
(No subject)

From Cory Roller <rollerswife@gmail.com>
Date Sun 1/11/2026 1:45 PM
To Amy Bright <ABright@monroewa.gov>

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[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I would like to submit a public comment for the January 12, 2026 Planning Commission Public Hearing related to the Davis Annexation. I live on highway 203 in Monroe, WA.

Building more homes in Monroe without first focusing on how this will affect the already difficult traffic situation is irresponsible. Traveling on highway 522 during the morning and evening commute is very congested and with the carelessness of so many drivers trying to get somewhere on time it can be dangerous. When flooding in the valley closes off the routes used to avoid the 522 back ups this creates even worse conditions. The back up in the summer on highway 2 in Monroe adds time and stress. Shopping or traveling through Monroe causes people like myself, who work many hours during the week to buy groceries and other things in other areas. Many people I have spoken with this about see the city of Monroe as greedy when it comes to small businesses and all of the rules it takes to have one in Monroe, and also greedy when it comes to building and the tax revenue that comes from it without regard to the hardworking people who live here.

Thank you for listening to my comment,
Cory Roller

Opposition to PREANZON2025-01

From Dan Albaum <dan.albaum@gmail.com>

Date Mon 1/12/2026 11:03 AM

To Hannah Maynard <hmaynard@monroewa.gov>; Amy Bright <ABright@monroewa.gov>

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Hello,

I am writing to communicate strong opposition to the re-zoning impacting the Chain Lake area. I drive in that area quite frequently and I am very concerned about increasing safety issues and pressure on infrastructure that already exist with increased traffic due to the building of high-density multi-family housing. There are also concerns with the negative impact of pushing more population growth on already crowded schools.

Assigning zoning now would drive outcomes before the environmental and human impacts are fully assessed.

Please deny pre-annexation until full environmental and infrastructure analysis is completed.

Thank you,

Dan Albaum

Public Comment – Davis Annexation (January 12, 2026 Planning Commission Hearing)

From Kolby Nichol <kolby.nichol@gmail.com>

Date Sat 1/10/2026 2:09 PM

To Amy Bright <ABright@monroewa.gov>

 1 attachment (20 MB)

IMG_4202.mp4;

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Hello -

I would like to submit a public comment for the January 12, 2026 Planning Commission Public Hearing related to the Davis Annexation.

My name is Kolby Nichol, and I live at [REDACTED] Monroe, WA. My property directly connects to the proposed 22-acre annexation area along Chain Lake.

I am deeply concerned about the proposed high-density residential zoning (R7 or R15) for this property and the long-term impacts it will have on our community, local wildlife, and existing infrastructure.

The wooded area on this property is not vacant land — it is active wildlife habitat. Deer and other animals live in the woods connected to our yard. We regularly see deer grazing in our yard and crossing nearby roads. Wildlife in our area has already been displaced by the residential developments below our home, and further development of this land would eliminate what little habitat they have left. Removing these trees will force animals into neighborhoods and roadways, increasing the risk of vehicle collisions and further harm to wildlife.

My family has lived in our home since before the developments below us were built. Since that time, traffic has increased significantly, and speeding has become a serious safety concern. Fast drivers are already common on our local roads, and additional housing density will only make this worse. The main routes in and out of Monroe; SR-203, SR-522, and Highway are already congested and largely one-lane, with no realistic plans for expansion anytime soon. Adding up to 161 homes or 322 attached residences is not compatible with the current road infrastructure.

I am also very concerned about the impact on local schools. Our schools are already under strain, and additional high-density development will further stretch classroom capacity, staffing, and resources. Families who have lived in this area for years are already seeing reduced access to quality education

due to overcrowding. Continuing to approve dense developments without addressing school capacity directly impacts students and families who are already here.

Many of the surrounding neighborhoods are densely populated and lack access to natural-area parks. Large, connected natural properties like this are a limited resource. Once they are developed, they are gone forever. I strongly urge the City to consider preserving this land for potential future use as a natural area park, or at minimum to delay high-density zoning until adequate solutions for wildlife preservation, traffic safety, and school capacity are in place.

No one in our area wants another dense development that further degrades safety, wildlife habitat, and quality of life. Please consider the long-term impacts to existing residents and the environment before making an irreversible decision.

Thank you for your time and consideration.

Sincerely,

Kolby Nichol

Monroe WA 98272

I've attached a video I took just the other week of some of our amazing wildlife that nests in those woods

Opposition to PREANZON2025-01

From Nikolett Bacso-Albaum <nikolettbacso@gmail.com>

Date Mon 1/12/2026 9:22 AM

To Hannah Maynard <hmaynard@monroewa.gov>

Cc Amy Bright <ABright@monroewa.gov>

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Hello Hannah and Amy,

I'm writing in opposition to assigning R7 or R15 zoning to the Davis property.

The County's own MON2 evaluation found the subject area unsuitable for urban development due to transportation and infrastructure deficiencies. These conditions have not changed. This is a land grab. A cash grab. This is not a strategic decision that puts the needs of current Monroe citizens front and center. This is all about highly paid consultants, commissioners who thought they can just check a box and move on as they have been, without proper notification of citizens and quietly over the holidays when nobody was paying attention. I can assure you that many people are now paying attention and many more will be as this has no merit to move forward besides enriching a homeowner who over the years has destroyed the environment by razing down the entire property and not being held accountable to standards.

Monroe already has enough land capacity to meet its 2044 population targets within the existing UGA and the current SEPA review does not evaluate the impacts of development allowed under these zoning categories. Assigning zoning now would predetermine outcomes before impacts are assessed and understood. There's a process for a reason and the commission would be negligent in their obligations to not follow all of the necessary steps and subsequent public input periods for each.

I respectfully ask the Commission to deny the pre-annexation proceedings until full environmental and infrastructure analysis is completed, at the minimum.

Thanks
Nikolett Bacso

Public hearing comment

From nudrat hassan <nudrathassan17@gmail.com>

Date Sun 1/11/2026 2:06 PM

To Amy Bright <ABright@monroewa.gov>

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Hello,

I am writing as a very concerned Monroe resident regarding the proposed pre-annexation zoning and rezoning for the Davis Properties (PREANZON2025-01). After reviewing the City's SEPA Environmental Checklist, I believe this proposal raises several significant issues:

1. Traffic and Transportation Impact – The SEPA checklist appears to underestimate the potential increase in traffic volume on local roads, particularly along [insert affected roads or intersections]. This could lead to congestion, increased commute times, and safety risks for residents and pedestrians.
2. Environmental Considerations – The checklist provides limited information regarding stormwater management, potential impacts on local wetlands, and the preservation of native habitats. The proposed development could significantly affect local water quality and biodiversity if these factors are not adequately addressed.
3. Community Services and Infrastructure – It is unclear whether the current infrastructure, including schools, fire and police services, and utilities, can support the anticipated population growth. Adequate planning and investment are critical to prevent overburdening existing resources.
4. Compatibility with Existing Neighborhood Character – The proposed zoning may allow for development that is inconsistent with the character of the surrounding neighborhoods, potentially impacting property values and the overall quality of life for current residents.

Given these concerns, I urge the City to conduct a more thorough review and provide detailed responses to how these issues will be addressed before moving forward with the pre-annexation zoning and rezoning.

Thank you for your attention to this matter. I strongly encourage transparency and meaningful community engagement to ensure that the long-term impacts on Monroe residents and the environment are fully considered.

Thank you,

Nudrat Hassan

Monroe resident

Davis Annexation

From Sarah Denenberg <sarahfran12@gmail.com>

Date Sat 1/10/2026 5:23 PM

To Amy Bright <ABright@monroewa.gov>

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I would like to submit a public comment for the January 12, 2026 Planning Commission Public Hearing related to the Davis Annexation.

I live off chain lake across from MainVue/Eaglemont. There are no green spaces except small playgrounds on this side of Monroe. Rather than build more houses, increasing traffic to the area, I would like to see parkland or forest trails for current residents to enjoy.

Thank you,
Sarah Denenberg

I would like to submit a public comment for the January 12, 2026 Planning Commission Public Hearing related to the Davis Annexation

From Svetlana Hallberg <snhallberg3@gmail.com>

Date Sun 1/11/2026 5:35 PM

To Amy Bright <ABright@monroewa.gov>

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Hello,

I am writing to formally express my opposition or at least delay on the decision until additional infrastructure research done to all proposed pre-annexation rezoning for the Davis property (Project File PREANZON2025-01 / SEPA2025-14). I am a homeowner directly adjacent to the land under consideration. Because zoning adopted at this stage becomes exceedingly difficult to modify or reverse after annexation. Also, approving R-7 or R-15 densities now would effectively predetermine outcomes without the benefit of comprehensive analysis or public transparency.

My concerns include, but are not limited to:

1. Premature Zoning Without Adequate Study

Pre-annexation zoning would permanently establish development densities of R-7 and R-15 before the land is fully brought into the City and before comprehensive studies have been finalized. This approach effectively locks in development rights now, making it extremely difficult for residents or the City to adjust zoning later to address actual environmental or infrastructure limitations.

2. Safety Concerns Related to the Major Gas Pipeline

A major gas transmission pipeline runs through the Davis property. This is a critical safety factor that must be transparently disclosed and thoroughly evaluated before any zoning decision is made. Pipeline overlay restrictions, hazard buffers, emergency access requirements, and federal and state safety regulations should be publicly presented and integrated into any future land-use planning. Proceeding with pre-annexation zoning without publicly addressing these risks would be irresponsible and could expose future residents and first responders to preventable hazards. These safety considerations must precede—not follow—any zoning determination.

3. Insufficient Traffic and Transportation Analysis

The surrounding road network is already strained during peak hours. Higher-density zoning like R-15 even R-7 before finishing 522 project increase traffic volume and creating additional strain on existing traffic infrastructure problem. No complete, publicly available traffic study has demonstrated the City's ability to support these increases without compromising roadway safety and mobility.

4. School Capacity and Long-Term Educational Impact

Residential development drives enrollment growth, potentially overrunning existing capacity and leading to increased use of portable classrooms. No detailed school capacity analysis or mitigation plan has been presented, raising serious concerns about long-term educational impacts.

5. Emergency Services and Public Safety Strain

Higher-density development will increase demand for police, fire, and EMS responses. There is currently no clear evidence that emergency service capacity is sufficiently funded, staffed, or equipped to support this additional burden. Public safety cannot be treated as an afterthought.

6. Stormwater and Flooding Risks

Neighbors remain particularly concerned about the absence of a site-specific stormwater plan. Expanded impervious surfaces from roads, rooftops, and parking areas will increase runoff, erosion, and flooding risks. Without a detailed drainage analysis, the City cannot responsibly determine whether development at the proposed densities is feasible or safe.

7. SEPA Review Must Come First

Washington's SEPA process requires full evaluation of traffic, stormwater, noise, public safety, emergency response, cumulative growth, and environmental hazards—such as the gas pipeline—before major zoning

decisions are made. Approving zoning in advance of complete SEPA review would undermine transparency and public trust.

Request for Action

For these reasons, I respectfully request that the Planning Commission deny all pre-annexation rezoning for the Davis properties at this time. At minimum, any decision should be delayed until the City completes and publicly releases all required environmental, infrastructure, stormwater, traffic, school capacity, and gas pipeline safety analyses needed to make a responsible and informed land-use decision.

Thank you for your consideration and for your service to the Monroe community. I appreciate the opportunity to provide written comment, and I strongly urge the Commission to prioritize public safety, environmental protection, and responsible long-term planning.

Sincerely,
Svetlana Hallberg

Monroe, WA 98272

Public Comment - PREANZON2025-01

From Brian Chapman <brian.chapman62@gmail.com>

Date Sun 12/7/2025 11:15 AM

To Hannah Maynard <hmaynard@monroewa.gov>

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I am writing to strongly oppose the proposed pre-annexation zoning for the Davis property under PREANZON2025-01.

This action would assign urban-level density before the City completes legally required impact studies including SEPA, traffic, environmental, utilities, stormwater, and emergency access. Zoning first and studying later is not responsible planning.

Although the parcel is about 23 acres, the buildable area is much smaller due to wetlands, streams, buffers, slopes, and easements. Using the City's own formulas, R-7 would allow ~161 units, and R-15 ~345 units, which could introduce well over 1,000 new residents into an area that has never been studied for this level of growth.

The City's statement that today's action is to "establish the zoning designation in advance of annexation" makes the issue clear: density would be locked in without first determining whether infrastructure can support it.

No traffic model has been completed for the Davis corridor, Chain Lake Road, or the Kelsey–Main intersection. Even the property owner's 2021 letter to the City acknowledged that traffic would increase significantly.

Past Planning leadership recommended against annexation, and those determinations should be part of the public record before any zoning decision.

Approving zoning now is inconsistent with SEPA, the Growth Management Act, Countywide Planning Policies, and VISION 2050. Impact studies must come first.

I respectfully ask the Commission and Council to vote NO on PREANZON2025-01 until complete impact analyses are conducted.

Thank you.

Brian Chapman

Opposition to Davis Pre-Annexation Zoning (PREANZON2025-01 / SEPA2025-14)

From Christina Foster <chfoster123@outlook.com>

Date Tue 12/2/2025 7:33 AM

To Hannah Maynard <hmaynard@monroewa.gov>

Cc Amy Bright <ABright@monroewa.gov>

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Dear Commissioners,

I am writing to formally oppose all proposed pre-annexation rezoning for the Davis property (Project File PREANZON2025-01 / SEPA2025-14). I am a homeowner directly adjacent to the land under consideration, and the decision to pre-zone this property prior to full annexation raises significant legal, environmental, and infrastructural concerns that have not been adequately addressed. I am aware that all neighbors along this street are strongly opposed and concerned.

Pre-annexation zoning would permanently establish development rights before the City completes the level of environmental and infrastructure review that SEPA requires for a decision of this magnitude. Because zoning adopted at this stage becomes exceedingly difficult to modify or reverse after annexation, approving R-7 or R-15 densities now would effectively predetermine outcomes without the benefit of comprehensive analysis or public transparency.

My concerns include, but are not limited to:

1. Traffic and Transportation Impacts

Increased residential density will substantially elevate daily vehicle trips on already constrained neighborhood roads. We already face horrendous traffic (45 mins to travel 12 miles) during rush hours, and major ongoing issues due to a high volume of rezoning and housing developments. No traffic study, capacity assessment, or mitigation plan has been presented to the public. Approving zoning without this information is premature and inconsistent with prudent land-use planning.

2. Stormwater and Flooding Risks

The site currently lacks a publicly available, site-specific stormwater or drainage plan. Higher-density development would significantly increase impervious surfaces—roofs, roads, and paved areas—raising runoff volumes and heightening downstream flooding risks. Without engineering analysis, approving zoning would pose an unreasonable risk to adjacent properties, including my own.

3. Emergency Services Capacity

There is no verified evidence that police, fire, and EMS agencies have the staffing, equipment, or funding to absorb the increased call load that R-7 or R-15 development would generate. Public safety capacity should be evaluated prior to any action that expands residential density.

4. School Overcrowding and Long-Term Strain

The Monroe School District is already experiencing capacity pressures. Additional housing units directly impact classroom size, portable use, bus routing, and long-term district planning. No detailed school capacity analysis has been provided to justify rezoning at this stage.

5. Neighborhood Compatibility and Environmental Review Requirements

SEPA requires a thorough assessment of traffic, stormwater, noise, public services, and cumulative growth impacts. These evaluations have not yet been completed or publicly reviewed. Moving forward with pre-annexation zoning bypasses essential procedural protections and undermines informed public participation.

For these reasons, I respectfully request that the Planning Commission deny the proposed pre-annexation rezoning, or significantly delay any decision until full SEPA review and infrastructure studies are completed, published, and available for community scrutiny.

Thank you for considering my written comment. I ask that this email be added to the public record for the December 8, 2025 Planning Commission hearing.

Kind regards,

Christina & Jef Foster

Sent from my iPhone

FW: Opposition to PREANZON2025-01

From Amy Bright <ABright@monroewa.gov>
Date Tue 12/2/2025 10:18 AM
To Hannah Maynard <hmaynard@monroewa.gov>

I want to make sure we have this one also.

Thank you!

From: douglas.stangler <douglas.stangler@gmail.com>
Sent: Sunday, November 30, 2025 7:13 PM
To: Hannah Maynard <hmaynard@monroewa.gov>
Cc: Amy Bright <ABright@monroewa.gov>
Subject: Opposition to PREANZON2025-01

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I am writing to oppose all pre-annexation rezoning. Although no project exists, this zoning would allow future high-density development before SEPA review and before annexation. Concerns include traffic, stormwater, school capacity, and emergency services.

WE LIVE ON 19373 132ND STREET SE AND OUR BACKYARD BORDERS THAT PROPERTY. I DO HAVE A REQUEST THOUGH IF THEY END UP BEING ALLOWED TO BUILD THERE: NOT ALLOW IT TO BE BUILT TOO CLOSE TO OUR HOMES AND A WALL OF TALL EVERGREEN TREES BE PLANTED BETWEEN US GIVING US SOME PRIVACY. THANK YOU FOR YOUR ATTENTION TO THIS MATTER.

--DOUGLAS & BE STANGLER

Sent from my T-Mobile 4G LTE Device

Opposition to PREANZON2025-01

From K G B <galabama@gmail.com>

Date Fri 12/5/2025 7:44 PM

To Hannah Maynard <hmaynard@monroewa.gov>

Cc Amy Bright <ABright@monroewa.gov>

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I am writing to oppose all pre-annexation rezoning. Although no project exists, this zoning would allow future high-density development before SEPA review and before annexation. Concerns include traffic, stormwater, school capacity, and emergency services.

Guzel B.K.

From: [Heather Johnson](#)
To: [Hannah Maynard](#)
Cc: [Amy Bright](#)
Subject: Public Comment – Opposition to Davis Pre-Annexation Zoning (PREANZON2025-01 / SEPA2025-14)
Date: Friday, November 28, 2025 1:34:07 PM

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Dear Commissioners,

I am writing to formally oppose all proposed pre-annexation rezoning for the Davis property (Project File PREANZON2025-01 / SEPA2025-14). I am a homeowner directly adjacent to the land under consideration, and the decision to pre-zone this property prior to full annexation raises significant legal, environmental, and infrastructural concerns that have not been adequately addressed. I am aware that all neighbors along this street are strongly opposed and concerned.

Pre-annexation zoning would permanently establish development rights before the City completes the level of environmental and infrastructure review that SEPA requires for a decision of this magnitude. Because zoning adopted at this stage becomes exceedingly difficult to modify or reverse after annexation, approving R-7 or R-15 densities now would effectively predetermine outcomes without the benefit of comprehensive analysis or public transparency.

My concerns include, but are not limited to:

1. Traffic and Transportation Impacts

Increased residential density will substantially elevate daily vehicle trips on already constrained neighborhood roads. We already face horrendous traffic (45 mins to travel 12 miles) during rush hours, and major ongoing issues due to a high volume of rezoning and housing developments. No traffic study, capacity assessment, or mitigation plan has been presented to the public. Approving zoning without this information is premature and inconsistent with prudent land-use planning.

2. Stormwater and Flooding Risks

The site currently lacks a publicly available, site-specific stormwater or drainage plan. Higher-density development would significantly increase impervious surfaces—roofs, roads, and paved areas—raising runoff volumes and heightening downstream flooding risks. Without engineering analysis, approving zoning would pose an unreasonable risk to adjacent properties, including my own.

3. Emergency Services Capacity

There is no verified evidence that police, fire, and EMS agencies have the staffing, equipment, or funding to absorb the increased call load that R-7 or R-15 development would generate. Public safety capacity should be evaluated prior to any action that expands residential density.

4. School Overcrowding and Long-Term Strain

The Monroe School District is already experiencing capacity pressures. Additional housing units directly impact classroom size, portable use, bus routing, and long-term district planning. No detailed school capacity analysis has been provided to justify rezoning at this stage.

5. Neighborhood Compatibility and Environmental Review Requirements

SEPA requires a thorough assessment of traffic, stormwater, noise, public services, and cumulative growth impacts. These evaluations have not yet been completed or publicly reviewed. Moving forward with pre-annexation zoning bypasses essential procedural protections and undermines informed public participation.

For these reasons, I respectfully request that the Planning Commission deny the proposed pre-annexation rezoning, or significantly delay any decision until full SEPA review and infrastructure studies are completed, published, and available for community scrutiny.

Thank you for considering my written comment. I ask that this email be added to the public record for the December 8, 2025 Planning Commission hearing.

Sincerely,

Heather & Michael Johnson

Opposition to PREANZON2025-01

From Heidi Waggoner <heidewaggoner@gmail.com>

Date Sun 11/30/2025 1:09 PM

To Hannah Maynard <hmaynard@monroewa.gov>

Cc Amy Bright <ABright@monroewa.gov>

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I am writing to oppose all pre-annexation rezoning. Although no project exists, this zoning would allow future high-density development before SEPA review and before annexation. Concerns include traffic, stormwater, school capacity, and emergency services.

--

Heidi Waggoner
Mobile (425) 577-2106

Opposition to PREANZON2025-01

From Nancy Pixler <njpix@icloud.com>
Date Wed 12/3/2025 3:52 PM
To Hannah Maynard <hmaynard@monroewa.gov>
Cc Amy Bright <ABright@monroewa.gov>

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I want to express my concerns regarding the proposal to annex the Davis property. Annexation and rezoning to the minimum of R 7 will tax the infrastructure of the area including the roads, schools, water etc. For example traffic is already an issue on chain lake road and there are known water pressure issues in current homes. Also, it is highly likely that this property will be developed with the higher densities allowed by R 7 zoning since the gas pipeline running through the property makes a large portion of the acreage off limits to practical development. This would fundamentally change the character of the area and exacerbate the strain on the infrastructure mentioned earlier. Finally the idea that R 15 might be considered is surprising as it is totally inconsistent with the current plan for the city and is not requested or suggested in any of the documents submitted for annexation. R 15 would be an even worse choice for the area.

The bottom line is that the city should reject this request for annexation since either zoning option creates issues for current and future residents of the area.

Respectfully,

Jeff Pixler

Opposition to PREANZON2025-01

From Maria C <lmcs65@gmail.com>

Date Fri 12/5/2025 1:57 PM

To Hannah Maynard <hmaynard@monroewa.gov>; Amy Bright <ABright@monroewa.gov>

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To the Monroe Planning Commission,

I'm writing in opposition to assigning R7 or R15 zoning to the Davis property at this time. The County's own MON2 evaluation found the subject area unsuitable for urban development due to transportation and infrastructure deficiencies. These conditions have not changed. Monroe already has enough land capacity to meet its 2044 population targets within the existing UGA and the current SEPA review does not evaluate the impacts of development allowed under these zoning categories. Assigning zoning now would predetermine outcomes before impacts are assessed and understood.

I respectfully ask the Commission to deny the pre-annexation proceedings until full environmental and infrastructure analysis is completed.

Thank you,
Laszlo Cser

Opposition to PREANZON2025-01

From MARIA CSER <lmcs@comcast.net>
Date Fri 12/5/2025 1:38 PM
To Hannah Maynard <hmaynard@monroewa.gov>
Cc Amy Bright <ABright@monroewa.gov>

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To the Monroe Planning Commissioners,

I am writing to strongly oppose all pre-annexation rezoning for the PREANZON2025-01 submission exercising my right to comment per the City of Monroe notice below.

This re-zoning allows for future high-density development even before full impact assessments are completed, including SEPA review. In a community already dealing with continuously growing traffic and safety concerns in the Chain Lake corridor, further assessment studies need to happen before a final pre-annexation decision to identify impacts on:

- **Traffic is a major concern already on Chain Lake Road.** Cars are speeding and passing those that drive with the speed limit. Exiting the neighborhood on 197th to Chain Lake is slow and dangerous. During school hours the area is packed with school buses and cars with parents/ children trying to get to their destinations, placing a burden on the exit. Changing the zoning of this property will only increase the number of vehicles and create additional gridlock. The gridlock spreads not only to Chain Lake Road and 197th but all the way to Rainier View Drive, N Kelsey St, Trombley Rd, Roosevelt Rd, US2, SR-522, 203 and 9 to name a few. No known infrastructure improvements to ease the concern.
- **Water and stormwater require a major evaluation.** Water pressure is already at all time low for many of the homes in surrounding neighborhoods. The Project Manager for Eaglemont and I have called the city regarding this issue and received no resolution since moving in. Living in an HOA-controlled community requires regular landscaping and watering of the grass which is negatively impacted by deficient water pressure. The proposed changes in zoning will further reduce water levels/pressure to even more unacceptable levels.
- **School enrollment and capacity where student/teacher ratios are extremely high at 18:1 for the entire Monroe School District.** Closer to the property under consideration for rezoning, ratios are 20:1 for Park Place Middle School, 16:1 for Chan Lake Elementary and 20.1-21.1 for Monroe High School. The current numbers are likely to increase even further if additional housing development with the rezoning happens, which will be detrimental to student experience in these schools.
- **The burden on emergency services is already nearing a breaking point.** They must balance the requirements of a growing community, budget restrictions and staffing

challenges. Changing the zoning to introduce additional residences will reduce the response time to undesirable levels and increase risk to quality of care.

- **Quiet and secluded living is diminishing.** Natural beauty of the area is being replaced by new developments that include the addition of the Garibaldi project with 90 additional single-family homes. This proposal has a major impact and does not align with proper growth management. It does not take into consideration any of the established residences and their quality of life. It will displace two families currently occupying homes on the proposed site.
- **Wildlife displacement is a growing problem.** It's heartbreaking to see deer continuing to be pushed out of their elements and run through neighborhoods and roadways. Many woodpeckers are taking refuge in the subject area. They are protected in both, Washington state and covered by the Federal Migratory Bird Treaty Act, which make it unlawful to kill, harm or harass any species. Several species are permanent residents and remain in their territories for winter months and don't migrate. There are resident owls and a pair of bald eagles as well. Zoning must be kept current to protect this wildlife.
- **Discrepancies exist in the provisions for zoning, and the pre-annexation requires a "NOT Approve" vote.** The Snohomish County Council Meeting on January 8th, 2025, conducted a hearing for Ordinance 24-105 (Attachment 1). David Toger, who was hired and engaged to assist on behalf of the Davis', was the only person present to testify, and the Ordinance was approved. The Snohomish County City Council should have given "due notice" to the public before holding the public hearing. None of the surrounding homes near the subject property received notice. Given this clear misstep, Ordinance 24-105 needs to be revoked and nullified.
- **Discrepancies exist in several documents about zoning requests of R7 VS R15** that must be further evaluated. The original annexation request only mentions R7, and the Monroe City notice suggested R15 on their postcard. No pre-annexation signs are posted anywhere visible on the property to alert the community of the pre-annexation. This is a requirement in the city of Monroe and a clear failure of the petitioners. Zoning of the proposed property needs to stay current.
- **Reduction of property values for existing Eaglemont homes continues even with zoning the land as R7.** How many households will be negatively impacted by declining values versus the gain of one? Too many to list. Zoning of the subject property must stay as is.

Verbiage from "NOTICE OF PLANNING COMMISSION PUBLIC HEARING – CITY OF MONROE" mailed to residents effected by the subject property:

The City of Monroe is proposing to establish pre-annexation zoning for the Davis Property located within the City's Urban Growth Area (UGA). Two zoning designations are under consideration: R7 – Single Family Residential (7 units per acre) and R15 – Single-Family Residential (15 units per acre).

It also states:

"This action will establish the property's zoning designation in advance of annexation."

This official communication confirms December 8th, 2025, hearing is not for annexation approval, and it's not a later-stage project review.

This hearing is specifically to finalize selection of the zoning (R7 or R15) that will apply to all 23 acres once annexed.

The Planning Commission is required to consider:

- the allowed density
- the permitted housing types
- the comprehensive plan consistency
- SEPA information attached to the zoning action

Those are exactly the issues tied to zoning—not the later permit stage.

I respectfully urge the council to review the legality of Ordinance 24-105 and defer the pre-annexation zoning assignment until a more current analysis of community impact data can be completed. The Davis/Johnson proposed expansion (MON2) has been previously denied citing wetlands, steep slopes and inconsistencies with the Growth Management Act. Proposals failed multiple county code criteria. The pre-annexation zoning of the listed properties into the city of Monroe should be denied at the hearing on December 8, 2025.

Sincerely,

Maria Cser

10000 1000 10000

Attachment 1

The screenshot shows the Snohomish County Council website. The main content area displays details for Ordinance 24-105, including the mover (Megan Dunn), seconder (Jared Mead), and result (Pass). A detailed minutes note is provided, stating that Chair Nehring opened the hearing for public testimony, David Toyer testified in support, and the ordinance was approved unanimously.

File #	Ver.	Agenda #	Type	Title
2024-2118	1	1.	Ordinance	Ordinance Services re
2024-3018	1	2.	Ordinance	Ordinance
2024-3160	1	3.	Ordinance	Ordinance Assistance
2024-2830	1	4.	Ordinance	Ordinance Everett and
2024-2968	1	5.	Ordinance	Ordinance Everett, an
2024-2962	1	6.	Ordinance	Ordinance Monroe, fo
2024-3168	1	7.	Motion	Motion 24-04 - Monro
2024-2999	1	8.	Ordinance	Ordinance

Opposition to PREANZON2025-01

From melanie kollmai <makollmai@me.com>

Date Mon 12/1/2025 7:14 AM

To Hannah Maynard <hmaynard@monroewa.gov>

Cc Amy Bright <ABright@monroewa.gov>

[You don't often get email from makollmai@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Hannah and Amy,

I am writing to oppose all pre-annexation rezoning. Although no current projects exist, this zoning would allow for future high-density development before SEPA review and before annexation. Concerns include traffic, stormwater, school capacity, and emergency services.

Chainlake Road is already experiencing increasing traffic congestion, and adding the proposed zoning projects would exacerbate this issue. Moreover, the area is home to a diverse range of wildlife, including three eagles, peregrine falcons, red-tailed hawks, goldfinches, and numerous deer. These animals rely on the region's natural habitat for survival, and any development that disrupts their environment would be detrimental to their well-being.

Melanie K.

Sent from mobile; please excuse brevity & typos.

Eaglemont Group response to David Annexation

From Monore Progressive <monroewaprogressive@gmail.com>

Date Sat 12/6/2025 10:23 AM

To Hannah Maynard <hmaynard@monroewa.gov>

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Hi,

I have been asked to forward this group response in favor of the davis annexation.

Statement of Support from Eaglemont Homeowners Regarding Pre-Annexation Zoning for the Davis Properties (R7 – Single-Family Residential)

Submitted to the Monroe Planning Commission

Chair and Commissioners,

We are a group of Eaglemont homeowners, including several whose properties directly border the Davis Properties. After reviewing Monroe's zoning code, GIS constraints, Imagine Monroe 2044, and the City's Comprehensive Plan, we are providing this statement **in strong support** of the proposed R7 pre-annexation zoning.

1. R7 is the correct zoning and aligns with the Comprehensive Plan and Imagine Monroe 2044.

The City's Comprehensive Plan and Imagine Monroe 2044 emphasize:

- **Orderly, low-density residential growth**
- **Housing that matches existing neighborhood character**
- **Continuation of single-family patterns in established residential areas**
- **Protection of environmentally sensitive areas**

R7 is already the zoning directly south of the Davis Properties—including all of Eaglemont.

By applying R7 here, the Planning Commission is **continuing the land-use model the City already uses** in this district.

Any claim that R7 “doesn’t fit” ignores the fact that R7 is **literally the zoning used throughout the entire adjacent neighborhood.**

Opposition statements saying “R7 is wrong for this land” are simply **inconsistent with the City’s adopted planning vision and existing zoning map.**

2. Claims that apartments, condos, or multifamily housing could be built are factually false.

Under the Monroe Municipal Code:

R7 ALLOWS:

- Single-family detached homes
- Single-family attached (limited)
- ADUs

R7 DOES NOT ALLOW:

- Apartments
- Condominiums
- Multi-level multifamily buildings

- Any structure containing 3+ dwelling units

Official Code Sources:

- MMC 22.10.020 – Residential Uses Table (PDF):
<https://monroewa.gov/DocumentCenter/View/29550/2210>
- MMC 22.12.020 – R4 and R7 Zoning District Standards
- MMC 22.10.030 – Definitions & Use Restrictions

The City explicitly states:

“Multiple-family dwellings are prohibited in the R4 and R7 zones.”

There is no interpretation, loophole, or discretionary process that could change this.

Therefore, any homeowner claiming “apartments will be built” is either misinformed or intentionally spreading fear.

3. Property constraints make large-scale development impossible.

Even under maximum theoretical zoning:

- **A major high-pressure gas transmission pipeline easement** cuts across the property.
- **Wetlands, streams, and buffer areas** remove more land from buildability.
- **Topographic slope changes and drainage corridors** further restrict design.
- **Stormwater facilities, roads, and open space** must also be incorporated.

After removing constraints, the realistic developable acreage is ~**12–13 acres**, not the full 23 acres.

Realistic home count: 70–90 homes

Not hundreds. Not 200. And definitely not the **1,000+ person** narrative being circulated by opponents.

That number has **no mathematical basis** and contradicts all available data.

4. Developers—not City taxpayers—must pay for infrastructure improvements.

Under Monroe code, any future developer must fund or construct:

- Road widening and frontage improvements
- Turn lanes or traffic mitigation measures
- Sewer and water system extensions
- Stormwater ponds and conveyance
- Sidewalk and trail connections
- Park, school, fire, and transportation impact fees

Opponents claiming that “taxpayers will foot the bill” are spreading an **objectively false narrative**.

5. Opposition messaging is driven by misinformation and fear, not facts.

Many of the anti-annexation messages include:

- False claims about apartments
- Inflated, impossible population estimates
- Misrepresentations of zoning law
- Incorrect assumptions about infrastructure costs
- Fear-based statements designed to alarm neighbors

These claims do not reflect the City's zoning code, engineering requirements, the Comprehensive Plan, or reality.

Monroe deserves **evidence-based** planning—not rumor-based planning.

Conclusion

We encourage the Planning Commission to **recommend approval** of the proposed R7 pre-annexation zoning because:

- It **matches the existing Eaglemont neighborhood**
- It aligns with the **Comprehensive Plan & Imagine Monroe 2044**
- It prevents any possibility of apartments or multifamily
- It ensures environmentally constrained land is protected
- It requires developers—not taxpayers—to fund all infrastructure
- It supports responsible, predictable, City-controlled growth

We refuse to allow fear-driven misinformation to shape Monroe's future.

Thank you for your time and commitment to fact-based decision-making.

Davis Pre-Annexation Public Comment

From Monore Progressive <monroewaprogressive@gmail.com>

Date Tue 12/2/2025 2:53 PM

To Hannah Maynard <hmaynard@monroewa.gov>

Cc Amy Bright <ABright@monroewa.gov>

You don't often get email from monroewaprogressive@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Chair and Commissioners,

I am a **resident of Eaglemont living on 132nd Street, directly backing up to the Davis Properties**. I am speaking **both as a nearby homeowner and as a community member who cares about the long-term health of the entire City of Monroe**. Even living immediately adjacent to this property, I am **in support of the proposed pre-annexation zoning**.

First and most importantly, this proposal **does not approve development, construction, or any physical changes to the land today**. This is a **non-project legislative action** whose sole purpose is to establish **appropriate zoning prior to annexation**, as required by state and municipal law. Any future development would require a **separate, project-specific approval process**, including full environmental review, infrastructure analysis, and additional public hearings .

The proposed zoning, **R7 – Single-Family Residential**, is the **lowest-density single-family zoning district in the City of Monroe** and closely mirrors the **existing Snohomish County zoning already in place today**. This is not a high-density up-zone, not a commercial conversion, and not an industrial designation. It is a continuity measure that allows responsible long-term planning consistent with the City's Comprehensive Plan framework .

A major claim being circulated is that **“over 1,000 new people”** could move into this area. That statement is **not supported by the City's own environmental analysis**. According to the official SEPA checklist, the **maximum theoretical build-out** under this zoning would allow:

- Up to **161 detached homes**, or
- Up to **322 attached homes**, or a combination.

Using the County's documented **average household size of 2.87 people per home**, this results in an estimated population range of **approximately 462 to 924 residents** — not over 1,000 — and only if the site were built to its absolute technical maximum, which is **never guaranteed in real-world development** .

More importantly, **this action does not approve any housing at all**. It simply establishes zoning. Any future development would still require:

- Site-specific review
- Traffic and transportation impact studies
- Stormwater and environmental mitigation
- Utility capacity verification
- Park and school impact analysis
- And additional public hearings before the City

Claims of immediate or guaranteed population impacts are therefore **misleading and premature**.

It is also important to note that the **SEPA checklist confirms that a major high-pressure natural gas transmission line runs directly through the Davis Properties under an active easement**. Any future development would be required to coordinate directly with the pipeline operator and comply with strict federal, state, and utility safety setback requirements. This **significantly constrains building placement, density layout, and site design**, and is one of the primary reasons **no homes currently exist within the pipeline corridor itself**. This reality further limits speculative claims about maximum development and demonstrates that **any future project will be both highly regulated and physically constrained by safety requirements** .

The environmental record also clearly shows that **this action causes no direct environmental impact** at this time:

- No construction
- No grading
- No vegetation removal
- No traffic increase
- No utility demand increase
- No displacement of residents

All of these would only be evaluated later, if and when a real project is proposed .

Future development will also be **required to provide public benefits**, including:

- Extension of the multimodal trail system
- Park impact fees
- Utility connections
- Transportation mitigation
- And compliance with City emergency-service standards .

Much of the opposition being voiced appears to be based on **speculation rather than the actual scope of this decision**. Pre-annexation zoning is a **planning tool**, not a development approval. It allows the City to manage growth intentionally instead of reacting later without proper controls.

It is also important to recognize that the City must plan for **the entire community**, not just for one neighborhood. Responsible planning means:

- Providing future housing capacity
- Coordinating infrastructure
- Protecting environmental resources
- And maintaining fiscal responsibility for the City as a whole

Failing to plan does not stop growth — it only results in **unplanned, poorly coordinated growth**, which is far more damaging to neighborhoods, traffic conditions, public services, and environmental protection.

Approving this pre-annexation zoning **does not commit Monroe to any specific future project**.

What it does is ensure that if annexation proceeds, it happens under:

- Predictable rules
- Transparent public process
- Full environmental safeguards
- And consistent land-use policy

For these reasons, I respectfully urge the Planning Commission to **recommend approval of the pre-annexation zoning for the Davis Properties** as a prudent, lawful, and responsible planning action that protects both surrounding residents — including those of us who live directly adjacent — and the long-term interests of the entire Monroe community.

Thank you for your time and consideration.

Opposition to PREANZON2025-01

From Naveen Sharma <naveen.ccna@gmail.com>

Date Fri 12/5/2025 4:13 PM

To Hannah Maynard <hmaynard@monroewa.gov>

Cc Amy Bright <ABright@monroewa.gov>

You don't often get email from naveen.ccna@gmail.com. [Learn why this is important](#)

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I am writing to oppose all pre-annexation rezoning. Although no project exists, this zoning would allow future high-density development before SEPA review and before annexation. Concerns include traffic, stormwater, school capacity, and emergency services.

Thanks and Regards
Naveen Sharma

Davis Properties | Boundary-Adjacent Property Owner Participation – UGA / Follow-On Zoning

From Rogelio Gutierrez <elio213@gmail.com>

Date Thu 12/18/2025 4:08 PM

To Kate Tourtellot <ktourtellot@monroewa.gov>; Hannah Maynard <hmaynard@monroewa.gov>; Lance Bailey <lbailey@monroewa.gov>; pds@snoco.org <pds@snoco.org>

Cc Geoffrey Thomas <GThomas@monroewa.gov>; Patsy Cudaback <pcudaback@monroewa.gov>

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To Whom It May Concern,

I am an owner of property that directly abuts the subject site (i.e. recently being referred to as the Davis Properties). As a result of that shared boundary, I am uniquely and directly affected by the proposed pre-annexation zoning action in ways that are materially different from members of the general public. I have a protected property interest under Washington State Law.

The establishment of residential development capacity immediately adjacent to my property gives rise to specific, foreseeable impacts that are inherent to the location of the site, including changes to access and traffic at existing points of ingress and egress, alterations to stormwater flow and drainage patterns, the adequacy of buffering and separation between uses, and compatibility with the existing lawful use and character of my property. These impacts are not speculative; they are geographically defined and arise solely because of the adjacency between the properties.

Because these impacts are known and reasonably foreseeable at this stage, they must be meaningfully evaluated and addressed as part of the current zoning and SEPA review, rather than deferred to future project-level permitting after development capacity has been fixed and practical alternatives and mitigation options constrained.

Deferral under these circumstances would materially limit the ability of affected adjacent property owners to protect their interests and would undermine the procedural safeguards intended to ensure informed decision-making where regulatory actions substantially alter the use and character of neighboring land. Deferrals for the majority of proposals seems to be unlawful where impacts are reasonably foreseeable at this stage.

The UGA + pre-annexation + annexation is a coordinated growth action(s) under WA law.

As a boundary-adjacent property owner, I did not receive meaningful notice and therefore growth decisions through a UGA amendment were effectively made before meaningful notice reached affected parties such as myself.

As a boundary-adjacent property owner, I have SEPA standing. I have also requested a copy of SEPA2025-14 in its original state issued in November 2025, if there are any revisions, I would like those as well.

Where a zoning action establishes development capacity immediately adjacent to an existing residence, Washington law requires that reasonably foreseeable, site-specific impacts be evaluated at the point of decision, and not deferred to later permitting stages after alternatives and mitigation options have been constrained.

I strongly and respectfully request that the City and County pause further action and undertake a careful, substantive review of the steps taken to date to ensure full compliance with applicable requirements for environmental analysis, zoning review, and public participation including boundary-adjacent property owners.

Before proceeding with any zoning-related actions including, but not limited to, UGA processes, MON2 UGA amendment, pre-annexation, or annexation, the City and County should confirm that adjacency-related impacts have been fully and meaningfully evaluated and addressed, and that such review has occurred at a stage where alternatives and mitigation remain available.

Proceeding without this assessment risks compounding procedural deficiencies and undermining informed decision-making for actions that materially affect adjacent properties.

Thank you.

A Boundary-Adjacent Property Owner to the Davis Properties,

Rogelio Gutierrez

PREANZON2025-01 Opposition

From Rogelio Gutierrez <elio213@gmail.com>

Date Sun 11/30/2025 3:37 PM

To Hannah Maynard <hmaynard@monroewa.gov>; Amy Bright <ABright@monroewa.gov>

Cc Lance Bailey <lbailey@monroewa.gov>; Kate Tourtellot <ktourtellot@monroewa.gov>; Council Members <CouncilMembers@monroewa.gov>

 1 attachment (30 KB)

Davis Properties Pre Annexation_Opposition_Gutierrez.docx;

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[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Hannah, Amy,

Attached is a letter to the council regarding the Davis Properties pre annexation.

Pre annexation is premature and too early in the process to grant any level of pre annexation or annexation into the city of Monroe.

In the event the attached is not viewable. I have copied the contents of the Word document into this email.

=====

To the Honorable Members of the Monroe City Council,

I am writing to respectfully request that the Council decline, or at minimum defer, the proposed pre-annexation zoning and annexation of the Davis properties at this time. This request is not based on politics or emotion, but on the City's own SEPA Environmental Checklist and related planning documents, which together show multiple unresolved issues that make this annexation premature, unsupported, and legally vulnerable.

1. Critical areas on the site remain unstudied and prevent a lawful zoning decision

The SEPA checklist prepared for this action identifies an approximately 8,000 square foot freshwater forested/shrub wetland on the property, as well as one or more unmapped streams along the northern boundary. It also expressly acknowledges that a future critical areas study will be required because no such survey has yet been completed.

Under the Growth Management Act and Monroe Municipal Code chapter 22.84, wetlands and streams must be delineated, buffered, and addressed through appropriate mitigation and service planning. None of that work has

been done for this site.

Without a critical areas study, the City cannot determine the true buildable area of the property. Without knowing the buildable area, it cannot lawfully assign an R7 zoning density or reasonably estimate future unit counts. And without zoning in place that is grounded in actual environmental constraints, annexation of any kind is not ready for approval.

In other words, the City is being asked to assign zoning before it has verified the very environmental conditions that determine whether that zoning is appropriate. That is a procedural and legal conflict that can and should be avoided.

2. The land is not shown to be necessary to meet growth targets

The City's own documents acknowledge that this land has no current comprehensive plan designation because it was only recently added to the UGA, and that a major comprehensive plan update is underway and expected to be completed in 2026.

There is nothing in the current record demonstrating that Monroe's existing land supply is insufficient to meet housing, transportation, or public service obligations within the areas already designated and planned. Proceeding to annex and pre-zone additional land before the comprehensive plan update is completed, and before a buildable lands analysis is finished, is premature and unnecessary.

As a result, this annexation appears to advance primarily private landowner interests rather than a clearly documented public need.

3. The proposal reverses the proper SEPA process

Pre-annexation zoning is intended to be based on verified environmental information. In this case, the City is being asked to approve zoning first and study the land later.

That sequence reverses the logic of SEPA and increases the risk of:

- Appeals based on incomplete environmental review
- Challenges under the Growth Management Act for inconsistency with critical areas protection and land capacity requirements
- Future reconsideration or revision of zoning if later studies reveal more extensive constraints than assumed

Moving ahead under these conditions is neither responsible planning nor a sound basis for a long-term land use decision.

4. The annexation does not demonstrate a public benefit

The SEPA checklist and supporting materials make several points very clear:

- There is no specific development proposal before the City
- No concrete infrastructure or public service improvements are identified
- There is no transit service within approximately 1.5 miles of the site
- Access and serviceability remain limited and undefined
- The site contains environmentally constrained land

Annexations under state law are expected to demonstrate a clear public interest or public benefit. At present, there is no substantive showing that annexing these properties will advance Monroe's housing, transportation, parks, or utility goals beyond what can be achieved on already planned and designated lands.

Where the practical effect is to increase the speculative value of privately owned land without a corresponding public benefit, the proposal does not satisfy the public-interest test that should guide annexation decisions.

5. The City may assume significant obligations without understanding the full risks

Once annexed, the City becomes responsible for managing and regulating, among other things:

- The identified wetland and any associated buffers
- Streams and drainage patterns
- Stormwater systems and runoff impacts
- Any pipeline corridor safety issues
- Emergency access and response capacity
- Transportation concurrency and traffic impacts

Taking on these obligations without a complete understanding of the site’s environmental and infrastructure realities creates avoidable risk for the City and its taxpayers. It is far more prudent to complete the necessary studies and planning work before committing Monroe to those responsibilities.

Conclusion and summary of key concerns

In summary, the current record shows:

- Critical areas (wetland and streams) have been identified but not fully delineated or studied
- Zoning density and buildable land cannot be reliably calculated at this time
- The property has no comprehensive plan designation yet and is not needed to meet documented growth targets
- The annexation provides no clear, demonstrated public benefit and appears primarily to serve private interests
- Moving forward now would expose the City to legal and procedural challenges under SEPA and the Growth Management Act
- Annexation would shift long-term environmental and infrastructure obligations onto the City before those obligations are fully understood

For all of these reasons, the Davis properties are not ready to be legally or responsibly annexed or pre-zoned at this time.

I respectfully urge the Monroe City Council to deny or, at a minimum, postpone the pre-annexation zoning and annexation until a full critical areas study has been completed, the comprehensive plan update is finalized, buildable lands analysis confirms a genuine need for expansion, and the City can clearly demonstrate a public benefit that justifies bringing this land into the city.

Annexation decisions are long-lasting and difficult to undo. They should be based on complete information and a clear public interest, not on speculative expectations. Taking a careful, deliberate approach here will protect both Monroe’s natural resources and its residents in the years ahead.

Thank you for your time and thoughtful consideration.

Respectfully submitted,

Rogelio Gutierrez

Resident, City of Monroe

Davis Property – Pre-Annexation does not meet criteria set forth by the city, county and state

Impact Category	Documented Facts / Data	Statutory / Code Reference	Resulting Impact / Planning Risk
Wetlands	8,000 sq. ft. Freshwater Forested/Shrub Wetland on site Att-2-SEPA-Checklist	MMC 22.84.060 (Wetland Protection) RCW 36.70A.020(8)	Wetland buffers reduce buildable land; zoning capacity cannot be calculated without delineation.

Impact Category	Documented Facts / Data	Statutory / Code Reference	Resulting Impact / Planning Risk
Streams / Surface Water	One or more unclassified streams along northern boundary Att-2-SEPA-Checklist	MMC 22.84.070 (Streams), WAC 197-11-330	Lack of stream classification prevents determination of required buffers (50–150+ ft).
Critical Areas Study	<i>“Future development... will require a critical areas study.”</i> Att-2-SEPA-Checklist	MMC 22.84.030	Pre-annexation zoning cannot be based on unknown environmental constraints; risk of noncompliance.
Comprehensive Plan Status	Site currently has no Comprehensive Plan designation (pending mid-2026 update).	RCW 36.70A.130, MMC 22.76.030(B)	Zoning cannot legally be assigned without a designated land-use classification.
Current Zoning	County zoning: R-9600 (approx. 4–5 units/acre). Proposed City zoning: R-7 (7 units/acre).	MMC 22.14	Density increase is unsupported by buildable-lands analysis or environmental study.
Potential Maximum Units	Applicant lists 161–322 units possible under full R7 buildout.	SEPA Checklist	Buildout capacity cannot be confirmed due to wetlands, buffers, slopes, and stream impacts.
Wildlife / Migration Routes	Property lies within Pacific Flyway; migratory waterfowl wintering species identified (Mallard, Wigeon, Teal, etc.). Att-2-SEPA-Checklist	RCW 36.70A.020(9) – Environment	Increased traffic, lights, and impervious surface likely to disrupt migratory species.
Existing Residential Use	Site currently contains a small number of single-family homes on large rural lots.	SEPA A.11	Proposed density represents abrupt upzoning inconsistent with adjacent development patterns.
Proximity to Transit	Nearest Community Transit stop: 1.5 miles away from site. Att-2-SEPA-Checklist	RCW 36.70A.070(6) – transportation planning	Annexation creates a car-dependent neighborhood with no transit service; fails transportation concurrency intent.
Pipeline Corridor	Williams Northwest Pipeline runs directly beneath property. Att-2-SEPA-Checklist	Federal pipeline safety regulations	Limits buildable area; triggers safety setbacks; increases City liability.
Road / Access Constraints	Primary access is via County roads; no upgrades proposed.	RCW 35A.14.801 (serviceability required)	City cannot demonstrate ability to serve area with City-level infrastructure.

Impact Category	Documented Facts / Data	Statutory / Code Reference	Resulting Impact / Planning Risk
Stormwater Impacts	Topography slopes upward 340–420 ft; runoff flows toward wetland. Att-2-SEPA-Checklist	MMC 15.16 – Stormwater	Slopes + wetland increase design requirements and reduce feasible developable land.
Displacement / Demolition	Future redevelopment <i>may</i> require removing existing homes.	SEPA Checklist	Upzoning may cause residential displacement without documented benefit.
Public Benefit Analysis	No trail, park, infrastructure, or utility improvements identified in pre-annexation proposal.	RCW 35A.14.010 – public interest requirement	No demonstrated public benefit; fails statutory requirement.
Transit, Parks, Schools	No concurrency analysis provided.	RCW 36.70A.070	Council lacks required findings to make a concurrency determination.
Legal & Procedural Readiness	Key required studies not completed (critical areas, capacity, serviceability, traffic).	RCW 43.21C.030; WAC 197-11-330; MMC 22.84	Legislative action based on incomplete record may be vulnerable to review processes.

Procedural Gaps and Unresolved Requirements Identified in the Record

Below is a list of **procedural steps, statutory requirements, and obligations** that are described in state law or local code **and which the SEPA checklist itself states have not yet been completed**. None of these statements constitute legal findings; they are direct quotations and factual observations.

1. Missing Critical Areas Delineation

According to the SEPA Checklist:

- *“A small freshwater forested/shrub wetland... approximately 8,000 square feet”*
- *“There appear to be one or more small streams along the northern edge”*
- *“Future development... will require a critical areas study for the site.”*

This shows that the necessary environmental baseline information required under **MMC 22.84**, including:

- wetland delineation,
- stream classification,
- buffer determination, and
- impact assessment,

has not been conducted.

2. No Verified Buildable Lands Analysis

The checklist notes:

- *“Future development could allow up to approximately 161 to 322 units”*

- *“Actual number... depends on the specific development proposal.”*

State law (RCW 36.70A.115) requires “ensuring sufficient capacity” **based on known, mapped environmental constraints**, yet the City confirms those constraints are **not yet mapped**.

3. No Comprehensive Plan Designation

The SEPA checklist states:

- *“The site has not been assigned a Comprehensive Plan designation... pending mid-2026 update.”*

However, **RCW 36.70A.130** requires zoning to be consistent with the Comprehensive Plan, and **MMC 22.76.030(B)** states that pre-annexation zoning must match the Future Land Use Map, which does not yet include this area.

4. No Transportation or Serviceability Determination

The checklist states:

- *“Primary access is from existing Snohomish County roads.”*
- *“No new access points are proposed... future development may require access to 191st Ave SE.”*
- *“No transit service currently operates within 1.5 miles.”*

Under **RCW 35A.14.801**, cities must show annexed territory can be served by:

- roads,
- utilities,
- emergency services,
- stormwater systems, and
- transportation infrastructure.

The checklist confirms such determinations **have not been completed**.

5. No Development Proposal or Public-Benefit Demonstration

The SEPA document states:

- *“No development proposals have been submitted.”*
- *“No improvements or services are identified at this time.”*

Under **RCW 35A.14.010** and **RCW 35A.14.330**, annexations require a clear public benefit. The checklist shows **no proposal** establishing such benefit.

6. Environmental Review Acknowledges Missing Information

The SEPA checklist repeatedly identifies:

- *“No site-specific development is proposed.”*
- *“Future development will require additional study.”*
- *“No floodplain impacts will occur because no construction is proposed at this time.”*

Per **WAC 197-11-330(3)(c)**, when information is incomplete or uncertain, SEPA requires either:

- additional analysis, or
- a **Determination of Significance (DS)** if potential impacts may be significant.

The checklist establishes that environmental information is incomplete, but no DS or supplemental review has been issued.

7. Infrastructure and safety obligations are identified but unexamined

The checklist states:

- *“The Williams Northwest Pipeline system runs directly under the properties.”*
- *“The City has notified the property owners of this requirement for any future development.”*

Pipeline corridors normally require:

- safety setbacks,
- impact evaluation, and
- risk-mitigation planning,

but the checklist contains **no analysis** of feasibility or constraints.

Summary and Reiterated Importance

The materials supplied by the City indicate that numerous required steps remain incomplete, including:

- delineation of wetlands and streams,
- classification of buffers,
- determination of buildable land,
- assignment of a Comprehensive Plan designation,
- evaluation of infrastructure and service capacity,
- demonstration of public benefit, and
- the full environmental review necessary to issue a reliable SEPA determination.

Taken together, these gaps mean that **the factual and procedural foundation needed for pre-annexation zoning does not yet exist**. Sound governance, responsible planning, and respect for state and local requirements all point in the same direction: the City should not act before these steps are properly completed.

SEPA Checklist:

- *“A small freshwater forested/shrub wetland... approximately 8,000 square feet”*
- *“There appear to be one or more small streams along the northern edge”*
- *“Future development... will require a critical areas study for the site.”*

This shows that the necessary environmental baseline information required under **MMC 22.84**, including:

- wetland delineation,
- stream classification,
- buffer determination, and
- impact assessment,

has not been conducted.

2. No Verified Buildable Lands Analysis

The checklist notes:

- *“Future development could allow up to approximately 161 to 322 units”*
- *“Actual number... depends on the specific development proposal.”*

State law (RCW 36.70A.115) requires “ensuring sufficient capacity” **based on known, mapped environmental constraints**, yet the City confirms those constraints are **not yet mapped**.

3. No Comprehensive Plan Designation

The SEPA checklist states:

- *“The site has not been assigned a Comprehensive Plan designation... pending mid-2026 update.”*

However, **RCW 36.70A.130** requires zoning to be consistent with the Comprehensive Plan, and **MMC 22.76.030(B)** states that pre-annexation zoning must match the Future Land Use Map, which does not yet include this area.

4. No Transportation or Serviceability Determination

The checklist states:

- *“Primary access is from existing Snohomish County roads.”*
- *“No new access points are proposed... future development may require access to 191st Ave SE.”*
- *“No transit service currently operates within 1.5 miles.”*

Under **RCW 35A.14.801**, cities must show annexed territory can be served by:

- roads,
- utilities,
- emergency services,
- stormwater systems, and
- transportation infrastructure.

The checklist confirms such determinations **have not been completed**.

5. No Development Proposal or Public-Benefit Demonstration

The SEPA document states:

- *“No development proposals have been submitted.”*
- *“No improvements or services are identified at this time.”*

Under **RCW 35A.14.010** and **RCW 35A.14.330**, annexations require a clear public benefit. The checklist shows **no proposal** establishing such benefit.

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- evaluation of infrastructure and service capacity,
- demonstration of public benefit, and
- the full environmental review necessary to issue a reliable SEPA determination.

Taken together, these gaps mean that **the factual and procedural foundation needed for pre-annexation zoning does not yet exist**. Sound governance, responsible planning, and respect for state and local requirements all point in the same direction: the City should not act before these steps are properly completed.

FW: Monroe, WA., UGA annexations/housing developments

From Anita Marrero <AMarrero@monroewa.gov>

Date Fri 12/5/2025 12:06 PM

To Lance Bailey <lbailey@monroewa.gov>; Kate Tourtellot <ktourtellot@monroewa.gov>; Amy Bright <ABright@monroewa.gov>; Leigh Anne Barr <LABarr@monroewa.gov>

Cc Hannah Maynard <hmaynard@monroewa.gov>

FYI. Not sure what project to attach this comment to. Or should I respond and say email City Council?

Thank you,

	<p>Anita Marrero Senior Planner 806 W. Main Street Monroe, WA 98272 360-863-4513 amarrero@monroewa.gov</p>
---	--

NOTE: This email is considered a public record and may be subject to public disclosure.

From: Sarah Wiles <sarahewiles@gmail.com>

Sent: Friday, December 5, 2025 9:34 AM

To: Anita Marrero <AMarrero@monroewa.gov>

Subject: Monroe, WA., UGA annexations/housing developments

You don't often get email from sarahewiles@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mrs. Anita Merrero,

Please take the time to read local people's concerns regarding housing developments/annexations in our community:

<https://www.facebook.com/MonroeWaGov/posts/pfbid032eaYMnjpfMSJ4bN3AYuJV7QMRRRcq85AaCmyiXeoCBnPgnKoWWuxEYN1MB7ZwFEcl>

<https://www.facebook.com/groups/182747288742710/permalink/2675659962784751/>

Please don't allow Housing Developers to continue creating dense sprawl. Please listen to regular citizens' concerns. Please include this email as a comment/concern during the next Monroe, WA., City Planning Meeting.

Thank you so much for taking our concerns seriously.

Sincerely,

Sarah Wiles

Opposition to Pre-Annexation Request- Davis annexation

From Shaida Langtoo <slangtoo@gmail.com>

Date Sun 11/30/2025 2:30 PM

To planning@monroewa.gov <planning@monroewa.gov>; Lance Bailey <lbailey@monroewa.gov>; Council Members <CouncilMembers@monroewa.gov>; Hannah Maynard <hmaynard@monroewa.gov>; Kate Tourtellot <ktourtellot@monroewa.gov>

You don't often get email from slangtoo@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear City of Monroe Planning Department and City Council Members,

I am a resident of the Eaglemont area, and I am writing in opposition to the proposed pre-annexation of the Davis annexation 23 acres.

As a city of Monroe resident, I am mostly concerned of the following:

1. Road Capacity and Safety — 196th Ave SE

The turn onto 196th Ave SE and chain lake already backs up during peak hours. Cars frequently queue into the roadway, and this location is especially dangerous because the turn occurs immediately before a curve with limited visibility.

Adding a stop sign or a roundabout to this intersection could be incredibly straining on the city funds.

2. Inconsistency With Monroe's Comprehensive Plan

This annexation does not clearly align with the City's long-term plan as I believe there is still plenty of open space within the city to handle more homes and maybe areas that isn't seeing much traffic. This approval would set a precedent for more out-of-sequence annexations that expand Monroe's boundaries in costly and difficult-to-serve ways.

Request

For these reasons, I respectfully request that the City:

- Deny the proposed annexation, or
- Require full traffic, environmental, and infrastructure studies before any further steps. Thank you for your consideration.

Sincerely,

Shaida Gutierrez
slangtoo@gmail.com

Amy Bright

From: Sharjil Khan <khan_sharjil@hotmail.com>
Sent: Wednesday, December 3, 2025 11:26 PM
To: Hannah Maynard
Cc: Amy Bright
Subject: Concerns Regarding Davis Property Pre-Annexation Zoning (PREANZON2025-01)
Attachments: Att 2 SEPA Checklist.pdf

Some people who received this message don't often get email from khan_sharjil@hotmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear City of Monroe Planning Commission and Council Members,

I am writing as a very concerned Monroe resident regarding the proposed pre-annexation zoning and rezoning for the Davis Properties (PREANZON2025-01). After reviewing the City's SEPA Environmental Checklist, I believe this proposal raises several significant issues:

1. **Insufficient Environmental Review:** The SEPA Checklist confirms that no project-level environmental studies have been completed. Key impacts—stormwater, wetlands, drainage patterns, and traffic—remain unstudied.
2. **Traffic & Emergency Access Concerns:** Development under R7 zoning could add 462–924 new residents, increasing congestion on already constrained roads. The City's documentation acknowledges future strains on transportation and emergency response systems.
3. **Stormwater & Flooding Risks -** The site includes wetlands and streams, with sloping terrain that directs water toward existing neighborhoods. Without detailed modeling, the risks of erosion, runoff, and downstream flooding remain unknown.
4. **School Capacity & Public Services -** Local schools and public services are already limited. Future development would significantly increase demand, yet no capacity or mitigation plan has been presented.
5. **Impact on the Monroe Community -** The proposed density is substantially higher than surrounding areas. Such a large increase in housing units would permanently alter traffic patterns, environmental conditions, and the overall character of the Monroe community.

This rezoning will only benefit future developers while ignoring the interests of current residents.

I respectfully request Monroe Planning Commission and City Council to **Deny approval** of the proposed pre-annexation zoning at this time.

Such zoning decisions should only move forward when supported by complete, transparent, and data-driven analysis.

Thank you for considering the input from the residents.

Sincerely,
Sharjil Khan
Monroe, WA Resident

PREANZON2025-01 Davis Pre-Annexation Zoning

From Shay Chapman <sharon.a.chapman@gmail.com>

Date Fri 11/28/2025 5:57 PM

To Hannah Maynard <hmaynard@monroewa.gov>

Cc Amy Bright <ABright@monroewa.gov>

You don't often get email from sharon.a.chapman@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Ms. Maynard,

I submit this letter as a formal SEPA environmental objection and comment regarding SEPA2025-14 and PREANZON2025-01 (Davis Pre-Annexation Zoning). I am a directly adjacent property owner at 19321 132nd Street SE, and my backyard shares a direct property boundary with the subject parcels.

I oppose all proposed pre-annexation zoning designations for this property, including both R-7 and R-15. This proposal is environmentally deficient and fails to protect adjacent property owners from reasonably foreseeable impacts. The City's own SEPA checklist acknowledges that this rezoning could enable hundreds of residential units and up to approximately 900+ new residents, yet it simultaneously asserts that no environmental impacts exist because "no construction is proposed." This interpretation misapplies SEPA. Rezoning legally authorizes and enables development impacts, and SEPA requires that reasonably foreseeable impacts be evaluated at the point of the enabling decision, not deferred until after permanent development rights are granted.

This action creates reasonably foreseeable environmental impacts that are not adequately analyzed in SEPA2025-14. As a property owner whose home directly borders this site, I am particularly concerned about the following direct impacts to my property and quality of life:

****1. Stormwater Runoff, Flooding, and Erosion Risk to My Property****

Any residential zoning will dramatically increase impervious surface area and runoff volume compared to the current undeveloped, forested condition. The City acknowledges wetlands, streams, and sloped terrain on the site, yet provides no basin modeling, no downstream capacity analysis, and no site-specific drainage study.

The SEPA review fails to address how post-development stormwater will be detained, treated, and prevented from discharging onto my property. Given the topography and our shared boundary, there is a direct, foreseeable risk of:

- Increased flooding and standing water in my yard
- Soil erosion and undermining of landscaping and structures
- Property damage from concentrated flow and inadequate drainage design
- Loss of existing vegetation that currently provides natural stormwater absorption

No analysis demonstrates that my property will be protected from these impacts. This is not speculative — it is a documented consequence of increasing impervious surfaces on sloped terrain adjacent to existing homes.

****2. Grading, Fill, Excavation, and Slope Stability****

Residential development at any intensity will require substantial grading, cut-and-fill operations, and potential retaining walls near my shared property boundary. No geotechnical evaluation has been publicly disclosed that demonstrates:

- Slope stability during and after construction
- Erosion and sediment control during grading
- Protection of adjoining parcels from soil movement or subsidence
- Long-term stability of any retaining structures

Construction activities could destabilize soil, alter drainage patterns, and create permanent changes to the land elevation directly adjacent to my yard. Without site-specific geotechnical analysis, there is no assurance that my property will not suffer damage.

****3. Loss of Privacy, Noise, and Light Pollution****

My backyard currently borders undeveloped area that provides privacy, quiet, and natural shade. Any residential pre-zoning authorizes future impacts that will fundamentally alter my property's livability:

- Permanent loss of privacy from homes, windows, and decks overlooking my yard
- Ongoing noise from residents, vehicles, mechanical systems, and outdoor activities

- Light spill from street lights, security lighting, and residential illumination
- Loss of the natural buffer that currently exists

No site-specific mitigation standards—such as setback requirements, landscaping buffers, lighting restrictions, or noise limits—are currently adopted or analyzed. The City is authorizing these impacts without any plan to protect adjacent homeowners.

****4. Construction Impacts****

Future residential development will subject my property to years of construction-related impacts, including:

- Heavy truck traffic and vibration
- Dust, noise, and air quality degradation
- Damage to local roads
- Disruption of daily life and property enjoyment

These impacts are directly enabled by the zoning decision and should be evaluated now, not deferred.

****5. Environmental and Habitat Loss****

The site currently contains wetlands, streams, forested areas, and wildlife habitat. The SEPA review provides no analysis of:

- Impacts to critical areas and their buffers
- Loss of mature trees and native vegetation
- Disruption of wildlife corridors
- Water quality impacts to streams and wetlands

As someone who values the natural environment that currently exists adjacent to my home, I am concerned that this zoning will enable wholesale destruction of ecological functions without adequate protection or mitigation.

****6. Precedent for Future Density and Character Change****

Approving this pre-annexation zoning sets a precedent for the character of the entire area. Once zoning is assigned, it becomes extremely difficult to reduce density or require additional environmental review. This is a one-way decision that permanently alters the neighborhood scale and rural-to-urban transition in ways that cannot be undone.

****7. Inadequate Public Process and Premature Timing****

The City has stated that the associated Comprehensive Plan amendment is not complete until mid-2026. Locking in zoning before the plan is adopted reverses the lawful planning sequence and prevents meaningful public input on growth patterns, infrastructure needs, and environmental protection at the plan level.

Because pre-annexation zoning legally establishes future development capacity, these impacts are not speculative and must be fully evaluated under SEPA before any zoning designation is adopted. Once zoning is assigned, future project review becomes constrained and meaningful mitigation can no longer be required.

As an immediately adjacent homeowner, this is not an abstract planning exercise. This decision will directly and permanently affect my property through stormwater damage risk, loss of privacy and quiet enjoyment, environmental degradation, and fundamental changes to the character of my neighborhood and home environment.

I therefore respectfully request that the City:

1. Deny all pre-annexation zoning for the Davis property at this time; or
2. At minimum, defer this proposal until full annexation and complete site-specific environmental studies—including stormwater modeling, geotechnical analysis, critical areas assessment, and neighbor impact mitigation plans—are completed and publicly released for review.

I submit this objection to preserve all administrative and judicial appeal rights under SEPA (RCW 43.21C), LUPA, and all other applicable land-use appeal statutes.

Thank you for your consideration of this written comment. I request that this letter be added to the public record for the December 8, 2025 Planning Commission hearing.

Sincerely,

Sharon Tyroler-Chapman

RE: Submitting Comment and Testimony for For Davis Pre-Zoning

From Amy Bright <ABright@monroewa.gov>
Date Mon 1/12/2026 11:37 AM
To Kristin Niehues <kristin.niehues@gmail.com>
Cc Hannah Maynard <hmaynard@monroewa.gov>

Hi Kristin,

Thank you for reaching out. I have cc'd Hannah Maynard to distribute your comments to the Planning Commission. While the meeting packet has already been distributed, any additional comments—including yours—will be forwarded to the Commission prior to the meeting. These additional comments will also be acknowledged during the hearing to ensure your input is part of the record.

Please let me know if you have any additional questions.

Thank you,



Amy Bright | Planner
806 W Main Street | Monroe, WA 98272
360-863-4533 (O) | 360-454-3589 (C)

Remote Hours: Tuesday and Friday 6:30am – 5:00pm

Office Hours: Wednesday and Thursday 6:30am – 5:00pm

NOTE: This email is considered a public record and may be subject to public disclosure.

From: Kristin Niehues <kristin.niehues@gmail.com>
Sent: Monday, January 12, 2026 11:33 AM
To: Amy Bright <ABright@monroewa.gov>
Subject: Submitting Comment and Testimony for For Davis Pre-Zoning

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning Amy!

My husband Taylor Niehues and I will be attending today's meeting and would like to give oral testimony. I'd like for our written testimony and figures to be included in the packet if at all possible. I've attached a single pdf with all the files. Also if I can reformat it for you to make it easier I'd be happy to do so!

I would also like to include the following public comment in regard to the Davis pre-zoning:

"

I've heard "Monroe is changing, sorry you moved to a rural place and now it feels like a suburb now" from many people that don't actually live in an area affected by this project.

I want to remind everyone that the reason people WANT to live in Monroe (and surrounding unincorporated areas that will hopefully one day be annexed) is the small-town feel. The rural setting and culture IS the draw. Without this differentiating factor, our value as a city is solely that we are not as dense as other regions (yet) and that we are somewhat affordable.

Being a place people move to just because it is affordable is not what we want to represent, is it? This perception and lack of desirability will not encourage a positive long-term future for Monroe.

It's essential that we urgently preserve the elements and relics that capture the feeling of Monroe, and preserving this property — an old farm, a breath of fresh air surrounded by dense growth — and its existing functions is complementary to that mission.

"

Thank you,
Kristin Niehues

Written Testimony, Kristin Niehues

For sources and references, please refer to the pages following this testimony.

I'm asking the City of Monroe to consider additional zoning options — permanently or temporarily — for the Davis properties, instead of limiting the decision to R7 or R15.

Zoning decisions are discretionary. Although the property owners have petitioned for Residential zoning, I am asking the City to pause and fully evaluate additional opportunities that benefit the community.

The City of Monroe specifically requested that this property not change zoning UNTIL it has been annexed, as noted in Ordinance 24-031. [\[link\]](#) / **Figure 1**

Because the property has yet to be annexed, the zoning technically remains at Rural-5.

If this property were zoned as Limited Open Space, there would be no density change from its current zoning. [\[link\]](#) / **Figure 2**

When I've mentioned this concept to others, I've repeatedly heard that it would be "illegal spot zoning."

BUT In this context, "illegal spot zoning," is not an issue of concern. **Figure 3**

1) Limited Open Space zoning in this context is a positive contribution for the general welfare of the community, is supported by the Monroe Comprehensive Plan, and has no discriminatory intent.

2) As far as surrounding consistency, the property is surrounded by unincorporated Snohomish properties — zoned at Rural 5 — on 3 sides. The remaining side is Eaglemont, which is R7.

Large, undeveloped parcels are a limited resource, especially in this quickly developing region. There are few remaining single-owner parcels, none of this size, or with the habitat variety of this one, which includes a small wetland, a riparian stream, fully mature trees, established ecosystems, and a abundance of native plants. See **Figure 4** for audit.

We all live around here, we all love nature. So why wouldn't we want this to be a feature that **adds to the desirability and long-term growth of Monroe**? A place that improves our mental health and thus the safety of our community.

I want to be clear about what I'm not asking: I'm NOT asking the property owners to donate this property or to forgo any profits that they are expecting to receive. I genuinely believe they deserve to sell this property for whatever they want.

If you can imagine a fully complete sidewalk to Chain Lake Elementary, funded primarily through a grant, why can't we imagine a low-maintenance park acquired through donations?

I'm asking The City to think a little out-of-the-box with me, because I know that a non-residential zoning here is BOLD MOVE. But I encourage you to dig deep to guide Monroe toward a better future. **Imagine us: surrounded by nature, a place of beauty and goodwill — for everyone.**

FIGURE 1

The city of Monroe specifically requested **no zoning changes** for properties included in MON2 until city can annex them. County maps have been updated with a tentative R-9600, with a note about the ordinance, indicating that it is part of the approved UGA expansion.

- 10 iv. The Mon2 docket amendments are consistent with CPP DP2.d because the City
- 11 of Monroe supports this minor expansion as documented in the record, including
- 12 a May 2, 2024, letter from the Mayor to the County Council which cites an April
- 13 25, 2024, vote in favor of the Mon2 docket application by the City Council. This
- 14 letter supports the proposed UGA expansion in part to help Monroe achieve new
- 15 GMA housing requirements for middle housing options and to allow additional
- 16 connections between existing developments, parkland, and a multimodal trail
- 17 along Chain Lake Road. Although the City does not elaborate on its reasoning,
- 18 the letter also requests that the future land use map “**designation and associated**
- 19 **zoning not change until the City annexes the property.**” Here the County Council
- 20 makes several findings of why including the expansion with an Urban Low
- 21 Density Residential plan designation and R-9,600 zoning is in the public interest.
- 22 First, for the County’s comprehensive plan and zoning to be consistent with
- 23 GMA, the County must apply an urban future land use designation and urban
- 24 zoning at the time of UGA expansion. Second, any future urban development at
- 25 the Mon2 site will require extension of urban utilities, some of which the City
- 26 controls. Third, the City has generally required annexation before allowing
- 27 extension of utilities controlled by the City. Fourth, by controlling utility extension
- 28 and generally only allowing that extension after annexation, the City can achieve
- 29 its other goals for the site as described in the May 2, 2024, letter, without relying
- 30 on the County to expand the UGA while continuing to apply a rural future land
- 31 use designation and zoning to the site.

FIGURE 2

Kristin Niehues - Supplemental references for Testimony

Limited Open Space's density matches with Rural 5

Limited Open Space	
 	<p>Characteristics Limited Open Space areas are defined by their extremely low-intensity development, often attributed to limited access to essential services and potential impacts to critical areas. These areas offer opportunities to enhance recreational amenities and establish connections to existing or planned trail networks and other open space systems.</p>
	<p>Specifications Density: 1 dwelling per 5 acres Lot Size: N/A</p>
	<p>Transportation</p>
	<p>Uses Primary: Limited detached residential and outbuildings, open space, publicly owned facilities Secondary: N/A</p>
	<p>Building Types Varies by location</p>
	<p>Zoning LS</p>

Source: Monroe 2044 Comprehensive Plan, Chapter 3

FIGURE 3

Kristin Niehues - Supplemental references for Testimony

There is NO precedent for “illegal spot zoning” that benefits all residents, is in accordance with the Comprehensive Plan, and is consistent with the classification of the surrounding land.

“... illegal spot zoning is arbitrary and unreasonable zoning action by which a smaller area is singled out of a larger area or district and specially zoned for use classification totally different from and inconsistent with the classification of the surrounding land, not in accordance with the comprehensive plan” **ASSOCIATION V. CITY OF TACOMA, 84 WN.2D 416, 421 (1974):**

“Spot zoning is an attempt to wrench a single lot from its environment and give it a new rating that disturbs the tenor or the neighborhood, and which affects only the use of a particular piece of property or a small group of adjoining properties and is not related to the general plan for the community as a whole, but is primarily for the private interest of the owner of the property so zoned; and it is the very antithesis of planned zoning. It has generally been held that spot zoning is improper, and that one or two building lots may not be marked off into a separate district or zone and benefited by peculiar advantages or subjected to peculiar burdens not applicable to adjoining similar lands.” **AGLO 1973 NO. 103 (1973)**

“Spot Zoning” is not usually favorably regarded, because, in too many instances, such practice has been employed in order to aid some one owner or parcel or some one small area, rather than being enacted for the general welfare, safety, health and well-being of the entire community...” **METZENBAUM, LAW OF ZONING (2D ED.) CHAPTER X-M-(5)**

“Spot zoning” merely for the benefit of one or a few or for the disadvantage of some, still remains censurable because it is not for the general welfare” **METZENBAUM, LAW OF ZONING (2D ED.) CHAPTER X-M-(5)**

Written Testimony, Taylor Niehues

For sources and references, please refer to the pages following this testimony.

For those of you that live in other neighborhoods of Monroe, try to imagine a downtown without Al Borlin (at 90 acres)? Or The Fryelands without Lake Tye (at 60 acres)?

The neighborhoods along Chain Lake are physically more dense than either of these areas and residents do not have an equitable access to this level of access to public parks.

In total, we have <10 combined acres of park, with the majority being the new Trombley Park that's basically an empty field, and smaller parks like Rainier View that tend to be centered around children's playgrounds.

Monroe's Comprehensive Plan has identified the need for a larger park to serve the growing number of residents in this area. And the Parks department has acknowledged the lack of parks, especially natural area parks, as well. [\[link\]](#) / **Figure 5**

As Kristin mentioned, there are few remaining lots that would be suitable for such a park, where people can gather, relax & enjoy nature. You might think the undeveloped Trombley Park could fill this need, but it is only 5 acres and has existing plans for a much-needed sports field. [\[link\]](#) / **Figure 6**

A Limited Open Space designation on the Davis/Johnson property is supported by several goals and policies in the 2044 Comprehensive Plan. **Figure 7**

The Comprehensive Plan also recommends prioritizing growth in areas where adequate transportation facilities exist, in downtown, and in the North Kelsey development. **Figure 8**

Why rush into residential zoning here (and future residential development) when there are plenty of better alternatives to help us meet growth goals?

I want to encourage the City to think long-term — longer-term than 2044. If the city of Monroe continues to expand dense developments in this direction, **suitable parkland will be needed to serve a proportionally larger population.** If we do not plan for it, the consequences will be expensive or this region will quickly become a less desirable place to live.

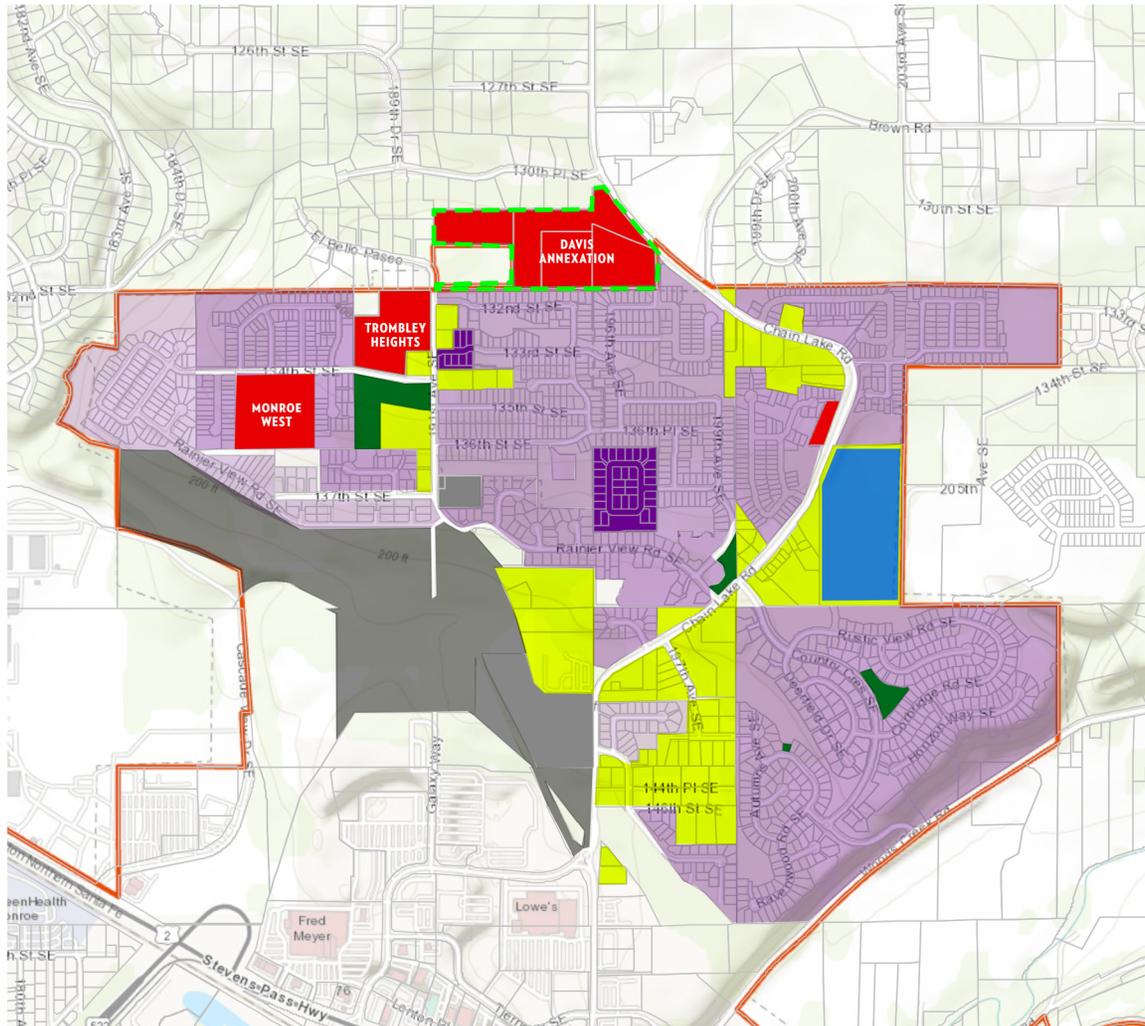
We're asking that this property be thoroughly considered for its future potential as an awesome natural park or open space for northern Monroe residents before making this critical zoning decision, or to postpone a decision until a suitable future alternative has been identified.

I'm urging you to consider whatever is possible to retain this region's character, beauty, and desirability as a great place to live and raise our kids.

FIGURE 4

There are few remaining properties to meet future park needs.

Kristin Niehues - Supplemental references for Testimony



Legend

- Projects with current land use applications or that are in review
- Existing residential developments (includes in-progress construction)
- Non-development lots owned by individuals.
- Existing park
- Department of Transportation owned or unclear
- Unsuitable for park, nearly entirely a wetland

FIGURE 5

Taylor Niehues - Supplemental references for Testimony

2044 Comprehensive Plan and PROS Plan both identify need for large parks Chain Lake Rd area

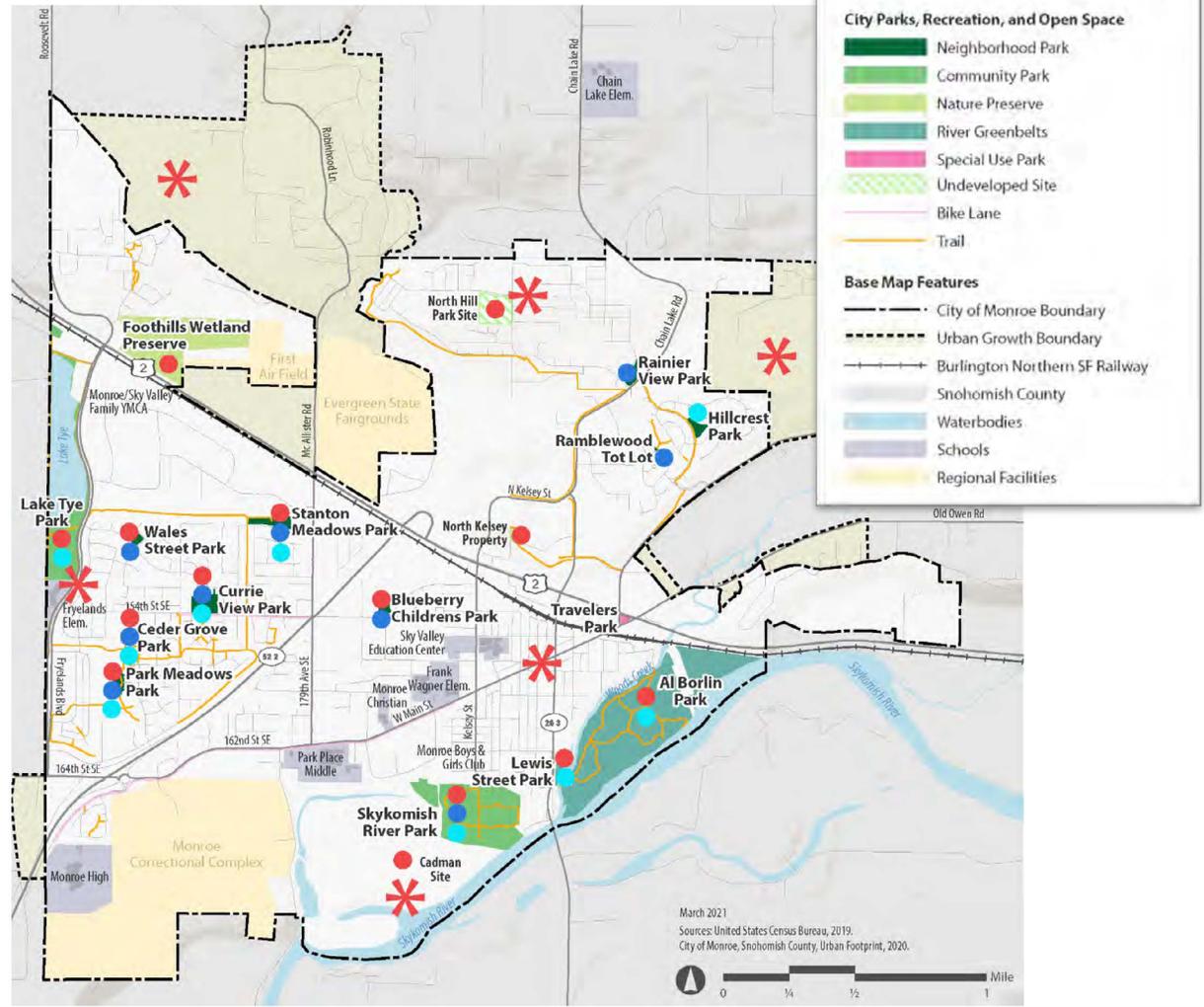
Action 7.4.3.2

Distribute parks to account for travel distances, barriers, residential densities, and economic disparities.

a. Provide neighborhood parks within a ½ mile (10-minute walk) of nearby neighbors.

b. **In neighborhoods with medium- or high-density residential development, ensure larger parks,** increase development with amenities and facilities, or the provision of parks with a ¼-mile distance of nearby neighbors.

Site Recommendations



Source: Monroe 2044 Comprehensive Plan, Appendix 7-A, Parks, Recreation, and Open Space (PROS) Plan

FIGURE 6

Taylor Niehues - Supplemental references for Testimony

Trombley Park - Current Plans

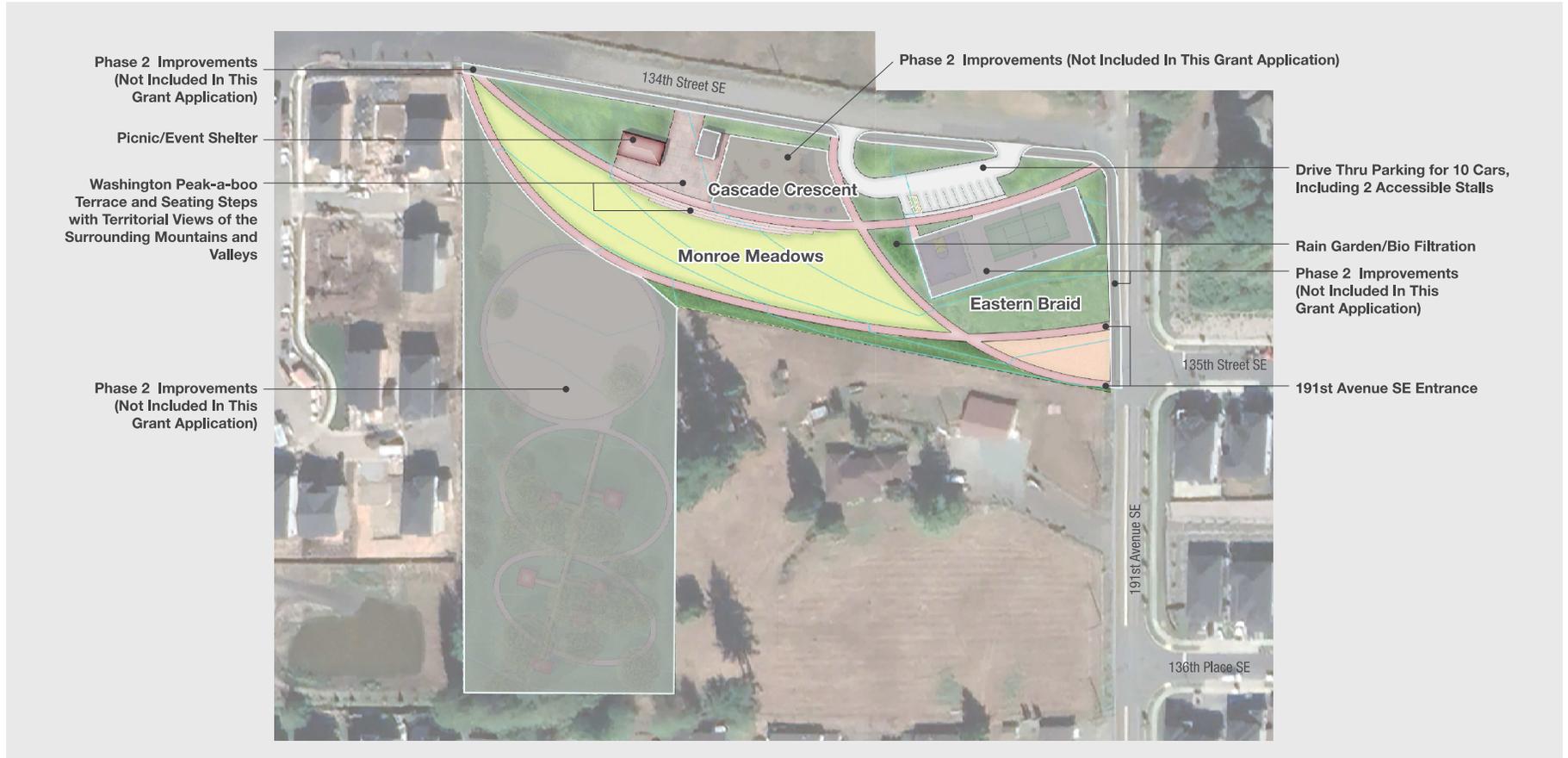


FIGURE 7

Taylor Niehues - Supplemental references for Testimony

Limited Open Space is in alignment with the Monroe 2044 Comprehensive Plan

Chapter 3 - Land Use

Policy 3.2.1 Prioritize urban development in Monroe in the Downtown and North Kelsey areas to implement existing Urban Centers Plans

Policy 3.3.4 Direct new development to those areas where adequate transportation facilities exist or will be provided as defined in the City-adopted transportation plan. Future development locations should also consider areas where transportation services have not been provided but could benefit historically under-invested neighborhood areas.

Policy 3.5.1 Ensure that future annexations consider equitable outcomes for all current and future residents, including requirements for middle housing, public multimodal access, public access to open and natural areas,

Chapter 10 - Shorelines and Natural Environment

Chapter 10.8.1 Reduce impacts to vulnerable populations and areas that have been disproportionately affected by noise, air pollution, or other environmental impacts.

Chapter 10.8.2 Ensure that all residents of the region, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment.

10.9.2 Improve community resilience.

Appendix 10C - Shoreline Master Program

D. Critical Areas, Policy 3. Unique, rare, and fragile and manmade features as well as scenic vistas, should be preserved and protected.

D. Critical Areas, Policy 4. Conserve and maintain designated open spaces for ecological reasons and for educational and recreational purposes.

FIGURE 8

Taylor Niehues - Supplemental references for Testimony

The Monroe 2044 Comprehensive Plan prioritizes growth in other areas and considerations for equitable access to open and natural areas.

Chapter 3 - Land Use

Policy 3.2.1 Prioritize urban development in Monroe in the Downtown and North Kelsey areas to implement existing Urban Centers Plans

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