undeveloped land containing single-family residences and associated outbuildings on large rural lots. The properties consist of a combination of open space and rural residential uses. Adjacent properties are primarily single-family residences and rural lots with similar characteristics. Properties to the south, located within city limits, consist of a newer subdivision developed at a density of approximately four units per acre. This non-project action will not directly affect existing land uses or development patterns.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has not been used as working farmland or working forest land. No conversion of agricultural or forest land will occur as a result of this pre-annexation zoning.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal

business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This is a non-project action. However, no working farmland exists in the surrounding area.

c. Describe any structures on the site.

The site includes a few single-family residences and associated accessory structures such as garages or small outbuildings. The remainder of the site consists of undeveloped open space.

d. Will any structures be demolished? If so, what?

The proposal does not include any land use activities. However, future projects resulting from this non-project action may result in demolition of the existing buildings.

e. What is the current zoning classification of the site?

The properties are zoned within Snohomish County as R-9600 (Residential 9,600).

f. What is the current comprehensive plan designation of the site?

Not designated; site was recently added to the Monroe UGA and is pending a Comprehensive Plan amendment to assign a comprehensive plan designation. The Comprehensive Plan Amendment is anticipated to be complete mid-2026. Pursuant to MMC 22.76.030(B), when a territory does not have a specified Comprehensive Plan Future Land Use Map designation, the pre-annexation zoning shall default to low-density single-family residential per Chapter 22.14 MMC. Accordingly, the proposed pre-annexation zoning for the Davis Annexation properties is R7 – Single-Family Residential, 7 units per acre, which is the lowest density single-family residential zoning district. This designation is intended to provide consistency with citywide planning policies while accommodating the anticipated future update to the Comprehensive Plan.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable; the site is not located within a shoreline jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

According to Snohomish County Maps, an approximately 8,000 square foot Freshwater Forested/Shrub Wetland is located at the South/Central portion of the sites. Future development resulting from this non-project action will require a critical areas study for the site.

i. Approximately how many people would reside or work in the completed project?

Because this is a non-project action, no specific development is proposed at this time. Under the proposed R7 zoning designation, future development could allow up to approximately 161 single-family detached dwelling units, 322 single-family attached dwelling units, or a combination of both. Based on Snohomish County's 2020 Census estimate of 2.87 people per household, a future project could result in an estimated population of 462 to 924 residents. The actual number of future residents would depend on the specific development proposal.

j. Approximately how many people would the completed project displace?

This is a non-project action and does not involve demolition or removal of existing housing. Therefore, no people would be displaced by the adoption of pre-annexation zoning. Future development under the proposed R7 zoning could result in new residential units, but any displacement would only occur if existing structures were removed during such future development, which is not part of this pre-annexation zoning action.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Because this is a non-project action establishing pre-annexation zoning, no displacement will occur as a direct result of the proposal. Any future development would be subject to standard permitting requirements, including site-specific review, which would consider existing structures and residents and implement measures to minimize impacts where applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Pre-annexation zoning to R7 – Single-Family Residential is intended to align with future Comprehensive Plan updates and adjacent land uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Neither the Davis properties nor the immediate vicinity contain designated agricultural or forest lands of long-term commercial significance. No direct impacts are anticipated from this non-project pre-annexation zoning action. Any future development on the site would be subject to project-level review, which would include measures to avoid or minimize impacts to any nearby agricultural or forest lands if present.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a non-project action establishing pre-annexation zoning; therefore, no housing units would be constructed as part of this proposal. Under the proposed R7 zoning designation, future development could allow up to approximately 161 single-family detached dwelling units, 322 single-family attached dwelling units, or a combination of both. This range of potential housing types would support opportunities for middle-income housing within the community.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units would be eliminated as part of this non-project action. Future development could include removal of existing homes, if redevelopment occurs, but that would be evaluated at the project level.

c. Proposed measures to reduce or control housing impacts, if any:

No measures are proposed for this non-project action. Any potential housing impacts would be reviewed during site-specific development applications in accordance with City regulations.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed as part of this non-project action. Future structures developed under the R7 zoning designation would be subject to applicable height limits and design standards established in the Monroe Municipal Code.

b. What views in the immediate vicinity would be altered or obstructed?

This non-project action will not result in physical construction or alteration of views.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None proposed. Any future development would be required to comply with applicable design standards and regulations to ensure compatibility with surrounding areas.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None. No development or lighting is proposed as part of this non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable.

c. What existing off-site sources of light or glare may affect your proposal?

Typical ambient lighting from adjacent residential uses and nearby roadways.

d. Proposed measures to reduce or control light and glare impacts, if any:

None. Any future development resulting from this non-project action would be required to meet applicable City lighting standards.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Nearby recreational opportunities include existing neighborhood parks and the planned North Hill Park, which is proposed to be constructed near 191st Avenue SE and 134th Street SE. Additionally, a multimodal trail has been constructed along Chain Lake Road and currently terminates at the edge of the Davis properties, providing walking, biking, and other non-motorized transportation opportunities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreational uses currently exist on the site; therefore, no existing recreational opportunities would be displaced as a result of future development associated with this non-project action.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This non-project action does not directly include development; however, a Development Agreement will be required during the annexation process. That agreement will require future development to:

- Extend the existing multimodal trail along the frontage of the properties and Chain Lake Road; and
- Provide a trail connection from 191st Avenue SE through the Davis properties to the multimodal trail system.

Future development will also be subject to City park impact fees and open space requirements consistent with the Monroe Municipal Code.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No known historic buildings or structures are listed or eligible for listing on preservation registers.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No known archaeological or cultural resources have been identified on the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The proposal relies on information from the City of Monroe Comprehensive Plan SEIS (2024), Snohomish County GIS data, and Department of Archaeology and Historic Preservation (DAHP) records.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No impacts are anticipated. Future development proposals would be subject to DAHP and tribal consultation requirements under state and local regulations.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Primary access is from existing Snohomish County roadways including Chain Lake Road. No new access points are proposed as part of this non-project action. Future development may require access points to 191st Avenue SE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. Community Transit provides bus service at Chain Lake Road and SR 2, approximately 1.5 miles from the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None. This non-project action does not include physical development or changes to parking.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No. Any improvements would occur through future development consistent with City standards and requirements.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

None associated with this non-project action. Future traffic impacts would be evaluated when specific development applications are submitted.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

No measures are proposed for this non-project action. Future projects will be subject to City and state traffic mitigation and concurrency requirements.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No immediate impact. Future residential development consistent with the proposed zoning could result in incremental increases in demand for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.
No measures are required for this non-project action. Future development will be reviewed for consistency with City service standards, and applicable impact fees will be collected.

16. Utilities

a. Circle utilities currently available at the site:
(electricity), natural gas, water, (refuse service), (telephone), sanitary sewer, (septic system),
other
A well is located on one of the properties.

b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed.

No utilities are proposed as part of this non-project action. Future development will connect to City of Monroe water and sewer systems and other utility providers per City code and utility planning documents.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: Amy Bright

Position and Agency/Organization: Planner, City of Monroe

Date Submitted: October 28, 2025

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This non-project action does not involve physical development, construction, or operation of facilities. There will be no direct increase in discharge to water, air emissions, production or storage of toxic/hazardous substances, or noise. Any potential future development allowed by the pre-annexation zoning would be subject to standard development regulations and environmental review.

Proposed measures to avoid or reduce such increases are:

Not applicable for this non-project action. Future development will comply with applicable codes, permits, and environmental regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The non-project action does not involve clearing, grading, or other alterations to the natural environment. There will be no direct impact on vegetation, wildlife, or aquatic habitats.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not applicable. Future development will be required to comply with critical area regulations, including protection of wetlands, streams, and habitat per Monroe Municipal Code and state regulations.

3. How would the proposal be likely to deplete energy or natural resources?

The non-project action does not involve energy use or extraction of natural resources.

Proposed measures to protect or conserve energy and natural resources are:

Not applicable. Future development will be subject to energy efficiency and conservation standards under the building code and utility requirements.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No work is proposed within environmentally sensitive areas, such as parks, wetlands, floodplains, critical habitat, historic/cultural sites, or prime farmland.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not applicable. Future development will be reviewed for compliance with critical area regulations, shoreline rules, and historic/cultural resource protections.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The pre-annexation zoning establishes the R7 – Single-Family Residential designation for the Davis properties. The action is consistent with the Monroe Comprehensive Plan and does not allow incompatible uses with existing land uses or plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Pre-annexation zoning is consistent with adjacent residential uses and will guide future development in accordance with existing zoning, comprehensive plan policies, and city development regulations.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This non-project action does not directly generate traffic, public service demands, or utility usage. Any future development on the site will generate typical residential demand.

Proposed measures to reduce or respond to such demand(s) are:

Future development will be required to comply with city codes for transportation, public services, and utilities, including street standards, stormwater, water/sewer connections, and impact mitigation.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The non-project action does not conflict with local, state, or federal environmental laws.

Proposed measures:

Not applicable. Any future development on the site will be reviewed under all applicable environmental, land use, and building regulations, including SEPA review as required.