

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Rodland Development

2. Name of applicant:

Roy Rodland

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

Roy Rodland: (360) 794-6621

21819 Woods Creek Rd
Monroe, WA 98272

4. Date checklist prepared:

August 26, 2025

5. Agency requesting checklist:

City of Monroe

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

Construction to begin once permits are issued.

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

None known.

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

None known.

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

None known.

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

City of Monroe permit approval.

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

The project is a proposed 3 building, 13 townhomes with 25' wide drive aisle. There are 5 guest parking stalls. The site currently has an auto service business that will be demolished.

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

TPN: 005173-003-004-00 & 005173-003-005-00
17509 W Main St, Monroe, WA 98272

LOTS 5, 6 AND 7, BLOCK 3, PLAT OF MONROE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH 16 FEET OF VACATED ALLEY LYING ADJACENT THERETO PER CITY OF MONROE ORDINANCE NO. 933 RECORDED UNDER AUDITOR'S FILE NO. 9003130323.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

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

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

<1%

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

Sultan silt loam

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

None known.

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

Fill and excavation will be done for the building, drive isle and parking areas. If any fill needs to be imported it will be from an approved source.

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

While erosion is always a concern with site development, the applicant will utilize Best Management Practices (BMPs) approved under the requirements of City of Arlington's permitting process to ensure erosion impacts are at a minimum.

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

73%

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

The applicant will implement BMPs approved under the requirements of City of Arlington's permitting process to ensure erosion impacts are at a minimum. Please see the Drainage Report and Stormwater Pollution Prevention Plan (SWPPP) prepared by Harmsen LLC for more information about proposed BMPs.

2. Air [\[help\]](#)

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

Traditional construction activities are anticipated; this will include exhaust from vehicles associated with a construction site, dust kick up, volatile carries from paints or adhesives may be present in small quantities, however, any emissions to the air are expected to be managed via best management practices.

If necessary, water may be sprayed to decrease the chances of air pollution caused by the disturbance of dust, exhaust, and other chemicals expected to be present at the construction site.

Emissions from associated residences such as heating furnaces or water systems are to be expected. Bar-be-ques, fireplaces, cigarette smoke or vape may accompany residential use. Pollen from landscaping may also be present.

No quantities are defined, but all quantities are expected to be small and usual for this type of activity in this type of zoning.

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

The site is located in a mixed-use area, surrounded by commercial and residential uses and just over a mile from industrial land uses such as the Evergreen Fairgrounds, and Monroe Airport. At certain times during the year, the Evergreen Fairgrounds hosts animal related events that increase surrounding odors; however, this is not anticipated to affect the proposed development. Emissions from the airport are also not expected to affect the proposed development.

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

If necessary, water may be sprayed to decrease the chances of air pollution caused by the disturbance of dust, exhaust, and other chemicals expected to be present at the construction site.

3. Water [\[help\]](#)a. Surface Water: [\[help\]](#)

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

No.

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

No.

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

None.

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

No.

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

No.

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

No.

b. Ground Water: [\[help\]](#)

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

No. City of Monroe is the water purveyor.

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

None. City of Monroe is the sewer purveyor.

c. Water runoff (including stormwater):

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

On-site rainfall is expected to be the sole source of stormwater runoff. Stormwater management will be per the DOE and Snohomish County and will demonstrate compliance with the applicable codes prior to approval of the development permit.

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

None known.

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

No.

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

All stormwater management must comply with DOE and applicable code to receive approval prior to any clearing or construction.

No changes to the drainage pattern are expected and any runoff from the construction area is expected to be attenuated in the vegetated areas on the parcel.

4. Plants [\[help\]](#)

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

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

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

Incidental removal of low herbaceous vegetation and ornamental arborvitae may occur during development.

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

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

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

The Landscaping Plan will be developed to be compatible with the site using the best available science provided by the Department of Ecology, the Municipality, and any other applicable regulatory agencies.

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

None known, though, common weedy herbaceous species such as *Ranunculus repens*, *Geranium robertianum*, *Hedera helix*, or *Taraxacum officinale* are likely present on or near the site.

5. Animals [\[help\]](#)

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None known.

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

All of Washington, including the subject parcel, is part of the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

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

None known.

6. Energy and Natural Resources [\[help\]](#)

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

Electricity is expected to be the principal energy source.

Traditional resources for residential use are expected for the future development.

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

No negative impact for solar use is anticipated.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

As this is new construction, common household fixtures will be modern and more efficient such as low flow toilets and shower heads, LED lighting, and better heat and sound insulation.

7. **Environmental Health** [\[help\]](#)

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

None expected.

- 1) Describe any known or possible contamination at the site from present or past uses.

The existing auto shop has no known contaminations on-site

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The existing auto shop would have chemicals that are typical of an auto shop business

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

Products common with residential construction activities are to be expected to be used or stored over the course of the project such as fuels, paints, fertilizers, solvents, herbicides/pesticides, etc. The quantity of these products would be task specific as opposed to stored in bulk. Various construction products that may be toxic, flammable, or both are also to be expected to be used or stored on-site in task specific quantities.

Fuel oils and lubricants are also anticipated to be found on-site; however, it would most likely come from temporary/visiting vehicles as opposed to on-site storage.

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

No special emergency services are expected to be required.

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

OSHA and L&I standards will be followed.

b. Noise

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

The site is in close proximity to State Route 522, the Monroe Airport, and Evergreen Fairgrounds which produce noise, however, this noise is not expected to affect the project.

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

Standard construction noise is anticipated, such as those from vehicles, motors, generators, pneumatic nailers, saws, and materials dropping.

Working hours will fall within the time limited by City code.

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

Proposed measures include limiting working hours to those outlined in City code, as well as moving most of the construction inside once the buildings are roofed and enclosed.

8. Land and Shoreline Use [\[help\]](#)

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

The property is currently an auto service shop while the surrounding properties consist of residential and commercial land use. This proposed project is not anticipated to affect current land uses on nearby or adjacent properties.

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

No agricultural or forest land of long-term commercial significance will be converted to other uses as a result of this proposal.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No effect anticipated.

- c. Describe any structures on the site.

Two large buildings with smaller outbuildings are situated along the east and west property boundaries; a driveway runs north-south through the center of the property providing access from 161st St SE and W Main St. Parking is available in the northeast corner.

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

All onsite structures will be demolished as a part of this project.

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

Mixed Use-General (MG)

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

Mixed Use-General (MG)

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

Not applicable.

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

No.

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

13 townhomes are proposed. There will be 6 3-bedroom and 7 2-bedroom townhomes.

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

None.

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

Not applicable.

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

The proposed project requires approved permitting per current regulations and will only be approved if all permits and plans are up to standard and in order.

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

The proposed project requires approved permitting per current regulations and will only be approved if all permits and plans are up to standard and in order.

9. **Housing** [\[help\]](#)

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

13 townhome units are proposed. Income level is not considered for this type of development.

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

None.

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

None proposed.

10. **Aesthetics** [\[help\]](#)

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

No building shall be over 35' tall.

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

No views in the immediate vicinity are expected to be altered or obstructed.

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

The proposed project must conform with the building rules and regulations outlined in the City code; only then will the project be approved. Aesthetics of the ultimate development are expected to promote land value and fit in with the Mixed Use-General zoning.

11. Light and Glare [\[help\]](#)

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

Traditional light and glare from similar multifamily residences would be expected, such as light from windows, security lights, or headlight shine from vehicles.

Glare would be expected from the glass windows on the proposed structures, or from vehicles under proper circumstances.

No consequences from light or glare are anticipated.

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

Not anticipated.

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

The site is in close proximity to several other commercial land uses, the Monroe Airport and Evergreen Fairgrounds which produce light; however, this light is not expected to affect the project.

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

On-site lighting is expected to illuminate per code with as little light noise escaping as is practical. Light hoods or directional lighting may be used. Landscape lights (if used) are expected to be low power and decorative in nature. Any residential security lighting (if used) is expected to illuminate parking and drive areas on-site, not shine outwardly.

12. Recreation [\[help\]](#)

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

The Evergreen Fairgrounds is located approximately 1.5 miles from the site.

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

No.

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

None proposed.

13. Historic and cultural preservation [\[help\]](#)

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

None identified.

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

None identified.

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

In conducting research for this proposed project, the Department of Archeology and Historic Preservation's web based searchable map (WISAARD) was utilized.

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

The site is located in a developed area where no record of cultural resources have previously been identified, however, in the event a resource is found, the proper authorities will be contacted.

14. Transportation [\[help\]](#)

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

Access is currently provided by a driveway that runs north-south through the site, making it accessible from either W Main St or 161st St SE.

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

Yes, the nearest transit station is 0.1 miles from the site at W Main St & 174th Dr SE.

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

26 interior and 5 guest parking stalls will be serving the 13 townhomes. No parking would be eliminated.

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

Yes, approximately 1,000 sf of lane widening is proposed in the south right-of-way of 161st St SE as well as an improved driveway entrance per City of Monroe STD 311. The driveway entrance from W Main St will be eliminated.

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

The project does lie in the immediate vicinity of rail and air transportation, but will not use or affect these modes of transportation.

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

The proposed project, based on ITE data would be .79.

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

No impact is anticipated.

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

None proposed.

15. **Public Services** [\[help\]](#)

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

None expected.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed.

All utilities necessary for the project are currently present on site.

C. Signature [\[HELP\]](#)

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

Signature: Amy Kruger

Name of signee: Amy Kruger

Position and Agency/Organization: Planning Technician/ Harmsen LLC

Date Submitted: August 26, 2025