

DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS

Local File Number

SEPA2014-02

Name of Proposal

Monroe Comprehensive Plan Update

Description of Proposal

The Proposal is the update of the Monroe Comprehensive Plan to meet Growth Management Act Requirements by June 2015. The Comprehensive Plan inventory, goals, policies, and implementation strategies are anticipated to be updated, including the following chapters: environment, land use, economic development, parks, utilities, housing, and transportation. The shoreline element may be modified for consistency with other elements of the Plan, but substantive changes to this element are not expected.

Proponent

City of Monroe

Location of Proposal

The planning area consists of the City of Monroe and its associated urban growth area, approximately 4,900 acres; one alternative includes an expanded urban growth area (UGA) to the southwest of approximately 500 acres. The City of Monroe is located in southwest Snohomish County where State Route 522 and U.S. 2 intersect, further located by the coordinates: 47°51'28" N 121°59'18" W.

Lead Agency

City of Monroe

EIS Required

The City of Monroe, as the lead agency, has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared.

An EIS that evaluates planning-level proposals, such as changes to a city comprehensive plan, is referred to as a programmatic EIS. A programmatic EIS does not evaluate the impacts associated with a specific development project; rather, it contains broader, planning level analyses that emphasize cumulative impacts, policy-level alternatives, and program-level mitigation measures. The City of Monroe Comprehensive Plan Update EIS will contain programmatic analyses of potential significant impacts associated with adoption of the EIS Alternatives. Individual development projects occurring under the policies of the updated Comprehensive Plan will be subject to any SEPA review required by state, county, and city regulations.

Alternatives

The lead agency has preliminarily identified four "Action" Alternatives to be analyzed in the EIS (see below for brief descriptions of these alternatives). The lead agency will also evaluate a "No Action" Alternative as part of the EIS. The "Action" Alternatives are intended to respond to the population/employment targets for the City of Monroe Urban Growth Area through 2035. These Alternatives reflect the changes needed to accommodate the expected residents/employees. Differences in the Alternatives center on the intensity, character and location of future development, and the potential inclusion of an area for expansion of the City's UGA.

Alternative 1: Three-in-one Monroe

This alternative envisions Monroe developing as a city with three main character areas: a "regional" area, developed for and servicing activities that draw from the entire Sky Valley; a "local" area, configured to foster features and activities supporting day-to-day life and a strong sense of community; and the "north hill," developing with little effort made to shape its character beyond existing conditions.

Alternative 2: River First Monroe

This alternative envisions Monroe developing as a city with the Skykomish River as its defining feature. Existing patterns north of Highway 2 and west of SR 522 would be left as-is, but areas south of both highways would change dramatically,

creating a more diverse and inter-connected zone with higher intensity development generally bordering the flood plain along the river.

Alternative 3: Status Quo Monroe

This alternative envisions Monroe developing in patterns very much like those today. Additional growth would be accommodated through UGA expansion and infill opportunities. Overall densities would remain as-is, with higher-density housing perhaps occurring with infill along the Main Street corridor and perhaps, including hillsides overlooking the North Kelsey shopping district.

Alternative 4: Village Hub Monroe

This alternative envisions Monroe developing as a set of districts or villages, each somewhat different and separate from its neighbors. Under this alternative, existing barriers that tend to divide the community are seen less as issues to overcome than natural divisions among differing areas. At the same time - and somewhat like today - each "village" would develop an area centerpiece, situated and uniquely suited to the character of each village.

Elements of the Environment

The lead agency has preliminarily identified the following elements for analysis in the EIS: Transportation, Land Use /Relationship to Plans and Policies, Aesthetics, Public Services, and Utilities.

Scoping

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

Commenting

The following options are available to provide comments on the scope of the EIS **on or before 5:00 pm June 24, 2014**: **1) via email** to Melissa Place at mplace@monroewa.gov; **2) in writing** to Melissa Place, SEPA Official, City of Monroe, 806 W Main Street, Monroe, WA 98272; and **3) in writing** at the Storefront Studio and public workshops described below.

Workshops/EIS Discussion

To learn more about the Comprehensive Plan Update process and provide input on the scope of the EIS, agencies, affected tribes, and members of the public are invited to participate in the Storefront Studio community engagement process from **June 1 – June 6** at 202 W Main, Monroe WA. The studio will be open from 9:00 AM – 6:00 PM on June 2 – 6. The Storefront Studio community engagement process will provide an opportunity to submit written comments on the Comprehensive Plan update process and the scope of the EIS. On **Tuesday June 2 from 7:00 – 9:00 PM**, the EIS consultant will be available to discuss and answer questions about the EIS process. In addition the Storefront Studio process will include a public workshop on Wednesday June 4 at 6:30 PM.

See www.monroewa.gov for additional information on the City of Monroe Comprehensive Plan Update process.

Appeals

The Determination of Significance may be appealed to the hearing examiner **no later than 5:00 p.m., Monday June 19, 2014**. The appeal shall be filed on forms provided by the community development department and must be filed in original form. The appeal shall set forth the specific reason, rationale, and/or basis for the appeal. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed.

Responsible Official

Melissa Place, AICP
SEPA Official
City of Monroe
806 W Main Street
Monroe, WA 98272
Phone: 360-863-4544

Date: 5/29/2014

Signature: 