

**CITY OF MONROE  
ORDINANCE NO. 022/2013**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, RELATING TO THE 2013 COMPREHENSIVE PLAN AMENDMENTS; AMENDING AND UPDATING THE NATURAL ENVIRONMENT, LAND USE, HOUSING AND ECONOMIC DEVELOPMENT ELEMENTS OF THE COMPREHENSIVE PLAN (CPA2013-A); AMENDING THE CAPITAL FACILITIES ELEMENT OF THE COMPREHENSIVE PLAN, ADOPTING THE MONROE SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2012-2017 AND THE SNOHOMISH SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2012-2017; AMENDING THE LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED NORTH OF US-2 NEAR THE EASTERN CITY LIMITS, COMMONLY KNOWN AS THE EAST MONROE AREA, FROM LIMITED OPEN SPACE (LOS) TO GENERAL COMMERCIAL (GC); (CPA2011-01); PROVIDING FOR SEVERABILITY; AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE

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WHEREAS, the Growth Management Act (Chapter 36.70A RCW) gives authority to cities to update their comprehensive plans once per year so that the cumulative effects of all proposed amendments can be analyzed for consistency and the overall effect on the remainder of the plan; and

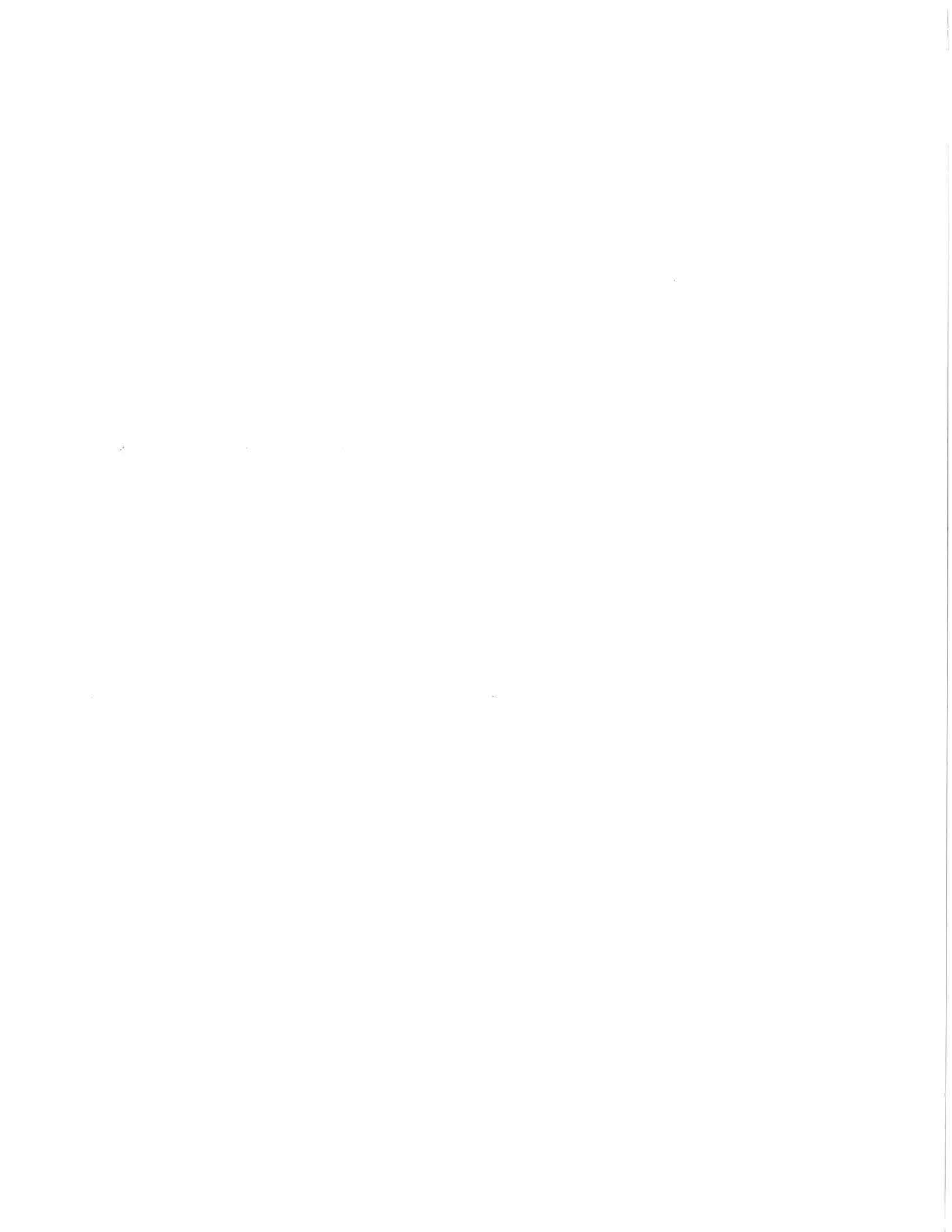
WHEREAS, the cumulative effects of all proposed amendments have been analyzed by the City of Monroe; and

WHEREAS, the City complied with all applicable City of Monroe Comprehensive Plan Amendment Procedures found in Resolution No. 2012/020 and Chapter 20.04 MMC and 21.50 MMC and other federal, state and local regulations; and

WHEREAS, the City provided notice of the proposed Comprehensive Plan Amendments on the City's webpage, through direct mailing, posting, and publication of hearing notices in the Monroe Monitor; and

WHEREAS, numerous meetings, workshops and hearings were held on the proposed amendments; and

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing to consider the proposed Comprehensive Plan Amendments on November 18, 2013; and



WHEREAS, the Monroe Planning Commission forwarded recommendations for approval of CPA2013-A Comprehensive Plan Text Amendments, CPA2013-D School Mitigation Fees and CPA2011-01 East Monroe Re-designation of the Monroe City Council; and

WHEREAS, the above referenced recommendations were based in part on Findings and Conclusions recommended by City Staff and reviewed by the Monroe Planning Commission dated December 09, 2013 in support of the amendments; and

WHEREAS, the Monroe City Council adopts the Findings and Conclusions in support of the proposed Comprehensive Plan Amendments, together with the City Council's additional findings; and

WHEREAS, the City Council reviewed the Monroe Planning Commission recommendations at multiple meetings in December 2013; and

WHEREAS, the Monroe City Council, after considering all information received, has determined to adopt the amendments as provided in this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Comprehensive Plan Text Amendments (CPA2013-A). The Monroe City Council hereby adopts text amendments to the Natural Environment, Land Use, Housing and Economic Development Elements of the Comprehensive Plan to include amended text, tables and mapping as shown on the attached Exhibit A through Exhibit E and incorporated by this reference as if set forth in full.

Section 2. Capital Facilities Element (CPA2013-D). The Monroe City Council hereby amends the sections of the Capital Facilities Element of the Monroe Comprehensive Plan as shown on the attached Exhibit F and adopts the *Monroe School District Capital Facilities Plan 2012-2017* and the *Snohomish School District Capital Facilities Plan 2012-2017* into the Capital Facilities Element, incorporated by this reference as if set forth in full.

Section 3. East Monroe Map Amendment (CPA2011-01). The Monroe City Council hereby amends the Comprehensive Plan land use designation of certain property located north of US-2 near the eastern city limits, commonly known as the East Monroe Area, and consisting of tax parcel numbers 270706-001-025-00, 270705-002-061-00, 270705-002-062-00, 270705-002-063-00, and 270705-002-064-00 from Limited Open Space (LOS) to General Commercial (GC), as shown on the attached Exhibit G and incorporated by this reference as if set forth in full. The Mayor is authorized to sign a revised Land Use Map effectuating the amendments set forth herein.

Section 4. Findings, Conclusions, and Analysis. In support of the amendments approved in this ordinance, the Monroe City Council adopts the above recitals and the Findings and Conclusions dated December 9, 2013, recommended by City Staff and reviewed by the Monroe Planning Commission in support of the proposed



Comprehensive Plan Amendments as shown on the attached Exhibit H and incorporated by this reference as if set forth in full. The City Council further adopts the additional Findings set forth in the attached Exhibit I and incorporated by this reference as if set forth in full.

Section 5. Ordinance to be transmitted to department. Pursuant to RCW 36.70A.106, the City will transmit this ordinance to the Washington State Department of Commerce within 10 days after final adoption.

Section 6. Severability. If any section, sentence, clause or phrase of this ordinance or any section of the Monroe Municipal Code adopted or amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance or code section.

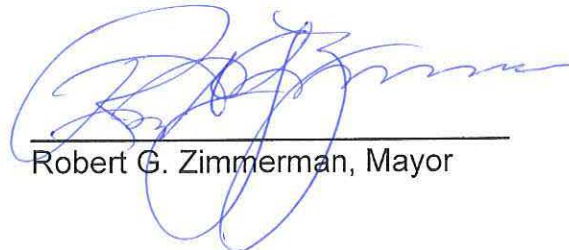
Section 7. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 26th day of December 2013.

1<sup>st</sup> Reading: December 10, 2013  
2<sup>nd</sup> and Final Reading: December 26, 2013  
Published: December 31, 2013  
Effective: January 5, 2014

(SEAL)

CITY OF MONROE, WASHINGTON:

  
\_\_\_\_\_  
Robert G. Zimmerman, Mayor

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Elizabeth M. Smoot, CMC, City Clerk  
\_\_\_\_\_  
J. Zachary Lell, City Attorney

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## Exhibit A

# City of Monroe 2005-2025 Comprehensive Plan Proposed Text Amendments

## **TRACK CHANGES TEXT** **REVISED THROUGH 12/16/2013**

### **Land Use Element**

*(Amended 1997-1998, Ordinance 1167)*

*(Amended 2002, Ordinance 1267)*

*(Amended 2005, Ordinance 038/2005)*

*(Amended 2006, Ordinance 026/2006)*

*(Amended 2008, Ordinance 036/2008)*

*(Amended 2009, Ordinance 006/2009)*

*(Amended 2011, Ordinance 023/2011)*

*(Amended 2012, Ordinance 016-2012 & 017-2012)*

# Land Use Element

## Purpose and Relationship to the Growth Management Act

“How shall we grow?” is a recurring theme in communities throughout the United States. Growth can take many forms: more people, more homes, new job opportunities, higher standards of living, increased family wealth and so on. This ~~e~~Element is concerned primarily with the accommodation of the City of Monroe's spatial growth; that is, the increased use and the mix of uses of land for urban activities.

This Land Use Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address land use issues in the City of Monroe and the adjacent Urban Growth Area ~~that are expected to arise~~ over the next 20 years. ~~The Land Use Element is key to Monroe's Comprehensive Plan as it defines direction for growth and This Element that, in effect, is the City's policy plan for growth,~~ describes how ~~the~~ goals and policies in ~~the~~ other elements of this Comprehensive Plan will be implemented through land use policies and regulations. ~~Therefore, it is a key element in implementing Monroe's Comprehensive Plan.~~

This ~~E~~lement has also been developed in accordance with ~~Snohomish~~the County-Wide Planning Policies, and has been integrated with all other planning elements to ensure internal consistency throughout the Comprehensive Plan. This ~~element section~~ considers the appropriate ~~location, type and intensity and density~~ of future development, ~~and~~ assesses the need for additional public services, ~~and includes a~~ detailed inventory and analysis of the distribution, location, and projection of ~~current and~~ future land uses. ~~is also included.~~

## Relationship to the State Environmental Policy Act (SEPA)

Comprehensive plans are subject to review under SEPA as “non-project” actions. A “non-project” action is one that is not directly associated with an immediate project or physical activity ~~that resulting in the modification to or impact on~~ the physical environment. Comprehensive plans, zone changes, development regulation text amendments and other, similar, actions focus on public policy, not on development projects, and are not subject to the same type of environmental review applied to ~~all types of land development and construction, plat maps, planned unit developments,~~ road projects, and the like. “Non-project” actions, ~~therefore,~~ typically involve an initial “program-level” ~~(or “programmatic”)~~ phase of environmental review as provided under the State Environmental Policy Act.

In 2005 the City of Monroe determined that the 10-year update to its comprehensive plan land use element would have a significant impact on the environment, and therefore issued a “Determination of Significance” requiring preparation of an Environmental Impact Statement (EIS). The EIS is “supplemental” because it adopts and supplements other environmental actions taken by the City regarding its Comprehensive Plan, ~~and~~ growth policies and regulations. The Supplemental Environmental Impact Statement (SEIS) analyzed likely environmental impacts from the various growth alternatives and includes mitigation measures ~~the City can adopt in implementing the comprehensive plan~~ to minimize or mitigate ~~any~~ negative impacts. ~~that might arise.~~

The SEIS is a separate document, supplementing previous environmental review ~~the City completed~~performed for earlier comprehensive planning efforts including the 1994

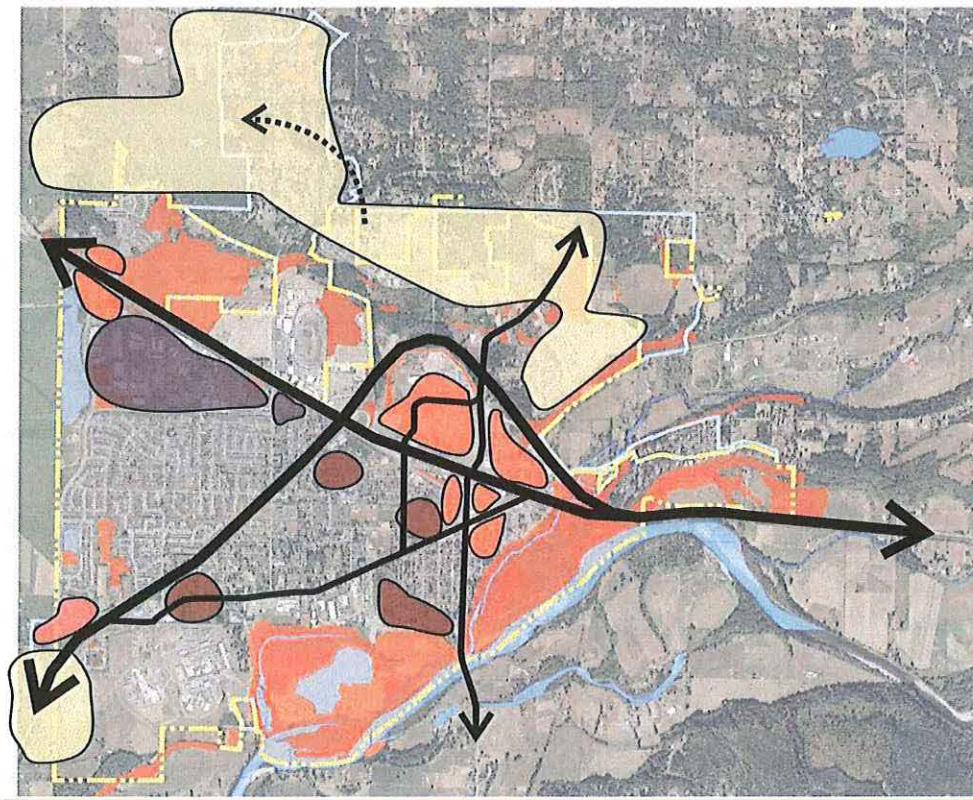


Comprehensive Plan, the Currie Road Sub-Area Plan, Milwaukee Hill Annexation Supplemental Environmental Impact Statement, North Area Community Sub-Area Plan, Planned Action Supplemental Environmental Impact Statement for the North Kelsey Sub-Area Plan, and others.

In August 2005, the City issued the Draft Supplemental Environmental Impact Statement (DSEIS) for the 10 year Comprehensive Plan (Land Use Element) update. In accordance with SEPA, the 2005 Draft Supplemental Environmental Impact Statement (DEIS) for the Land Use Element EIS examined several policy alternatives ranging from the “no action” alternative through three other alternatives. Each alternative, each examined looking at different land use policy choices and examining how each may impact various aspects of the environment. A thirty day public comment period was provided for the draft document, and a public hearing was held in September 2005. Following the public hearing, a The Final Supplemental Environmental Impact Statement (FEIS) led to recommendations for Preferred Alternative Two shown in Figure LU-1 was prepared, which includes the Preferred Alternative Two, as recommended by the Planning Commission as described below

**Figure LU-1: DSEIS Land Use Alternative 2**

**Figure LU-1: Alternative Two – Limited UGA Expansion**



In 2005, the intent of Preferred Alternative Two (Limited UGA expansion), the city has chosen a growth alternative that attempts to retain the “small town” character that Monroe has had for generations, even though growth has brought significant changes to the community pressures will drive some changes. Proximity to Seattle, Everett and Eastern King County the Eastside has transformed causes Monroe to continue its transition into a city of regional importance and sustained growth. Population, employment, The city recognizes that

~~demographics,~~ needs and priorities continually change as Monroe grows, and ~~that~~ addressing quality-of-life concerns while retaining Monroe's identity becomes increasingly important. ~~difficult as growth exerts its pressure.~~

~~Future growth patterns must be supported by an effective transportation network accommodate this need and provide an urban context that is largely automobile dependent oriented in many parts of the city while still providing other transportation options. This network~~  
~~An effective transportation network~~ becomes increasingly important to provide a functional, accessible interactive community, enhancing not only automobile networks, but also pedestrian, bicycling, and transit options throughout in the city. ~~The need to provide automobile infrastructure is as important in the future as it is now. Future growth patterns must accommodate this need and provide an urban context that is largely automobile oriented in many parts of the city while still providing other transportation options.~~

Housing options within the city should vary, providing multiple types, sizes and designs. The predominant housing type on the urban fringe, however, will remain single-family. ~~Development types and densities now seen on the urban fringe (historically ranging generally from 2 to 7 units per acre) will continue as Monroe expands. -With a limited amount of buildable land area in the urban fringe, the minimum density should be increased to meet the projected growth and density targets defined in the current Snohomish County Buildable Lands Report. Residential streets should be designed to maximize access and connectivity, meandering roads, and loops should be expected in of future residential single family development (consistent with the adopted North Area Plan), with limited access to residential roads to maintain a country feel in new single family neighborhoods.~~ Affordable housing will also continue to be a major goal for the city to accommodate residents of as-varying income ranges, ~~of residents are accommodated.~~

The Urban Growth Area should be expanded to the north and ~~possibly~~ the southwest, with subsequent annexations bringing those areas into the city limits. Annexations would occur only when 1) election method (by citizen petition or by resolution), 2) direct citizen petition, 3) initiated by interested property owners or by election, 2)- annexation of land for municipal purposes, 4) annexation of Federally owned land, or 5) annexation of unincorporated islands. For all annexations, the city must find the action beneficial, ~~3)-~~ the area must be within the UGA and is adjacent to the city, ~~and 4)-~~ extending services must would not cause an undue burden on the city's financial or infrastructure resources. Urban densities would be required for the extension of city services.

Major cCommercial and industrial development should be developed constructed primarily in commercial and industrial zones and away from single-family neighborhoods. Small, neighborhood convenience commercial uses should be allowed to abut serve neighborhoods so ~~that~~ residents can access services close to home. Job creation is likely to occur both inside and outside of Monroe, with some local continuing growth of ~~the~~ industrial jobs, base, commercial and retail, services sector, institutional and government jobs. The Monroe Correctional Facility will continue to be a major employer in the city.

New schools will be sited appropriately to service surrounding neighborhoods and encourage children to walk to school. Parks, trails and recreation opportunities should be increased as the city expands, while critical areas natural habitat should be preserved and unique ecological

features should be retained.

## **The City of Monroe in a Land Use in Monroe Context**

~~At first glance, s~~Since Monroe's incorporation in 1902, the most significant of the community's growth and change occurred during – seems to have occurred within the last ten to fifteen years. the fast growing economy from the 1990's through 2006. During its first sixty fifty years, Monroe's population grew only to 2,500 remained under 1,600 persons. ~~However, by 1960, the resident population climbed to just over 1,900, and by 1970, to over 2,500 persons. The 1990 US Census counted 4,300 residents. Twenty years later, the United States census counted just fewer than 4,300 Monroe residents., but b~~By the year 2000, the city had grown to 13,795 persons, including the inmate ~~stitutional~~ population at the Monroe Correctional Complex, Department of Correction. ~~The 2012 population grew to 17,300 residents.~~ For a community in a historically rural setting, the magnitude of these changes seems surprising ~~udden and extreme~~ until Monroe is seen within the context of development patterns and growth movement within the Puget Sound region, Snohomish County, and the areas surrounding Monroe. ~~area immediately adjacent to Monroe.~~

### **The Rural and Urban Dichotomy**

The City of Monroe has historically enjoyed a setting ~~that was predominately~~ located in the rural shadows of Metropolitan Seattle-Tacoma-Everett, but since 1990 in the last 25 years Monroe has seen the expansion and improvement of state highway systems, including the SR 522 widening project from US-2 to the Snohomish River to be completed to in 2014 and interchange improvements (unfunded at present) at SR-522/Echo Lake Road and SR-522/Paradise lake Road. Further widening is planned from the Snohomish River to the Paradise Lake Road interchange as growth continues in of the metropolitan areas ~~to the west and south, and continuous changes to rural land uses~~ within the Puget Sound region.

~~The Bureau of the Census designates the City of Monroe as urban. Yet those living just outside the city limits become, by census definition, rural, even if they have no farm income. But all of the City of Monroe and its surrounding area is labeled as outside the urbanized area of the metropolitan area and, therefore, "rural." There is truth to both seemingly contradictory descriptions.~~

Until the 1950s, Monroe was characterized by a central commercial area along the intersection of its two principal roadways, — Main and Lewis Streets, with and pre-1940s housing radiating from the commercial core. Public buildings for school, municipal functions, and worship were found ~~scattered~~ in and near the commercial core.

A second wave of residential developments radiated from the pre-1940s period core outward along Main and Lewis Streets, east of the Washington State Reformatory and 179th Avenue S.E. ~~Scattered p~~Pre-1960 housing could be found along the west end of Main Street, west of Kelsey Street, and eastward along of Main Street along the old highway system in what is now the Old Owen Road and Woods Creek Road vicinity. Old maps and photos reveal uneven and scattered development one to two miles north of the current city limits along paved and unpaved roads that led directly back to Monroe and ~~to~~ the two main highways ~~that extended eastward~~ to Stevens Pass, and westward to Everett and ~~southward to~~ Eastern King County. Areas of scattered

developments ~~that~~ continued in the post-1960 era ~~include~~in what is now the Robinhood neighborhood and Milwaukee Hill.

The Monroe area was predominantly rural, and the town was a service community to the immediate agriculture, logging, and reformatory employee population. The highway system functioned as a rural service highway for ~~the small communities~~enclaves and ~~low numbers of~~ scattered residences along its network.

The City is located along the Skykomish River in the foothills of the Cascade Mountains, with outwash plains extending south and west—land excellent for limited types of agricultural uses. At the same time, Monroe hosts statewide significant institutions, county functions, and an expanding base of businesses that provides goods and services to fast growing residential communities in East Snohomish County and to increasing numbers of travelers who are en route to other places. All are signs of the relative health of the Puget Sound region. But as development fills in the urbanized sections of the metropolitan area, people tend to look outward for new housing or economic opportunities. ~~And~~ Monroe, with relatively large-scale services and systems already serving state and regionally significant public facilities unusual for a town of its size, ~~is positioned~~may be in a position to handle new growth. Monroe ~~may still seem to be a community in a rural setting, but it~~ has emerged as a free-standing growth center, surrounded by mountains, ~~and~~ rivers, ~~and~~ plains and highlands sprouting small cash crops, and the important symbolic presence of horses and cattle, continuing the theme Monroe has carried for over the last 100 years.

### **Planning Progress in Monroe since the 1980 Comprehensive Plan**

Much of the work contained in the 1980 Comprehensive Plan is still valid and has been the basis for reviewing and updating studies, reports and plans to the present day through the 1980s, 1990s and into the 21<sup>st</sup> century. Many of the goals and policies identified in that plan have equal or similar applicability for the next 20 years. Some specific areas under the Washington Growth Management Act, such as intergovernmental coordination requirements, countywide policy and multi-county policy frameworks for planning, and capital improvement strategy requirements are still in force. In 1988, Monroe began the process of revising its systems plans when it adopted its ~~city-comprehensive~~ Water sSystem pPlan (WSP). Transportation planning requirements are substantially met in the city's six-year ~~t~~Transportation i ~~Improvement~~ pProgram TIP, ~~submitted to the Washington Department of Transportation~~. The city uses the TIP program to for state ~~fundings in~~aneial assistanee and to guide ~~the~~ city council ~~in its~~ decisions about local street improvements. Recognizing the need to address ongoing transportation issues, the City Council appointed a citizen-based Transportation Commission ~~city began a comprehensive study of the issues in 2005, with expected and completed ion of~~ a transportation plan in 2008. ~~City Council appointed a citizen-based Transportation Commission to assist the consultant and staff with the plan.~~

In the late 1980s, Monroe reviewed and revised its comprehensive plan for planned urbanization in West Monroe, culminating in adoption of the Currie Road Sub-Area Plan in 1990. The amendment addressed issues of land use, housing, transportation, parks and recreation, and public facilities. In 1991, those issues created goals and policies that became the basis for review of West Monroe's large-scale tract of developable land known as the Fryelands.

As a result of ~~T~~the Fryelands 1992 Environmental Impact Statement (EIS) and the city's

adherence to its 1990 comprehensive plan amendment, Monroe was able to plan for a number of affordable single family housing units. ~~Additionally, as a result of these two major pieces of planning work,~~ Monroe was also able to develop an active community park and trail system and; acquire land for a public school, ~~and set aside a site for a future satellite fire station.~~ West Monroe was well on its way toward planned developments and the services needed to support those developments for the next twenty years.

As a result of increased annexation petitions ~~activity~~ northward from the city, the City of Monroe drafted an Environmental Impact Statement (EIS) to review with an eye toward reviewing potential impacts and mitigation ~~required~~ from annexations. The Milwaukee Hill EIS, ~~which began in 1991, looked at impacts from annexation and~~ reviewed alternative land use densities consistent with the Washington Growth Management Act and the general scenarios used by Puget Sound Regional Council's (PSRC) "Vision 2020" plan. Both the work completed in the Milwaukee Hill EIS and Snohomish County's evolving growth projections ~~and updates for new growth~~ in the Monroe Area gave the city an adequate reference base of projections and impacts for future development ~~activity~~ in the northern Monroe urban service area. In 1999, the city amended the comprehensive plan to include the North Area Community Plan.

The fast-growing ~~new~~ commercial corridor along United State Route 2 (US-2) in the 1980s provided local and area residents, as well as visitors, with more goods and services and a larger base of competition. New commercial square footage provided more local employment and entrepreneurial opportunities. The inventory of available land for ~~economic~~ development (created by Snohomish County and the Economic Development Council of Snohomish County) soon became obsolete as land was acquired and developed for commercial uses. The city increased the supply of land for development economic activity through rezoning actions. Between 1970 and 1990, nearly 6059 percent of the 50 rezones ~~of city land were to allowed~~ commercial ~~uses~~ as the highest use.

~~Also i~~In the 1980s, it became evident ~~to the city that it would have to plan for the time when~~ gravel extraction would cease on the then city-owned property within the commercial corridor north of US-2. The revenue from that extractions source had long been a predictable source of ~~predictable~~ income to the city; however, the city had not reviewed its options regarding use of the land once the gravel had been essentially mined out. ~~In 1992, the City Council authorized a~~ feasibility study in 1992 to review those issues. The report detailed issues and opportunities, analysis for future actions, and a master plan, ~~which the city used in its in~~ planning ~~for~~ land use, government, finance and transportation, including construction of a connector street (North Kelsey) between US-2 and Chain Lake Road.

The city took no further action on the North Kelsey area until 2001, when the city revisited planning for that area. The final draft of the North Kelsey Development Plan was issued in April 2003 and incorporated into the comprehensive plan as the North Kelsey Sub-Area Plan. ~~in that same year. In 2012, the North Kelsey Development Plan was amended to update goal and policy language, revise design concepts and update design guidelines that were no longer relevant to development in North Kelsey.~~

### Monroe Planning Area and Urban Growth Areas

The Growth Management Act (GMA) establishes procedures for cities and counties to adopt comprehensive plans and Urban Growth Areas. The GMA requires counties planning under the

Act to designate an urban growth area or areas “within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature.” The GMA states: Act provides,

“Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth.”

The UGA should be large enough to accommodate the projected 20-year population growth target and land for associated residential, commercial and industrial land development demand projections.

The Snohomish County GMA Comprehensive Plan, General Policy Plan, further articulates how the city will establish the UGA. County policies reiterated the requirement that cities ~~shall~~ be included within UGAs, and such UGAs ~~shall~~ be large enough to accommodate the population and employment growth for a 20-year planning period.

The City of Monroe Urban Growth Area was selected to ensure that urban services would be available to all anticipated new development. Public sewer and water lines, drainage facilities, electricity and telecommunication lines, and roadways will be extended to serve existing and future development in the planning area over the next 20 years. In 1994, the original boundaries for this area were determined through a joint agreement between Snohomish County and Monroe and were based on land supply needs to meet expected future development demands, environmental constraints, the location of existing development beyond the city limits, and the availability of existing infrastructure and services. The city used Puget Sound Regional Council’s Vision 2020 as a guiding document and relied on input from the Snohomish County Tomorrow Planning Advisory Committee.

GMA also requires continuous review, including a mandatory review of the entire comprehensive plan and urban growth area at least once every ten years. The City of Monroe adopted its first GMA-compliant comprehensive plan in 1994. In conjunction with the 10-year review, counties are given new 20-year ~~high, medium and low~~ population projections from the Washington State Office of Financial Management (OFM). This information is used to determine if the existing UGAs are sufficient to accommodate the projected population for the next 20-year planning period.

### **Preferred Growth Plan – Alternative Two**

As part of the GMA, cities are required to show that they have taken “reasonable measures” to accommodate population and employment growth within their boundaries before expanding the UGA to allow more growth. The City of Monroe is already implementing “reasonable measures” such as allowing accessory dwelling units, density bonuses for provision of affordable housing, increases in density through the Planned Residential Development (PRD) code, density transfer for critical areas, boundary line adjustments to reconfigure existing lots, smaller residential lot sizes and other measures and policies.

Given the land use considerations and goals outlined above, and the environmental impact study process discussed in an earlier section, the citizens of the City of Monroe chose to accommodate projected growth in the area by creating opportunities for higher density development within the

existing city limits and by moderate expansion of the UGA to the northwest and southwest.

~~The Snohomish County Planning Commission's recommendation to County Council on the Ten-Year Update to the Snohomish County Comprehensive Plan was generally consistent with the city's choice of Alternative Two. The Snohomish County's proposed plan recommends~~ expanded the Monroe UGA to include 249 acres to the northwest of the existing UGA, and two acres near Chain Lake Road and 132<sup>nd</sup> Street SE. The county's plan did not include expansion of the city's UGA to the southwest, based on the county's determination that the area was not included in the city's short term plans for extending sewer infrastructure and the area was not needed to accommodate Monroe's 2025 growth targets. The city, however, believes the southwest area should be included as part of a long-term strategy that will eventually include the existing gravel pit to the west into the urban growth area ~~for to provide~~ additional industrial land to meet projected demands ~~and possibly an expansion of the urban growth area south of the high school toward the Skykomish River for residential and mixed use development.~~

~~The Comprehensive Plan Land Use Map, based on the preferred Alternative Two, is shown in Figure LU-2.~~ The city is not recommending changes to any land use designations within the city at this time, but ~~will~~ may recommend changes to the zoning code to encourage and allow higher density residential development within existing zoning designations.

## Profile of Monroe Planning Area

The following profiles of areas in the city indicate existing conditions and possible future uses or concerns for each area ~~as shown in Figure L-2, Monroe Planning Areas. The areas with current development concerns are shown first, with the areas almost or fully developed towards the end of this section.~~

### **Downtown ~~Old~~ Monroe (C)**

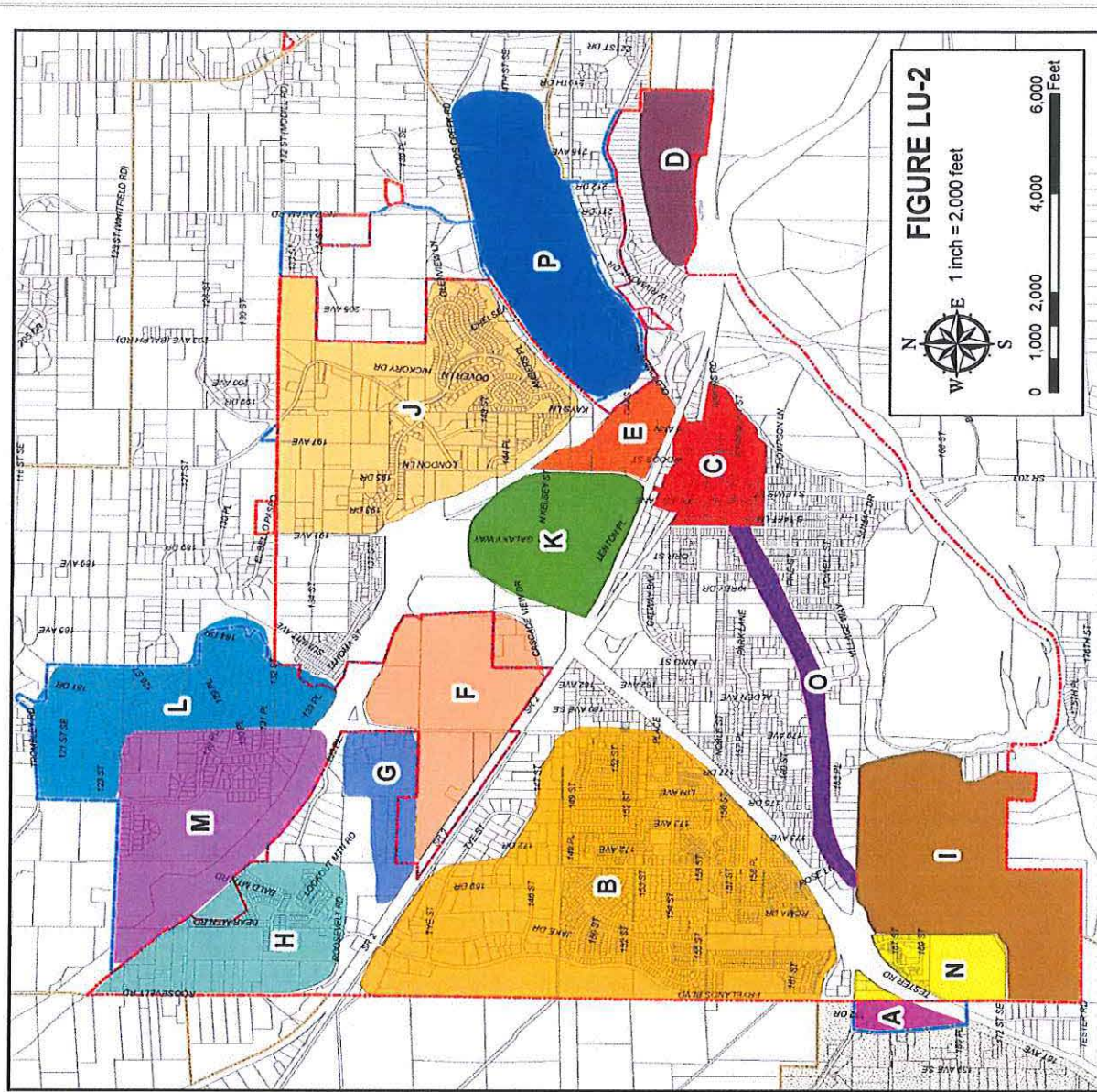
#### *Existing Conditions and Issues*

~~Downtown Old Town~~ represents much of the original settlement core of the city. It is an area of older homes on smaller lots surrounding the downtown central business district ~~that is and~~ bisected by Main and Lewis Streets—the original crossroads of the city. The residential areas are characterized by single-family housing units intermixed with duplexes and small multi-family housing complexes. Scattered industrial uses are located around the railroad tracks along W. Main Street and adjacent to US-2 on the eastern edge of the city. ~~Older homes have been converted Conversion of older homes~~ to office and professional uses ~~is occurring~~ along West Main Street and to a lesser extent along Lewis Avenue. The downtown commercial core retains a base of commercial and retail uses, although the US-2 commercial ~~strip~~ development now dominates as the city's business hub.

#### *Future Vision and Issues*

Old Town retains some of the highest density housing in the city and offers opportunities for both future new development and redevelopment. The entire area is serviced by sanitary sewer and potable water. Planned densities for future residential development will vary by neighborhood. The ~~vision Plan~~ also targets policies aimed at improving the downtown commercial core's parking, streetscape, and amenities to encourage a strong downtown ~~core image~~ for the city.

To implement the vision for this area, the city adopted a Downtown Master Plan-Plan (DMP) in 2008. The DMP Master Plan reflects the community's vision for this area and was developed



**City of Monroe**



**Planning Areas**

- BOUNDARIES**
- Urban Growth Area
  - Monroe City Limits
- Planning Areas**
- A 161st Ave SE
  - B Currie Road Subarea
  - C Downtown
  - D Eastern City Limits US2
  - E Eastern Commercial Area
  - F Evergreen Fairgrounds
  - G First Air Field
  - H Fochills & Roosevelt Road
  - I Monroe Correctional Center
  - J North Area/Milwaukee Hill
  - K North Kelsey
  - L Robinhood
  - M Roosevelt Ridge
  - N Testar Road
  - O West Main Corridor
  - P Wood Creek Rd / Owens Rd Area

Map data shown is the property of the sources listed below. Incorporation may vary and does not constitute any warranty or guarantee regarding any aspect of data depiction. This map is to be used for reference purposes only.  
 Project: Planning Areas 11x17  
 Location: Y:\GIS\Departments\GIS\Comprehensive Plan\Comp Plan 2013\Fig\_Commence  
 Revised: 10-09-13  
 Author: J. Serbus



through a series of public workshops and input from various interest groups including, ~~but not limited to,~~ the Downtown Revitalization and Enhancement Association of Monroe (DREAM), ~~the~~ Monroe Chamber of Commerce, businesses, ~~and~~ property owners and citizens. The planning area includes approximately 92 acres ~~with~~, ~~broken into~~ four distinct neighborhoods: Historic Main Street, Al Borlin Park, Downtown Neighborhood, and Rails and Roads.

The Historic Main Street neighborhood ~~was historically is~~ the traditional commercial and retail center of Monroe; ~~it runnings~~ the length of Main Street from Madison Street to the railroad tracks and along Lewis Street between US-2 and Fremont Street. Over the past ten years, commercial development of North Kelsey has eclipsed the Historic Main Street as the primary center of commercial and retail trade. Lewis Street intersects Main Street and functions as a major arterial and truck route through downtown. The focus of this neighborhood is preservation of the historic character, retention of existing and promoting new businesses, and infill development. Primary land uses will continue to be retail, restaurants and entertainment functions, with new opportunities for professional office and high density multifamily residential. up to 20 residential units per gross acre.

The Borlin Park Neighborhood is east of the historic commercial core and is bounded by Woods Creek, the railroad tracks, Fremont Street, and Charles Street. This area will see the greatest change and is a key element to revitalizing/invigorating the entire downtown area. The redevelopment goal is to create an “urban village” that contains a mix of commercial and high density residential uses; ~~residential density will range from 11-20 units per gross acre.~~ ~~The~~ Natural amenities along the eastern edge will be incorporated into the overall development of the area by hosting well-designed parks and open space. There are also opportunities to provide additional urban and civic uses within convenient walking distance of Historic Main Street.

The Downtown Neighborhood includes well established and transitional residential blocks that frame the northwest and southwest edges of downtown Monroe. Some of the existing residential structures are being converted to commercial and office uses while maintaining the exterior facades. Future development and redevelopment of this area should emphasize preservation of existing homes and the historic character of the area along with maintain compatible higher density housing up to 11 residential dwelling units per acre and continue to provide a mix of uses.

The Rails and Roads Neighborhood includes the stretch of land between the Burlington Northern/Santa Fe (BNRSF) railroad tracks and US2, north of the Historic Main Street area. The neighborhood’s current light industrial uses mixed with other commercial activities are appropriate for this location. Due to the commercial nature of the area, R residential uses are not in this neighborhood is not allowed. ~~due to the commercial nature of the area.~~ As the area redevelops, the uses should complement the vision for the Historic Main Street area and the goals for the downtown as a whole. To meet increasing demand for public transportation, this area ~~could should~~ also take advantage of the existing rail lines for passenger service.

A fundamental component of the Downtown Master Plan (DMP) is to invite a vibrant mix of uses that, ~~which~~ contribute to a dynamic economy and supports a high quality of life for Monroe residents. Land use regulations that encourage the appropriate combination of activities will be essential to achieve this goal. The DMP Master Plan will serve as the city’s framework document for the development and redevelopment of this area as well as guide public and private investment through capital improvement projects. The DMP Master Pplan, along with this

document, establishes the policies used to develop new regulations adopted in the Monroe Municipal Code. ~~As part of the Master Plan, d~~Design ~~g~~Guidelines were established for the Historic Main Neighborhood to preserve the historic character of the traditional commercial area along Main and Lewis Streets. In addition, design guidelines were also developed for the Borlin Park Neighborhood that emphasize the Urban Village concept and provide design continuity throughout the neighborhood.

### **North Kelsey Area (K)**

#### ***Existing Conditions and Issues***

The North Kelsey Area is generally considered to be the area east of SR 522, south of the US 2 By-Pass, north of US 2 and west of Chain Lake Road. The area is currently a mix of retail, service and industrial uses with approximate 34 acres available for development in 2012. The area is one of the major focal points of the city's ~~vibrant~~~~expected~~ new commercial growth within the next decade.

The North Kelsey Development Plan was developed in 2003 and amended in 2007 and 2012 to provide guidance for development. However, due to the recession that occurred in 2007, the effects of which are still being felt, the 2003 vision cannot be realized without a substantial financial commitment on the part of the City of Monroe. The development that has occurred or is proposed has been and will be determined by market demand.

#### ***Future Vision and Issues***

The North Kelsey Development Plan was amended in 2012 to reflect the market driven style of development that has occurred while retaining many of the design guidelines, including pedestrian access and amenities, contained in the original plan. This area ~~is establishing itself as a should develop into a vibrant, vital,~~ economically sustainable area.

### **North Area/Milwaukee Hill (J)**

#### ***Existing Conditions and Issues***

The North Area Community Plan was adopted in 1999 and the Milwaukee Hill area ~~was~~ annexed to the city in the same year. The plan calls for an overall density of ~~four dwelling units~~4-DUs per acre. Due to terrain, steep slopes, and wetland issues, the city encourages development under the city's Planned Residential Development (PRD) ~~c~~Code. ~~PRD's This~~ preserves ~~essensitive~~ (critical) areas ~~with under the~~ open space requirements and encourages mixed housing types and price levels. Housing sites ~~with adjacent to~~ critical areas ~~may use density transfer to~~ allow clustering of housing on smaller lots in areas not affected by environmentally sensitive features.

~~Several The following~~ developments ~~have been were~~ built since incorporation of the area, ~~including~~ :-Trombley Hills, a 117 unit single-family residential subdivision (located between 191st Ave and 132nd Street); the Farm at Woods Creek, a 357 unit single-family and condo-duplex residential subdivision (located between Chain Lake Road and Woods Creek Road), ~~4~~; Sinclair Heights, a 68 unit single-family residential subdivision (located between 191<sup>st</sup> Avenue and Chain Lake Road); and Toivo Ridge, a 31 unit single-family residential subdivision. More recent and current projects include Eaglemont, a 150 lot single family subdivision (located north of Sinclair Heights) and Carriage Place, a 17 lot subdivision on Chain Lake Road.

### *Future Vision and Issues*

The city continues to receive ~~requests for annexation and~~ development permits from landowners in this urban fringe area. The increased demand for growth brings other issues to the forefront, such as the need for upgraded roads and alternate access to and from this area, as well as better east-west connectivity. Good pedestrian access will become more important, as will the need for recreational walking/biking pathways.

~~The city encourages planned residential development (PRD) that meets the requirements of the PRD Code. Discussions continue regarding proposals to decrease lot sizes in those developments to meet urban density demands, including provision of open space and protection of environmentally critical areas.~~

### **Eastern City Limits/US-2 and Rivmont Ridge (D)**

#### *Existing Conditions and Issues*

This undeveloped ~~agricultural~~ area is located between the intersection of Rivmont Ridge and US-2 and extends along US-2 as the City's easternmost boundary. The westerly 43 acres was annexed in 1970 with RS-9600 zoning area was annexed some years ago, primarily as a means of "protecting" the City's scenic gateway from the east along US-2 and ~~to preventing~~ the proliferation of strip commercial ~~uses~~ along US-2. The remaining 25 acres was annexed in 1987 with the stated purpose of "squaring off city boundaries" with an assumed zoning of agriculture and SR-15000. The Washington State Growth Management Act was adopted and the resultant comprehensive plan amendment process changed the land use and zoning to Limited Open Space. The residential density from the RS-9600 zoning was transferred to other areas of the city.

The 1998 Comprehensive Plan and the Zoning Mmap for the City of Monroe designated this area as Limited Open Space (LOS), with a residential density of one dwelling unit per five acres. Due to due environmental and traffic issues, ~~t~~ This area has remained undeveloped continued in agricultural use and zoning (1DU/5 acres) since its incorporation into the City. The area is significantly impacted by wetlands and, ~~while not in the 100-year floodplain~~, is subject to local flooding due to restricted drainage to the Skykomish River. ~~The area also currently lacks the p~~Public facilities and services to facilitate urban-level development, including sanitary sewer and water, are not currently provided to this area water, and safe traffic access.

### *Future Vision and Issues*

~~The 1998 Comprehensive Plan and zoning map designated this areas as Limited Open Space (LOS) with a residential density of one dwelling unit per five acres due to environmental and traffic issues. More than half of the area is classified as wetlands, subject to seasonal flooding. Allowing development potential residential or commercial development at an "urban" density consistent with the GMA (i.e., four dwelling units per 4 DUs/acre) on the site would require private investment for extending utilities and services and construction of access roads (built to City standards) across the wetland areas to the limited buildable portions of the site. A future roundabout to distribute traffic between existing US-2 and the future US-2 bypass west of the property is proposed by WSDOT. The roundabout may provide an opportunity for an eastern gateway to the city with slower traffic movements, enhanced signage, landscaping and other elements to create a community entryway and capture some traffic that would otherwise bypass the city. Maintaining a density commensurate with a rural environment would not necessarily make the traffic entering US-2 safer, but the volume and subsequent accident potential would be~~

~~greatly reduced in comparison to developing the area at an urban level intensity.~~

While impacted by environmental and access issues, with its frontage along US-2 the property has potential for commercial development. The area is within city limits and could be considered for urban density development to the extent allowed by land use regulations.

### **Eastern Commercial Area/North of US-2 (E)**

#### ***Existing Conditions and Issues***

~~This is the area in the vicinity~~ lies between Chain Lake, Woods Creek and Old Owen Roads between the proposed US-2 bypass and US-2. The area ~~is~~ is zoned General Commercial and nearly almost completely built out. ~~however~~ ~~†~~ Traffic issues are a concern as a. ~~Access to and from businesses along US-2 has become increasingly difficult. The city has a plans to build an extension of Tjerne Street to develop an to complete an east-west connector road and network to reduce congestion on US-2, but the road has not yet been completed. The Washington State Department of Transportation (WSDOT) recently restricted left turns from Woods Creek Road onto eastbound US-2 to help through traffic flow along US-2, but that restriction negatively impacts local access vehicle movement.~~

#### ***Future Vision and Issues***

By 2005, the city had acquired ~~, or was in the process of acquiring,~~ most of the land necessary to ~~continue build the construction of Tjerne Road, an the~~ east-west connector road network from Chain Lake Road to Woods Creek Road. ~~Then, f~~ From Woods Creek Road to Old Owens Road, the current east-west connector road network plan shows Oak Street, a privately owned street, as the best alignment. ~~However, Oak Street is privately owned, so~~ ~~T~~ the city will still needs to acquire the land as a public right-of-way to complete the Tjerne Road extension east-west connector road network.

~~This area also is also subject to requirements of shoreline designations defined in the Shoreline Master Program. e city also updated the Shoreline Master Plan (SMP) in 2007. The designation for p~~ Properties in the area within the shoreline are designated ~~designation was changed to~~ High Intensity and Shoreline Residential. The purpose of the High Intensity designation is to accommodate high-intensity commercial, transportation and industrial uses. The purpose/function of Shoreline Residential is to accommodate residential development for single-family or multifamily residential units. Both designations allow development within the shoreline while protecting the ecological functions.

### **Currie Road Sub--Area (B)**

#### ***Existing Conditions and Issues***

The city adopted the Currie Road Sub-Area Plan in 1990. During the rest of the 1990s, the area absorbed the majority of new residential and industrial growth within the city. Most of the residential development was Urban Residential (UR9600), using the Planned Residential Development code. Commercial uses were developed at the intersections of 149th Street S.E. and 179th Avenue S.E., ~~West~~ Main Street and Fryelands Boulevard, and at the southwest corner of the SR-522/~~and West~~ Main Street interchange. Multi-family housing and some service commercial uses were developed in the southeast quadrant of the interchangesame intersection. The Fryelands Light Industrial Park, located in the northern portion of the Currie Road Sub Area, began developing in 1997.

### ***Future Vision and Issues***

The Fryelands ~~Light~~ Industrial Park is nearly built out with some remaining ~~still has a limited number of~~ parcels available for development. ~~Several existing buildings are underutilized but are expected to gain occupancy as the economy improves. ,but, Since~~ most of the rest of the area is already developed, no significant changes are expected.

### **Robinhood and Roosevelt Ridge Neighborhood Area (L)**

#### ***Existing Conditions and Issues***

~~This area is a mostly developed~~ This area is an unincorporated, low-density residential community within the northwest Urban Growth Area (UGA). ~~but~~ The area is bisected by Robinhood Lane, a limited capacity road that serves as the north-south connector road between Trombley and US-2. Served by the Roosevelt Water Association, the area is outside the city's water service area and all homes have septic systems. ,but ~~Ceity~~ sanitary sewer may be extended beyond city limits to areas such as this within the UGA, but sanitary sewer is not readily available.

#### ***Future Vision and Issues***

~~In~~ addition to access issues, future development of the unbuilt areas in this neighborhood at urban densities would ~~require~~ additional urban services, improvements or upgrades. As a result of its development status, it is not ~~an area~~ expected to receive significant new growth. Current vacant land will likely be developed to match the existing density of the neighborhood.

### **Roosevelt Ridge Area (M)**

#### ***Existing Conditions and Issues***

This area of approximately 183 acres lying north of the future US-2 bypass in the Urban Growth Area. The land is forested and mostly undeveloped. Water is provided by the Roosevelt Water Association and all homes are on septic systems. Like the Robinhood neighborhood, this area has only limited access to reach Trombley Road or Robinhood Lane.

#### ***Future Vision and Issues***

Annexation of the Roosevelt Ridge area was defeated in a ballot referendum in November 2012. Future development will likely be under County jurisdiction with SR-7200 zoning. ,but ~~w~~ Without sanitary sewer, development is limited to lots of minimum 12,500 square feet. But with provision of city services, particularly extensions of sanitary sewer within the UGA, future ~~r~~ Residential development nsity may will include higher density single family subdivisions, remain consistent with current patterns for the area. ~~The city anticipates receiving a number of annexation requests from this area, requiring~~ Extensions of sanitary sewer would ~~, which would~~ be financed by private developers and/or neighborhood-local ~~limited~~ improvement districts (LIDs). Streets within city limits, ,particularly 179th Street (extended), should be reconstructed from county rural road standards to city ~~collector~~ roadway standards to provide ~~both~~ safe pedestrian and vehicle movement from this area to the city.

### **Foothills and Roosevelt Road Area (H)**

#### ***Existing Conditions and Issues***

These areas are bounded by Roosevelt Road the future US2 bypass right-of-way to the northeast, the Foothills subdivision and US-2. Annexed in 2007, approximately 70 acres of the northwest area of this neighborhood designated R2-5 Dwelling Units per Acre was revised to R5-7 Dwellings per Acre in 2011 and rezoned to Urban Residential 6000 in 2013. The area was

rezoned to help address the City's shortfall in residential capacity.

The Foothills neighborhood, annexed in 1988 and built in the 1990's, is a planned residential development of 230 homes with a single access from Roosevelt Road to the south. The remainder of this area is mostly undeveloped with scattered large lot residential along Roosevelt Road that extends to the northwest limits of the city. The southwest area, west of the Foothills subdivision, is held by one property owner and has limited development potential. City sewer and water may be extended from the Foothills area and along Roosevelt Road.

### **Future Vision and Issues**

The area immediately west and north of the Foothills is planned for a single family subdivision of 75-80 homes. The project will include a through access from the western Foothills boundary to Roosevelt Road as that project is developed. The remaining large lot land along Roosevelt Road is expected to be redeveloped over time as city services are extended from the east and south.

### **Evergreen Fairgrounds Area (F)**

#### ***Existing Conditions and Issues***

This is a county, regional, and state significant public facility under the jurisdiction of Snohomish County. The fairgrounds are within the UGA, ~~receiving a full complement of urban services, and are traversed by 179<sup>th</sup> Street with connection to US-2, a city arterial that intersects the state highway system.~~ Potential ~~The~~ issues for the City ~~include~~ are the facility's uses, their impact on existing urban services, the costs of developing additional services or systems and need for additional urban services. The area may accommodate new growth that is compatible with fairground expansions and operations. ~~is not a candidate for new growth.~~

#### ***Future Vision and Issues***

The master plan for the fairgrounds projects a greater diversification of uses at the facility including upgrading of the grounds and infrastructure and greater, more continuous year-round use of the fairgrounds. Completion of the improvements to SR-522 widening is expected to attract more visitors to the fairgrounds throughout the year and lead to expanded programs. ~~will be needed to continue and expand fairground operations.~~ Pedestrian circulation should access ~~will also need to~~ be improved along US-2 for walkable connections between the fairgrounds and the city south of US-2 as well as areas east and west of the fairgrounds, to better service overflow parking and pedestrian access to the south and east of the fairgrounds within the city.

### **First Air Field (G)**

#### ***Existing Conditions and Issues***

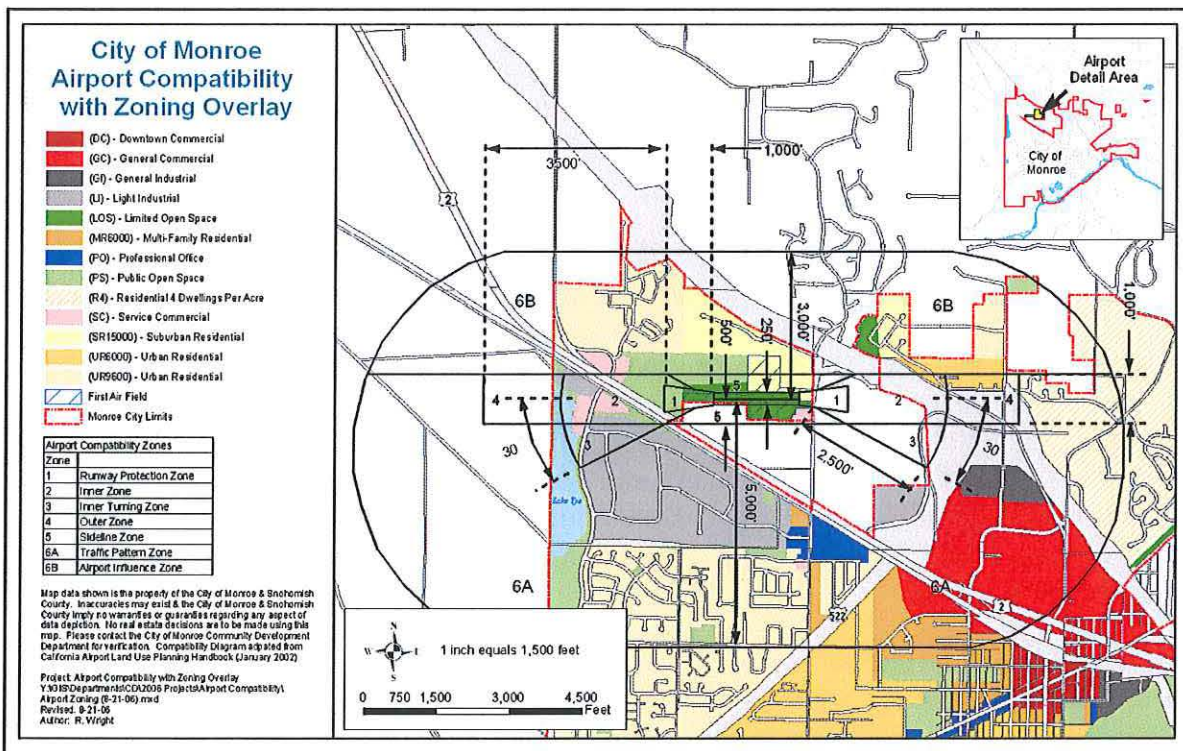
First Air Field is a privately owned, general aviation facility open to the public, ~~that was e~~constructed in 1975, the airport was ~~and~~ annexed into the ~~C~~city of Monroe in 1987. First Air Field is located north of ~~US-State Route-2~~, west of 179<sup>th</sup> Avenue and the Evergreen State Fairgrounds, south of the Robinhood Lane subdivision, and east of the Foothills subdivision. ~~The f~~Current fFacilities at First Air Field includes a 2,087-foot long by 34-foot wide landing strip, three taxiways, ~~five~~ hangers and supporting facilities. ~~with 12 bays each, a manufactured building housing a pilot's lounge, a 4,800 square foot maintenance building, a 2,087 foot long by 34 foot wide landing strip, and three taxiways.~~ In 2005, during the summer months, approximately 100 airplanes were based at the field, and 75 during the winter. The year round

base fleet was made up of 68 single-engine and 2 multi-engine planes.

Services provided at FirstAir Field include resident and overnight tie down facilities, ~~in addition to the resident tenants~~; flight lessons, scenic flight tours, and mechanics. FirstAir Field is also used by MEDEVAC for emergency airlifts.

The airport is centered within an Airport Compatibility Zoning Overlay designed to protect the viability of the airport. Zoning regulations address compatible land uses, densities and building heights to avoid hazards to the public from airport operations. The zone includes six compatible use zones defined by their location and distance from the runway, with the most restrictive regulations occurring in areas adjacent to the airport. Outlying use zones have little or effect on development.

### DELETE THIS MAP



### *Future Vision and Issues*

First Air Field remains a vital part of the Monroe transportation system and continues to provide economic benefits to the community, directly and indirectly, by providing aviation facilities and services for visitors and residents alike. In 2012, the airport land use designation of Limited Open Space Airport was expanded to accommodate expanded aviation and non-aviation improvements. Future plans include extending the runway to conform to Federal Aviation Administration standards, major flight school facilities, expanded hangars and maintenance areas, restaurant and potentially a hotel. The facilities at First Air Field could be improved and expanded to include a two-story 8,000-square-foot flight school facility with living quarters, an

aviation supplies and accessories store, open air hangers for large planes, a key card fueling facility, and an additional shop building along the south side of the runway, and possibly a restaurant with an associated temporary lodging facility in the form of a bed and breakfast. Because First Air Field is a privately owned facility, these improvements would be at the expense of the airport owner.

### **Monroe Correctional Complex (I) Washington State Reformatory Area**

#### ***Existing Conditions and Issues***

The Monroe Correctional Complex is a statewide significant public facility comprised of four separate units with varying custody levels including the Washington State Reformatory, Twin Rivers, Special Offender and Minimum Security units, ranging from close to minimum. The facility currently houses a total inmate population of approximately 2,500 male inmates, and over 1,100 staff, as of 2005. The city annexed the entire reformatory area in 1996 and provides water and sewer service to the facility, a statewide significant public facility.

#### ***Future Vision and Issues***

The Department of Corrections is expected to continue limited facility expansions expanding adding to its facilities, dependent on state funds. Otherwise, no significant changes are expected for this area.

### **Tester Road Area (N)**

#### ***Existing Conditions and Issues***

This area was annexed to the city with the Reformatory in 1996. This area includes In addition to the existing single-family development, this area includes mixed service commercial and multi-family housing uses. Due to access and circulation issues in the area, commercial development should be limited to uses that do not generate significant customer traffic. Since annexation, the following projects were developed: 1) Monroe High School, which opened in September 1999 and was designed to accommodate between 1,400 and 2,000 students at full capacity; and 2) Arbor Heights PRD, a 61-unit multi-family planned residential development. (Arbor Heights PRD). The City provides the full range of urban services to this area, including sewer and water service.

#### ***Future Vision and Issues***

No significant changes are expected for this area.

### **161st Avenue S.E. Area (A)**

#### ***Existing Conditions and Issues***

This unincorporated area is characterized by a mix of residential and commercial developments along with and a large amount of vacant land. It is adjacent to access points for open pit mining operations and bounded by public streets and SR-522, yet outside the urban service area and the city's water service area. The issues facing the city include are 1) the potential need or anticipated demand for extension of water and sewer, 2) the potential demand for state highway system interchange maintenance and upgrading, and 3) development pressures on the area as a result of its proximity to urban services and redeveloping properties in the West Main Street corridor in the path of urban growth.



### *Future Vision and Issues*

In the short term, this area is expected to remain in relatively lower density residential use in the unincorporated county, but could be considered for long term commercial and/or industrial development in the western section as part of a joint planning agreement with the county.

~~Mixed use development and redevelopment, with emphasis on commercial uses in this area of the West Main corridor, is Commercial development~~ is planned along West Main Street from the SR-522 interchange ~~eastwest~~ to 161st Avenue S.E. ~~and beyond~~. This development ~~is expected to should~~ include professional office, ~~and~~ highway and neighborhood service commercial development ~~as well as multifamily housing to serve traffic on West Main Street and SR-522 as well as the Currie Road residential development.~~

~~In 2008, the City of Monroe and Snohomish County entered into a joint planning process to further evaluate this area. It is anticipated this planning process will result in possible changes to the Snohomish County Comprehensive Plan in 2010, resulting in a change to the land use designations and/or a possible expansion of the Monroe urban growth area which would be followed in the future by annexation.~~

### **West Main Street Corridor (O)**

#### *Existing Conditions and Issues*

This area lies along the West Main Street Corridor from Madison Street to the east and SR-522 to the west. It also includes some of the adjacent side streets. A mix of detached and attached single-family housing, multifamily housing, commercial development, and office uses primarily characterize the West Main Street corridor. The current mix of land uses along this corridor makes it an ideal area to selectively increase residential density and locate mixed-use developments, neighborhood level commercial and professional office uses.

~~In 2008, the City began the process of establishing a mixed use land use designation and zoning for the entire West Main corridor to promote redevelopment and infill projects for commercial, residential and mixed use projects. Two zoning districts were established to reflect the current mix of uses in the east and west areas of the corridor, maintain compatibility with uses adjacent to the corridor, and implement different levels of the type and density of development. The Mixed Use Commercial zone, designated from SR-522 to Village Way, emphasizes intensive commercial development and allows greater residential density. The Mixed Use Neighborhood Commercial, from Village Way east to downtown, emphasizes less intensive uses and maintains the predominant residential density. As a gateway into the city, design standards were also adopted for are encouraged for new development and major remodels to provide design continuity along the corridor.~~

### *Future Vision and Issues*

The city envisions transforming the West Main corridor into a vibrant gateway neighborhood ~~providing that provides~~ a flexible mix of land uses and services into the future, ~~with . The vision includes a two-zone model where uses become with lessmore~~ intensive uses from the eastern area ~~with its comprised of~~ older neighborhoods ~~and more intensive development in the to the~~ western area that includes larger lots and several moderately sized vacant parcels. Increased density and proximity to the Downtown Planning Area should complement the goals of the Downtown Master Plan and create a synergy of development between the two areas.

As is true of most of the city, traffic issues remain a concern along this corridor. Unique to this corridor is the heavy truck traffic from the CADMAN operations accessing West Main Street from 177th Street (~~Reformatory Road~~). The 2008 Transportation Plan identified several traffic improvements along the corridor to maintain the current level of service. Additional traffic improvements along West Main Street may become necessary in the future, particularly west of 177<sup>th</sup> Street, to accommodate truck, residential, and commuter traffic.

### **Woods Creek Road/Old Owens Road Area (P)**

#### ***Existing Conditions and Issues***

This unincorporated area, ~~which lying~~ between ridges to the north and south, is characterized by a mix of lower density detached and attached single-family ~~housing~~ and multi-family housing. ~~It is in a valley of outwash plain.~~ The area is within the County Rural/Urban Transition Area (RUTA) and water service area, and has access to US-2, contiguous to a City arterial that intersects the state highway system. Issues for the City include impacts of lot sizing policies on the road network, and the need or demand for upgraded or new urban services. Although the area can expect some new residential growth, it is constrained by environmentally sensitive terrain, ~~and not adjacent to significantly large parcels of open flat land.~~ Much of the new residential growth ~~immediately~~ contiguous to the City is expected to remain under the continue to occur unevenly and under current lot sizing policies under the jurisdiction of Snohomish County.

#### ***Future Vision and Issues***

Woods Creek is a sensitive area, ~~to remain~~ outside of the UGA, and should be characterized by open space land and larger lot ~~(one dwelling unit per ten acres)~~ DU/10 acres development. Traffic generated along Old Owen Road and Florence Acres Road ~~should~~ needs to be mitigated through an interlocal agreement with the County, as all of the unincorporated traffic enters and exits through the city's street system.

### **West Main Street Corridor**

#### ***Existing Conditions and Issues***

~~This area lies along the West Main Street Corridor from Madison Street to the east and SR-522 to the west. It also includes some of the adjacent side streets. A mix of detached and attached single-family housing, multifamily housing, commercial development, and office uses primarily characterize the West Main Street corridor. The current mix of land uses along this corridor makes it an ideal area to selectively increase residential density and locate mixed-use developments, and neighborhood level commercial and professional office uses. As a gateway into the city, design standards are encouraged for new development and major remodels to provide design continuity along the corridor.~~

#### **Add text for Mixed Use Corridor**

#### ***Future Vision and Issues***

~~The city envisions transforming the West Main corridor into a vibrant gateway neighborhood that provides a flexible mix of land uses and services into the future. The vision includes a two-zone model where uses become more intensive from the eastern area comprised of older neighborhoods to the western area that includes larger lots and several moderately sized vacant parcels. Increased density and proximity to the Downtown Planning Area should complement the goals of the Downtown Master Plan and create a synergy of development between the two~~

areas:

~~As is true of most of the city, traffic issues remain a concern along this corridor. Unique to this corridor is the heavy truck traffic from the CADMAN adman mine operations accessing West Main Street from that enters the corridor at 177<sup>th</sup> Street (Reformatory Road). The 2008 Comprehensive Transportation Plan has identified several traffic improvements along the corridor to maintain the current level of service. Additional traffic improvements may become necessary in the future, particularly west of 177<sup>th</sup> Street to accommodate truck, residential, and commuter traffic.~~

## Inventory and Analysis

The Inventory and Analysis section includes:

- An overview of the natural environment
- An overview of population and housing trends
- A survey of existing land uses within the city and urban growth area
- Analysis of population trends and projections
- Analysis of land use needs for the next 20 years

### Natural Environment

The natural environment is a complex system of inter-related components including air, water, soils, plants, and animals, and all of these systems all which are affected by human activity. The purpose of this section is to expand upon the community's commitment to the stewardship of natural resources as expressed in the vision statement and provide a policy basis for City decisions that affect the natural environment. The Growth Management Act (GMA) contains the following goals concerning the environment:

“... protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.” (RCW 36.70A.020(10))

The goal is thus to ensure that the relationship between humans and the natural environment is a mutually supportive one that balances competing objectives. Moreover, the GMA contains specific requirements for the designation and protection of “critical areas,” defined by the GMA as wetlands, areas with critical recharge effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

Prior to the adoption of the Growth Management Act, the Monroe City Council adopted the Sensitive Areas Guidelines in 1990. In 2003, these guidelines were replaced by critical areas regulations that were incorporated into the Monroe Municipal Code as Chapter 20.05. These regulations were developed in compliance with RCW 36.70A.172, which requires that the best available science be used in developing critical areas regulations.

An environmental consulting firm assisted with reviewing existing regulations ~~review to determine what deficiencies might exist utilizing existing scientific literature to~~ and drafting new regulations. The city ~~used~~ the Washington Office of Community Development (OCD, now the Department of Commerce) *Model Code Recommendations for Designating and Protecting*

Critical Areas May 2002 as the outline for the new regulations.

The city also utilized information in the *Tri-County Endangered Species Act (ESA) Response Coalition, Model 4(d) Rule Response* to establish new stream and wetland buffers. This information has undergone a peer review as required by the Washington State Administrative Code (WAC) for determining which information is the “best available science”. Additional scientific literature helped establish the critical areas regulations including the Washington State Department of Natural Resources Interim stream typing system, the Washington State Department of Fish and Wildlife Priority Habitat and Species database, the Washington State Department of Ecology (DOE) *Washington State Wetland Rating System for Western Washington* 1993, and the DOE *Wetland Mitigation Replacement Ratios, Defining Equivalency* 1993.

The city also completed a shoreline inventory in 2001-2002 which was accepted by the DOE in November 2002 and used to update the City of Monroe Shoreline Master Program in 2008. In 2004, the city completed an inventory of non-shoreline wetlands and streams resulting in the 2005 City of Monroe Stream and Wetland Inventory Report. The City will continue to monitor best available science and adjust the critical areas regulations as new data is compiled and as funding allows.

### ***Profile of Planning Area***

The City of Monroe consists of a wide range of soil types and hydrologic systems. In general, the lower valleys, floodplains, and area sloping from the river valley up to the Plateau are characterized by a mix of recessional outwash gravel deposits and glacial till. Outwash deposits are found primarily in the Rivmont Heights/Old Owens Road vicinity and along the slopes between the river valley and the Robinhood Park/Wagner Lake Plateau. The alluvium deposits most commonly found underlying most of the city (in the river valley) absorb water at a rapid rate and provide most of the recharge to Monroe's aquifer system (see Figure NE-4). Glacial till is found on both sides of SR522 west of the Reformatory and east to the foot of Bald Hill. These are generally compact tills, which are generally impervious and tend to be of poor quality for septic systems.

There are presently a number of sites where the underlying surficial geology has provided a resource for excavation and quarry activity. The Recessional Outwash deposits are the principal source of sand and gravel in the area and support several gravel mining and extraction operations.

Drainage occurs within three sub-basins of the Snohomish River drainage basin: French Creek, Woods Creek, and the Lower Skykomish River. Woods Creek drains southwesterly into the Skykomish River, which flows into the Snoqualmie River to form the Snohomish River southwest~~just west~~ of the city. French Creek and other drainage ways flow south and west out of the planning area and into the Snohomish River south of Snohomish.

### ***Critical Areas***

The City of Monroe contains numerous critical areas scattered throughout the city as shown in Figures LU-4, LU-5 and LU-6. They are primarily located north of State Route 2, along the Skykomish River and Woods Creek, and along the fringes of the city limits. The center of the city south of State Route 2 contains relatively few critical areas compared to the remainder of the

city. The critical areas regulations include provisions for limited density transfers. The following sections discuss the significance of critical areas and identify their location within the Monroe area. The following figures/maps depict the general locations and extent of various types of critical areas within the planning area.

- Figure LU-4: Wetlands & Streams
- Figure LU-5: Floodplains & Shoreline Boundary
- Figure LU-6: Steep Slopes & Seismic Hazard Areas
- Figure LU-7: Aquifer Sensitivity

### ***Wetlands***

Wetlands and riparian corridors perform valuable functions within the ecosystem. Clearing of vegetation, grading, filling, draining, and other activities associated with land development may destroy and decrease the ability of the riparian zone to provide drainage, stabilize stream banks, provide wildlife habitat, and filter pollutants from the water. Wetlands receive surface water from the surrounding area and filter pollutants entering these ecosystems by a combination of physical, chemical, and biological processes.

Wetlands also play a major role in flood control. During flooding, rivers and streams overflow their banks and spread out across the floodplain. Wetland soils act like a groundwater reservoir, storing surplus water as groundwater during wet periods and discharging this stored water into streams later to augment base flow. The wetland area also provides habitat and a source of food for wildlife.

Since the summer of 1989, the City of Monroe has used the National Wetlands Inventory (NWI) produced by the US Fish and Wildlife Services and the Snohomish County Wetlands Inventory Maps (May 1986) to generally highlight the location and application of wetland criteria necessary for land development. In 2001, the City completed an inventory of shorelines as part of an update to the 2008 adopted City of Monroe Shoreline Master Program. In 2004, the city completed a non-shoreline critical areas inventory focusing on wetlands and streams within the city and designated urban growth area resulting in the 2005 City of Monroe Stream and Wetland Inventory Report.

The wetlands are dispersed intermittently throughout the city. The Currie Road sub-area contains a combination of forested and emergent wetlands that have been set aside as native growth protection areas. The Milwaukee Hill sub-area wetlands are more numerous because of the presence of perched water and seasonably high water tables. There are a variety of emergent, forested, and scrub-shrub wetlands, which generally lie near the creek watercourses.

Wetlands are also associated with the headwaters and riparian corridor of Woods Creek or its tributaries, French Creek, and associated floodplains of the Skykomish River and Snohomish River. The primary source of water for these wetlands is floodwater, precipitation, and surface flow. Wetlands provide many beneficial functions such as water quality protection, groundwater and surface water recharge, flood storage, fish and wildlife habitat, food chain support, shoreline stabilization, and recreation.

The City of Monroe adopted critical areas regulations in September 2003 with critical areas as

shown in Figure LU-4: Wetlands and Streams. This was the culmination of a fifteen-month process that included extensive comment from the general public and interested parties.

### ***Floodplain Delineation***

The Federal Emergency Management Agency (FEMA) conducted a Flood Insurance Study for the City of Monroe to investigate the existence and severity of flood hazards. In 1983, a flood boundary map was published defining areas that are subject to 100- and 500-year floods. FEMA adopted updated flood insurance rate maps for Snohomish County and a Flood Insurance Study was completed for Snohomish County in 2005. Based on this study, the Flood Insurance Rate Maps were revised. However, these maps have not gone into effect and have not been adopted by the City due to concerns regarding flood protection provided by non-certified dikes on a national scale.

The 100-year flood has been adopted as the base flood for the purpose of establishing floodplain management measures. A 100-year flood area is defined as those lands that are subject to a one percent or greater chance of flooding in any one year. The 500-year flood is employed to indicate additional areas of flood risk in the community. The data from the engineering study was transformed into flood insurance criteria. This process includes the determination of reaches, Flood Hazard Factors (FHF's), and flood insurance zone designations for each flooding source studied in detail.

After the determination of reaches and their respective FHF's, the entire incorporated area of Monroe was divided into zones, each having a specific flood potential or hazard. Flood hazard areas designated as "A" zones include only those areas that are inundated by the 100-year flood. "B" zones include areas between "A" zones and the limit of the 500-year flood. "C" zones are areas of minimal flooding. The City of Monroe lies outside of most of these zone designations as shown on Figure LU-5: Flood Plains and Shoreline Boundary.

The only areas located within the 100-year floodplain are lowlands immediately adjacent to the Skykomish River and Woods Creek and in the area of Lake Tye. The location of Buck Island Park and the City's Skykomish River Centennial Park consume most of the floodplain and help to separate the river, both in distance and elevation, from the downtown.

Improvements in flood protection measures, including dikes, the construction of drainage ditches in the French Creek Drainage District, and City construction of a large compensatory storage lake, Lake Tye, in the Currie Road Sub-area to provide flood storage for future development, have reduced potential flood damage to developed areas of the City.

The City of Monroe also participates in the U.S. Federal Emergency Management Community Rating System Program as a part of the National Flood Insurance Program designed to reduce flood losses, aid in accurate insurance ratings, and promote the awareness of flood insurance. By 1993, the City of Monroe enjoyed the best flood insurance of any city in the state of Washington, achieving a Class 8 rating in the Community Rating System created by FEMA, reducing flood insurance rates by 10 percent for resident flood insurance policy holders. Currently the City of Monroe holds a Class 6 rating in the Community Rating System.

### ***Fish and Wildlife Habitat***

Natural vegetation in Monroe originally consisted of vine maple, cedar, and Douglas fir on the floodplain and in valleys with surrounding hillsides covered by more substantial stands of timber. Most of the planning area today is comprised of urbanized or suburban uses. Remaining natural habitats include a variety of habitats for native animals that include wetlands, riparian forests, and pasture grasslands.

Typical wildlife species found in the area include high concentrations of wintering raptors associated with the abundance of wintering waterfowl and small mammals in the agricultural areas. The federal threatened and state sensitive species bald eagle and the endangered peregrine falcon winter along the Skykomish River. There are breeding grounds for the bald eagle and a roost for Vaux's swift within the City of Monroe according to the WA State Department of Fish and Wildlife. Many species of waterfowl use open water in the wetlands and areas adjacent to the River for migratory stops, nesting, feeding, and breeding. Pasturelands are commonly used as feeding areas by gulls and waterfowl and are also used as hunting areas for raptors and other predatory birds.

Game animals including both black-tailed deer and black bear can be found in the rural and forested areas surrounding Monroe. Small fur animals commonly found in the area include red fox, opossum, and skunk. Along the waterways beaver, otter, raccoon, and muskrat are not uncommon. The more extensive raw crops and increasing elevations provide good habitat for grouse, cottontail rabbit, and pheasant.

According to the 2002 Shoreline Master Program Inventory for the City of Monroe's Shorelines: Skykomish River and Woods Creek, the Skykomish River and its major tributaries (including Woods Creek) provide spawning grounds for several types of anadromous fish including Coho salmon, Chinook salmon, Chum salmon, Pink salmon, Steelhead trout, Coastal cutthroat trout, Bull trout, and Dolly Varden trout. Chinook salmon, steelhead trout and bull trout are listed species under the federal Endangered Species Act. In June 2000, the National Marine Fisheries Service (NMFS) adopted a Section 4(d) Rule prohibiting "take" of Chinook salmon. The U.S. Fish and Wildlife Service (USFWS) prohibited take of bull trout at the time of its listing. "Take" is defined as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct."

The City is also taking additional actions to comply with the "no take" requirement of the Endangered Species Act. The city has been a member of the Snohomish Basin Salmon Recovery Forum since 1994. The mission of the Forum is to "protect, restore, and enhance the productivity and diversity of all wild salmon stocks in the Snohomish River basin to a level that will sustain fisheries and non-consumptive salmon-related cultural and ecological values." The Forum adopted the Final Salmon Conservation Plan in June 2005.

The city is also participating in a Regional Forum Program for the review and approval of the best management practices for road and ditch maintenance by the federal resource agencies. The City's Routine Road Maintenance program was approved by the United States Department of Commerce National Oceanic and Atmospheric Administration in 2004. The program is consistent with the Endangered Species 4(d) criteria and will adequately conserve listed species.

In 2008, the National Marine Fisheries Service issued a Biological Opinion that determined that implementing the National Flood Insurance Program, administered by Federal Emergency Management Agency, causes jeopardy to several species protected under the Endangered Species Act including Puget Sound Salmon and Orca Whales. In the Biological Opinion, the National Marine Fisheries Service provided a Reasonable and Prudent Alternative to modify the implementation of the National Flood Insurance Program in a manner that would remove the jeopardy situation. In order for the City to remain a member of the National Flood Insurance Program, it had to demonstrate to the Federal Emergency Management Agency how it planned to comply with the Reasonable and Prudent Alternative contained within the biological opinion. In 2011, the City of Monroe chose to implement Option #3 (permit-by-permit demonstration of compliance) of the NFIP/NMFS Biological Opinion.

### ***Geologically Hazardous Areas***

Geologically hazardous areas include areas susceptible to erosion, sliding, earthquake, or other geologic events. They pose a threat to the health and safety of citizens when incompatible development is sited in areas of significant hazard. Geologically hazardous areas include lands susceptible to erosion, landslide, or other geologic events including mass wasting, debris flows, rock falls, and differential settlement as shown in Figure LU-6: Geological Hazardous Areas (Steep Slopes & Seismic Hazard Areas).

The alluvial lowlands of the Skykomish River Valley, including parts of both the Woods Creek and French Creek basins, dominate the topography of the Monroe area. This plain rises from ~~about 30 feet~~ along the river ~~to 100 feet~~ around Washington State Reformatory/Bald Hill and the bluffs north of State Route 2. The plateau rises abruptly from the valley ~~to high points along to an elevation of 200 to 300 feet.~~ Reformatory Hill ~~reaches a height of approximately 340 feet;~~ ~~and~~ at the northern edge of the study area along 191st Avenue S.E. ~~an elevation of 400 feet is realized.~~ Steep slopes (25% or above) frame the eastern edge of Reformatory Hill and further distinguish the Rivmont Heights ~~and Calhoun Road~~ areas and the northern plateau stretching from Robinhood Park to Wagner Lake (see Figure NE-3).

The Milwaukee Hill sub-area north of the City ~~rises from the base elevation of 60 feet~~ to a high point 500 feet above sea level at the northernmost point. The topography is most abrupt along Woods Creek Road, rising at a grade in excess of 40 percent ~~to a large, flat plateau between the bluff and Chain Lake Road.~~ ~~toward the northwest, to a plateau.~~ ~~The plateau is reasonably flat,~~ ~~rising approximately 40 feet over one-third mile between the bluff and Chain Lake Road.~~ The terrain then rises at about a 10 percent grade between Chain Lake Road and the top of Milwaukee Hill. The western edge of the Milwaukee Hill sub-area is defined by a series of ravines feeding into Cripple Creek ~~running which runs~~ north-south between 179th Avenue S.E. and about 185th Avenue S.E. (if extended). This series of ravines have grades in excess of 25 percent and slopes in excess of 40 percent in areas along the creek.

Erosion hazard areas include areas identified by the US Department of Agriculture's Natural Resources Conservation Service as having "severe" or "very severe" rill and inter-rill erosion hazards. Landslide hazard areas are those potentially subject to landslides based on a combination of geological, topographical, and hydrological factors. Areas with all three of the following characteristics are also landslide hazard areas:



- Slopes steeper than fifteen percent; and
- Hillsides intersecting geological contacts with a relatively permeable sediment overlaying a relatively impermeable sediment or bedrock; and
- Springs or ground water seepage.

Seismic hazard areas are subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, lateral spreading, or surface failure. The strength of the ground shaking is primarily affected by: magnitude, distance from the source of an earthquake, type and thickness of geological materials at the surface, and of the subsurface geological structure.

The greatest ~~area of geological hazards presence of these combined factors in creating potential geological hazards~~ to development are in the Milwaukee Hill area. Topographic analysis indicates that approximately 222 acres of land in the City are constrained by slopes of 15 to 40 percent gradient, and 56 acres of land are in slopes of 40 percent gradient or greater.

### ***Critical Aquifer Recharge Areas***

The groundwater resources found in and around the City of Monroe consist of layers of discontinuous aquifers surrounded by zones of lower permeable sediments. This pattern was created by the advance and retreat of four glacial periods that shaped the surface of the land by depositing coarse sands and gravels throughout the region. These layers provided the structure for many of today's aquifers. Other types of deposits left by the glaciers created silt and clay layers that impede water movement.

Groundwater is recharged by rain falling on the surface of the land. Rainfall either evaporates back into the atmosphere, runs off into adjacent water bodies, or infiltrates downward until a zone of saturation is reached. In the Monroe area, this zone is often less than 5 feet deep due to layers of lower permeability such as glacial till or silt and clay deposits. Generally, the low permeability of these deposits is still high enough to allow most of the infiltrated water to continue downward.

Much of the lowland/valley portions of the city are characterized by soils having moderate infiltration rates. An equally sizeable part of the planning area along the north and west edges contains soils with slow infiltration rates. These soils consist of a layer that impedes the downward movement of water. Surface water runoff potential is high in these areas, and potential drainage problems should be addressed in the determination of development densities.

In analyzing water-bearing characteristics and the occurrence of ground water in the planning area, three major geological types are present--glacial till, recessional outwash, and younger alluvium. Being a basically impervious deposit, glacial till rates poorly as aquifer material and, in addition, sheds off a large part of annual precipitation. Groundwater bodies in the recessional outwash deposits are recharged by downward percolation of precipitation. Water in these areas (Rivmont Heights and land west of Robinhood Park to 163rd Avenue SE) is forced laterally to the edge of the outwash and, if exposed at this point, either merges as surface drainage or enters adjacent earth materials. Younger alluvium deposits, which cover most of the valley floor, contain groundwater bodies in their permeable layers that act as recharge areas, accumulating water from precipitation, as well as infiltration from runoff and from the Skykomish River and Woods Creek during high water stages.;

The GMA requires the city to further regulate critical aquifer recharge areas defined as those areas with critical recharging effect on aquifers used for potable water, WAC 365-190-030(2). Although the city no longer relies on wells for municipal water, the WA Department of Ecology well logs identify several wells in the Milwaukee Hill area.

The areas considered critical aquifer recharge areas (see Figure NE-7: Aquifer Recharge/Wellhead Protection) have prevailing geological conditions associated with infiltration rates that create a high potential for contamination of ground water resources or contribute to the rate of ground water replenishment. Areas requiring special attention include wellhead protection areas, sole source aquifers, susceptible ground water management areas, special protection areas defined by WAC 173-200-090, moderately or highly vulnerable and/or susceptible aquifer recharge areas.

### ***Soils***

The soils within the Downtown Monroe area have been largely disturbed over time and presently support urban intensity land uses. The downtown is settled on the ancient sediments of the Skykomish River, is very deep, moderately well drained, and has nearly level soils.

Soils within the Currie Road sub-area are generally poorly drained and characterized by severe septic tank limitations given the hazards of seasonal soil saturation. Runoff is typically slow due to the level topography; the hazard of water erosion is minimal.

Soils within the Milwaukee Hill sub-area are moderately well drained soils formed on glacial till. The till acts as a hardpan to inhibit infiltration, creating “perched” water tables, particularly during the wet season. This seasonally high water table affects both the vegetation cover as well as building construction, septic systems and proper drainage for homes. Septic systems may have a high failure rate or function improperly during seasonally wet periods.

### ***Natural Hazards Mitigation Plan***

In 2003, the City of Monroe joined in the drafting of a Natural Hazards Mitigation Plan for Snohomish County in compliance with the Federal Disaster Mitigation Act (DMA) of 2000. The DMA was enacted to encourage and promote proactive, pre-disaster planning as a condition of receiving financial assistance and emphasizes planning for disasters before they occur.

The City of Monroe adopted the Snohomish County Natural Hazards Mitigation Plan as a standalone document in 2005. Volume 1 includes a description of the planning process, public involvement strategies, goals and objectives, a countywide hazard identification and vulnerability analysis, countywide mitigation initiatives, and a plan maintenance strategy. Volume 2 includes each partner’s specific information including historical natural hazards events, an assessment of vulnerability to the various natural hazards, legal and regulatory capabilities, administrative and technical capabilities, financial capabilities, community classifications, and mitigation strategies. As required by DMA, the mitigation plan was updated and adopted by the City of Monroe in 2010.

### ***Critical Areas***

Both Monroe and Snohomish County have delineated critical areas and natural resource lands. In 2003, the City of Monroe adopted critical areas regulations (Monroe Municipal Code Chapter

20.05) for use in regulating activities adjacent to or within critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and wetlands. The regulations attempt to balance development rights and protection of these key natural areas. In 2005, the city adopted its own critical areas map, using data from the 2004 wetlands and streams inventory completed by the Watershed Company as well as information from the Snohomish County Natural Hazards Mitigation Plan. ~~the~~ This map is updated periodically to show newly delineated or redefined critical areas information following specific development review.

Shoreline protection is implemented consistent with the 2008~~7~~ City of Monroe Shoreline Management Master Program (SMP) in the Shoreline Management Element. The Shorelines element comprises the goals and policies of the Shoreline Master Program. The use regulations contained in the SMP are now contained in the city's development regulations and adopted by reference in the Monroe Municipal Code (MMC).

~~The shoreline area includes~~consists of approximately two and one-half miles ~~along~~adjacent to the Skykomish River. A second one-mile section of land adjacent to Woods Creek north of US-2 has also been designated. Shoreline designation covers the ordinary high water mark (OHWM) plus 200 feet ~~inland from the OHWM~~. The first Shorelines Element was added to the Comprehensive Plan in the 1997. The element was a requirement of amendments made to the GMA in 1996 by the state legislature. ~~The Shorelines element comprises the goals and policies of the Shoreline Master Program. The use regulations contained in the SMP are now contained in the city's development regulations and adopted by reference.~~

The Monroe Shoreline Master Plan was updated in 2007, in part to comply with the GMA requirement to incorporate the "best available science" when regulating critical areas. In addition to state requirements, the Chinook salmon were listed as an endangered species under the Federal Endangered Species Act in 1998. The Watershed Company was hired to complete a shoreline inventory using the best available science between July 2001 and June 2002, and to assist the city in reviewing the existing critical area and shoreline regulations.

In 2007, a final draft of the SMP was reviewed by the Department of Ecology, followed by formal adoption by the City of Monroe in December 2007 as the Shoreline Element of the Monroe Comprehensive Plan. Adoption by the Department of Ecology occurred in August 2008.

The City of Monroe also participates in the U.S. Federal Emergency Management Community Rating System Program as a part of the National Flood Insurance Program designed to reduce flood losses, aid accurate insurance ratings, and promote the awareness of flood insurance. By 1993, the City of Monroe enjoyed the best flood insurance rating of any city in the state of Washington, achieving a Class 6 rating in FEMA's Community Rating System, which provides for a 20 percent reduction in premiums for all new and renewed flood insurance policies for structures located in the flood plain and a 10 percent reduction in premiums for structures outside the regulated floodplains.

The quality of the city's potable water system supply remains excellent and meets the standards set by the National Safe Drinking Water Act. Tests have indicated that no harmful bacteria or chemical contaminants are in the water supply. The city also regularly tests water discharged

from the city sewage treatment plant. Tests indicate the city meets the standards established by the United States Environmental Protection Agency and Washington State Department of Ecology.

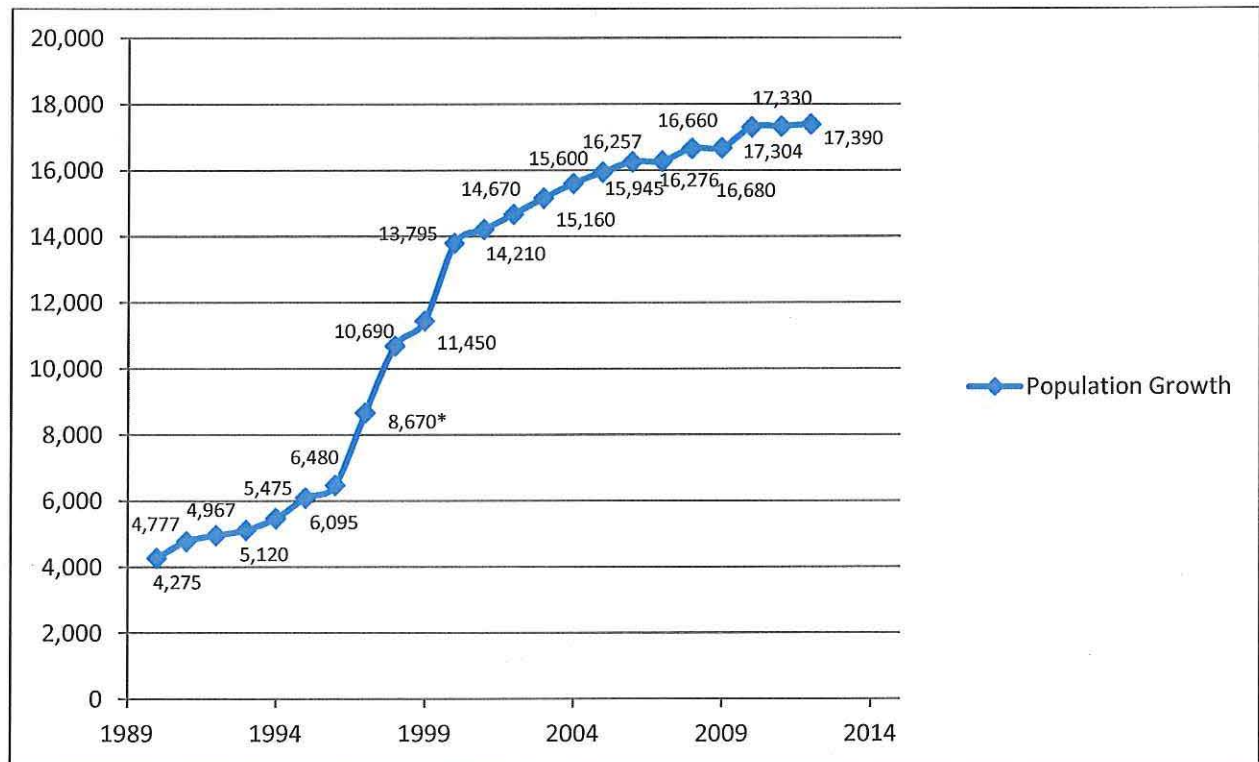
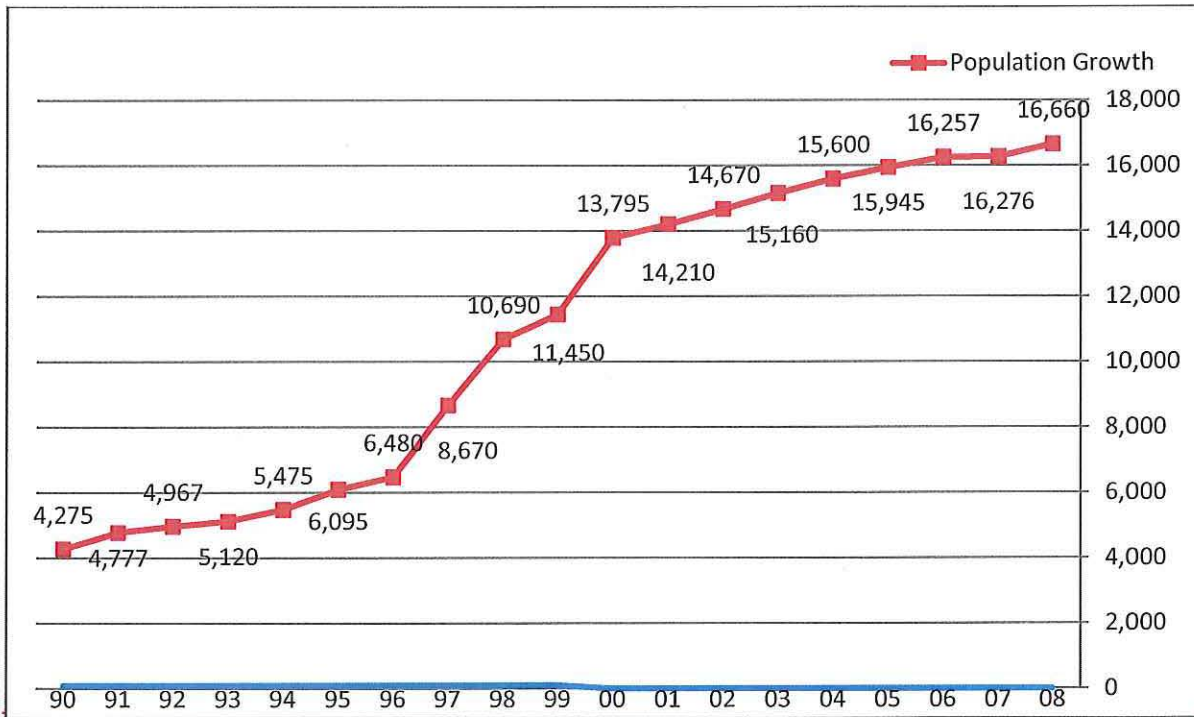
There are no air quality monitoring stations in the Monroe area. The closest station is located in Marysville. Area air quality issues were discussed at length in the Addendum to the Milwaukee Hill Final Environmental Impact Statement.

### **Population and Housing Growth (1990-2012~~05~~)**

As shown in Figure LU-3, the City of Monroe grew from a population of 4,275 in 1990 ~~to~~ to 13,975 in 2000 and 17,300 in 2012 (-including the inmate population)., ~~13,795 in 2000~~, an increase of 223 percent ~~since 1990. -within a decade, or approximately 9.6 percent a year.~~ The single largest increase in population occurred in 1996 when the Monroe Correctional Complex Twin Rivers Correctional Facility was annexed into the city along with its 1,700 resident inmates. The annual growth from 2000-2012 averages 6% per year, or 10% per year if the inmate population is included. ~~If the correctional facility inmates are factored out of the growth equation, the city grew at an average rate of 6 percent a year over the ten years.~~

~~The 201205 population of Monroe, estimated by the State Office of Financial Management OFM at 15,920, shows that the city is still growing, but at a slower growth rate of an average of approximately 2.9 percent a year in the five years since 2000.~~

**Figure LU-3**  
**Population Growth**  
**1990-2012**



Source: WA Office of Financial Management, 2013

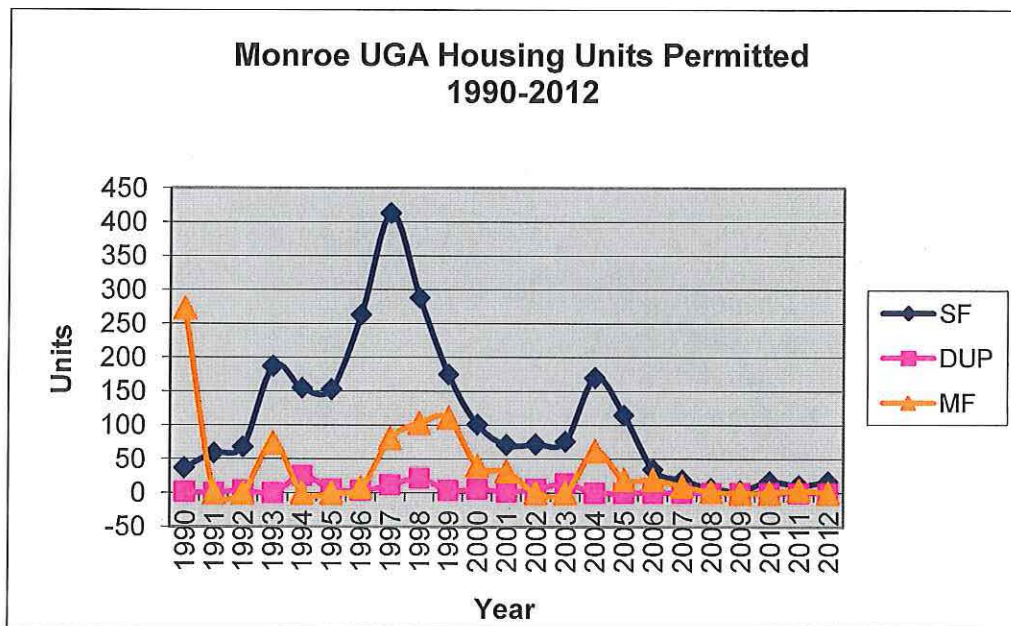
\*Population includes inmates added to the City in 1996.

The city's incorporated population has ~~grew own~~ significantly from the mid-1990's to 2008~~in the last several years~~ primarily due to in two ways: 1) by annexation, and 2) by an increasing rate of new residential construction activity. The city annexed approximately 1,246 acres of property between ~~March 1, 1993 and July 22, 2008.~~; an additional 121 acres were annexed by 2011. The second part of the growth equation relates to the amount of housing permitted in the UGA, particularly for single-family homes, between ~~1990-92 and 2000-2012~~ (see Figure LU-4). The inmate population at the Monroe Correctional Complex was included in population numbers beginning in 1996. The total 2012 Monroe population includes approximately 2,500 inmates.

Housing permits peaked in 1996-1998 with nearly 1,000 housing units. Out of a total ~~3,6842,984~~ housing units permitted in the UGA between 1990 and 2012~~03~~, over 90% were single family detached homes. Table LU-1 clearly illustrates the economic impacts to the housing market and construction activity since 2006, with only 136 total housing units from 2006-2012. ~~most 2,829 were for residential units in the city.~~

As of October 2013, the City has issued 43 permits for single family detached homes.

**Figure LU-4**  
**Monroe UGA Housing Units Permitted**  
**1990-2012**



Source: City of Monroe, 2013

**Existing Land Uses within the City and UGA**

The following table shows the current Comprehensive Plan land use designations in Monroe, ~~by area based on GIS data.~~

**Table LU-1**  
**City of Monroe Comprehensive Plan Land Use Designations 2012-08**

<u>Category</u>	<u>Approximate Acres</u>	<u>Percent of Total</u>
Single-family Residential	12672108	433
Multi-family Residential	160146	43
Commercial	312335	87
Professional Office	8129	21
Mixed Use	125	3
Industrial	333243	95
Limited Open Space	375328	107
Limited Open Space Airport	65	1
Parks and Open Space	419403	118
Public Facilities-City/School	15594	42
Special Regional Use	696997	2048
<b>Total</b>	<b>37984873</b>	<b>100%</b>

Source: Snohomish County Assessor Data, 2008  
City of Monroe, 201308

**Table LU-2**  
**City of Monroe Housing Types 2012**

<u>Category</u>	<u>Number of Units</u>	<u>Percent of Total</u>
Single Family Detached	3,653	66
Single Family Attached	338	6
Duplex	172	3
Mobile Home	69	1
Multi-family	1,345	24
<b>Total</b>	<b>5,577</b>	<b>100%</b>

Approximately 3343 percent of the land within the city is devoted to residential use. The housing stock is predominantly single-family detached units (66%) followed by all types of multi-family units (24%). A concentrated area of multi-family housing is located along Blueberry Lane, including the 224-unit Morning Run complex. A smaller number of duplex and multi-family units are located scattered throughout the city. The average gross density of residential development in Monroe is 2.47 currently less than four dwelling units per acre (based on 5,577 residential units on 2,254 acres of residential development). Most of the homes built within the original city plat are built on small lots. Recent lots in subdivisions built from 1990 to 2006 (1990 to present) contain lots between range from 4,800 to and 15,000 square feet in size with most of that development occurring. The majority of recent subdivision activity occurred in the Milwaukee Hill area.

No subdivisions were planned or built after 2007 until the economy began to recover in 2012. New subdivisions currently under construction in Monroe include Carriage Place on Chain Lake Road (17 lots), Rose Lane Estates on Dennis Way (26 lots) and Eaglemont west of Chain Lake Road (146 lots). There are other subdivisions in varying phases of review, and the pace of development is expected to increase further in 2013 and beyond.

There are approximately ~~393364~~ acres of commercial land within the city limits, including the Professional Office zone, accounting for ~~7.540~~ percent of the total land. Most of the city's commercial development is located along US-2, comprised of strip highway-oriented commercial uses. Major growth has occurred in the North Kelsey district with expanded retail and medical office facilities. The second major concentration of commercial activity is located in the traditional downtown core area along SR-203 (Lewis Street) and Main Street. Additional growth in mixed use development is expected in the 125 acre West Main mixed use corridor.

Prior to 2005, evious growth in the city's industrial sector nearly doubled the amount of industrial land within the city increased industrial land area -to the approximate ~~243333~~ acres of land currently designated for industrial use. Since 1980, half of this land was rezoned from other uses to accommodate growing demand and to take advantage of redevelopment opportunities on the city-owned land that is leased for gravel extraction and processing operations along US-2.

Parks and public open space use ~~419~~ approximately 403 acres, while public facilities, schools, City Hall and other public facilities use approximately ~~94155~~ acres of land within the city. Major park facilities include Lake Tye Park, Al Borlin Park and Skykomish River Park along the floodplain, and Lake Tye Park along the city's western edge. Schools, neighborhood parks, and open space greenways are located scattered throughout the city. The CADMAN operation on the Skykomish River phased out its mining operations in 2012 and will be dedicating to the City approximately 60 acres of land for future park development.

Special Regional Use, with approximately 997 total acres, includes the Evergreen State Fairgrounds , the Monroe Correctional Complex and the future US-2 byppass right-of-way. Minor agricultural uses and activities still occur along US-2 east of the business core.

### **Land Capacity Analysis**

This section describes the residential, commercial, and industrial land capacity in the City of Monroe and its UGA. The land capacity analysis is one of the components required for determining Urban Growth Area (UGA) boundaries for the city as required by the Growth Management Act (GMA).

The GMA requires that UGA boundaries be established to accommodate the urban growth projected to occur in Monroe for the next 20 years. Both-Cities and Snohomish County and the cities must demonstrate that there is a sufficient supply of land exists within the UGA to at least accommodate forecasted population and employment growth. The focus of the city and eCounty/City joint planning strategy is to encourage development to occur within the existing urban service area while reviewing land supply and demand in and near the urban service area. This review assists the city and the county and the city in determining expansionshow much additional land may need to be added to of the urban service area over the next 20 years. The available land supply takes into account protecting critical areas.



### Vacant and Redevelopable Residential Land

Amendments to the Growth Management Act (GMA) in 1997 created a review and evaluation requirement, the Buildable Lands Program, for urban counties and their cities, referred to as the Buildable Lands Program. Under the program, the City of Monroe, in conjunction with Snohomish County, monitors the intensity and density of development to determine if it is its meeting urban densities are sufficient to meet state and county growth projections.

Tables LU-3, LU-4 and LU-5 he following tables and data for Monroe and its UGA indicate the available residential land supply and build-out potential within the incorporated area and within the UGA based on existing zoning districts.

**Table LU-32  
Monroe Incorporated Area Available Residential Land Supply (201108)**

Zoning District	Available <u>Buildable</u> Net Acres for Residential Development*	<u>Pending Approved/Un-built</u> Platted Dwelling Units**	<u>Assumed Buildable Density</u> Average Land Use Density Designation	<u>Additional Housing Unit Capacity</u> *** Potential New Dwelling Units	Potential Added Population
SR15000	<u>02.33</u>	<u>02</u>	<u>2.5</u> 3.5 DU/Acre	<u>14</u>	<u>313</u>
R4	<u>174.91</u> 403.61	<u>21</u> 158	<u>43.5</u> DU/Acre	<u>525</u> 19	<u>1,456</u> 1479
UR6000	<u>26.6</u> 44.51	<u>33</u> 81	<u>76</u> DU/Acre	<u>106</u> 145	<u>292</u> 499
UR9600	<u>161.5</u> 95.72	<u>74</u> 1	<u>4.5</u> DU/Acre	<u>510</u> 495	<u>1,416</u> 116
MR6000	<u>28.3</u> 10.94	<u>17</u> 8	<u>16.29</u> 5 DU/Acre	<u>34</u> 147	<u>62</u> 133
<u>DC</u>	<u>4.9</u>	<u>4</u>	<u>4.5</u> DU/AC	<u>16</u>	<u>29</u>
<u>MUC</u>	<u>16.5</u>	<u>24</u>	<u>3</u> DU/AC	<u>49</u>	<u>91</u>
<u>MUNC</u>	<u>11.8</u>	<u>0</u>	<u>7.25</u> DU/Acre	<u>44</u>	<u>72</u>
LOS	51.43	0	1 DU/5Acre	8	17
<b>Totals</b>	<b><u>424.33</u></b> 08.53	<b><u>106</u></b> 290		<b><u>1,600</u></b> 1218	<b><u>3,979</u></b> 3257

Source: Snohomish County Assessor Data Spring 2011; Snohomish County Tomorrow 2012 Buildable Lands Report

\* Estimate of buildable vacant and redevelopable land supply after reductions for critical areas/buffers, deducting 20% for roads and infrastructure needs and then removing known critical areas or required open space after determining density. This estimate includes properties annexed into the city of Monroe since 2002.

\*\* Estimate includes pending units approved through Spring 2011, Spring 2007.

\*\*\* Estimate includes reductions for critical areas/buffers and major utility easements; includes pending units

Table LU-32 indicates that the city has approximately 424308 acres remaining of buildable vacant and redevelopable residential land in all zoning categories, which may accommodate approximately 11501171 single-family and 45047 multi-family dwelling units under existing zoning. Table LU-43 shows that in the unincorporated urban growth area there are approximately 18192 acres of buildable vacant and redevelopable residential land available to absorb 7401425 additional housing units. New units will be primarily single-family.

**Table LU-4**  
**Monroe Unincorporated UGA Available Residential Land Supply 2011**

<u>Zoning District</u>	<u>Available Buildable Acres for Residential Development*</u>	<u>Pending Dwelling Units**</u>	<u>Assumed Buildable Density</u>	<u>Additional Housing Unit Capacity*** New Dwelling Units</u>	<u>Potential Added Population</u>
R4	64.5	0	4 DU/Acre	170	474
ULDR	26.0	0	7 DU/Acre	171	454
Unsewer	3.2	0	2 DU/Acre	7	20
UR6000	65.3	10	7 DU/Acre	337	896
UR9600	21.8	0	4.5 DU/Acre	55	153
<b>Totals</b>	<b>180.8</b>	<b>10</b>		<b>740</b>	<b>1,997</b>

Source: Snohomish County Tomorrow 2012 Buildable Lands Report

\* Estimate of buildable land supply after reductions for critical areas/buffers and major utility easements.

\*\* Estimate includes pending units approved through Spring 2011.

\*\*\* Estimate includes reductions for critical areas/buffers and major utility easements; includes pending units

**Table LU-3**  
**Monroe Unincorporated UGA Available Residential Land Supply 2008**

<u>UGA Unincorporated Planning Area*</u>	<u>Available Net Acres for Residential Development**</u>	<u>Average Land Use Density Designation</u>	<u>Potential New Dwelling Units</u>	<u>Potential Added Population</u>
UR9600—Southwest UGA (Fester Road), Northwest UGA (Roosevelt Ridge), & East UGA (Rivmont Heights)	5.78	4 DU/Acre	863	1977
R4—North UGA (Milwaukee Hill)	41.36	3.5 DU/Acre	550	1215
SR15000—Northwest UGA (Robinhood)	39.83	3.5 DU/Acre	12	24
<b>Totals</b>	<b>92.03</b>		<b>1425</b>	<b>3216</b>

Source: Snohomish County Assessor Data 2008\* Estimate based on assumed city zoning for the area at the time of annexation.

\*\* Estimate of vacant and redevelopable land supply after deducting 20% for roads and infrastructure needs and then removing known critical areas or required open space after determining density.

### Analysis of Land Use Needs for the Next 20 Years

Snohomish County Tomorrow prepared population allocation forecasts for the county and cities within the county based on the Growth Management Act's 20-year planning horizon, as shown in Table LU-5 the following table for the city and the UGA.

**Table LU-54**  
**Snohomish County Tomorrow**  
**2025 Population Forecast - City of Monroe**

Area	2005 Estimated Population	Projected 2025 Population	Net Increase 2002-2025
Monroe City	15,920	20,540	4,620
Unincorporated UGA	1,570	6,050	4,480
<b>Total UGA</b>	<b>17,490</b>	<b>26,590</b>	<b>9,100</b>

Source: Snohomish County Tomorrow, Buildable Lands Report, 2012  
 2010 U.S. Census

*Washington Office of Financial Management, 2005 Population of Cities*

In 2003 and 2007, Snohomish County Tomorrow completed its first Buildable Lands Reports (BLR) for all the municipalities in the county to guide future UGA expansion decisions as required by GMA; the 2007 report was updated in 2012. The BLR is required by the GMA to review and evaluate if and how Snohomish County and its cities are achieving urban densities within urban growth areas by comparing the growth targets and assumptions with actual growth and development that has occurred. The BLR is also used to determine the amount of land necessary to accommodate future population and employment projections over the next twenty years.

The 2012 BLR concluded that the City of Monroe is deficient has adequate land capacity to accommodate the 2025 employment target, and a deficiency in the residential land capacity as illustrated in Table LU-65.

The City of Monroe adopted a 2025 population projection of 26,590 for Monroe and its UGA. Based on the 2012 BLR, the increases made to the Monroe UGA are still not large enough to accommodate the city's 2025 population target. The population capacity of the UGA, As illustrated in Table LU-65, has been calculated on the basis that zoning densities within the UGA will be increased for greater capacity. On that basis, the 2012 BLR found an estimated residential land deficiency of approximately 1,808,519 residents or approximately 610 housing units. After considering adopted reasonable measures, recent projections from a joint planning study with the county indicate that this deficiency will decrease to 1,098, when applying city zoning and considering PRD bonuses to developable parcels in the unincorporated UGA.

The average number of persons per household was 2.76 in 2000. The 2012 projection is based on a combined average of 2.9667 persons per household (this is an average of single-family and multi-family). This average is expected to continue through the 2025 planning period.

**Table LU-65**  
**2025 Population Targets and Capacities**

Area	2011 Estimated Population	2025 Population Target	2025 Population Capacity	Capacity Surplus or Deficiency
Monroe city limits	16,170	20,540	19,680	(860)
Unincorporated Monroe UGA	1,569	6,050	4,391	(1,659)
<b>Total</b>	<b>18,806</b>	<b>26,590</b>	<b>24,071</b>	<b>(1,808)</b>

Source: Snohomish County Tomorrow, 2012 Buildable Lands Report, 2007

\*NOTE TO TABLE LU-6

The Capacity Surplus or Deficiency, calculated from Tables LU-3 and LU-4, is based on differing city boundaries and UGA areas. The deficiencies shown, based on 2025 population projections, will likely be significantly reduced when measured against lower population projections for 2035.

The land supply data shown in Tables LU-1, ~~LU-2~~, LU-3, LU-4 and LU-65 ~~is derived was taken~~ from City of Monroe GIS data and the Snohomish County 2012 Buildable Lands Report 2008 GIS data. Through a grant from the Department of Community Trade and Economic Development, ~~†~~The Ceity of Monroe and Snohomish County analyzed potential reasonable measures to address the projected residential deficit identified in the 2012~~07~~ BLR. As suggested, with current reasonable measures in effect and with the implementation of additional selective reasonable measures, the updated residential capacity analysis predicts a reduction in the residential shortfall from 2005.

~~–However, the final~~The analysis based on 2025 population indicates that the existing Monroe UGA ~~does not have the~~still carries a deficiency of ~~–~~land capacity to accommodate the additional projected population over the next 20 years, ~~based on the existing UGA boundaries.~~ However, as noted above, the deficiency projected for 2025 will likely be significantly reduced when based on 2035 population projections.

As discussed in an earlier section, the city looked at three alternatives to accommodate its projected population growth: 1) make no change to the existing urban growth area and rezone significant areas of the city to allow for higher density housing; 2) allow limited expansion of the urban growth area to the north, northwest and southwest of existing city boundaries and rezone some areas of the city to allow for higher density housing; or 3) make no changes to existing zoning within the city and allow a larger expansion of the urban growth area to include a bigger portion of the area northwest of existing city boundaries.

The city determined that alternative two, which would increase the UGA boundaries by approximately 285 acres, would create the least negative impacts on the overall environment and maintain the character and quality of life in Monroe, while still accommodating the area's potential growth. As the UGA expands, the city should ensure that future development of the unincorporated areas at urban densities preserves the character of these neighborhoods to the maximum extent possible and provides for an orderly transition to urban development.

In 2006, Snohomish County adopted a new urban growth area for Monroe, which added 249 acres, of the city's proposed 285 acres, to the city's northwest UGA. In 2007, the city designated the remaining 36 acres as well as the remaining area in the southwest Rural/Urban Transitional Area (RUTA), west of SR522, as the Southwest Study Area. ~~As mentioned above, in~~The 2008, a joint planning project was initiated with Snohomish County to further evaluate the city's residential and commercial land capacities including a review of available reasonable measures and the Southwest Study Area.

### **Commercial/Industrial Land Supply**

The City currently has approximately ~~335365~~ acres zoned for general commercial ~~land~~-uses (including downtown), approximately 125 acres zoned for mixed use, approximately ~~2978~~ acres zoned for in the professional office, ~~zone,~~ and approximately 11.6 acres zoned General Industrial

and 216.4 acres zoned Light Industrial. ~~273 acres of land zoned industrial.~~ Note the total area estimates for zoning districts vary from estimates for comprehensive land use designation estimates because the boundaries of two systems do not completely overlap. Table LU-76 shows the vacant commercial and industrial land available for development as of 2012008 based on zoning districts.

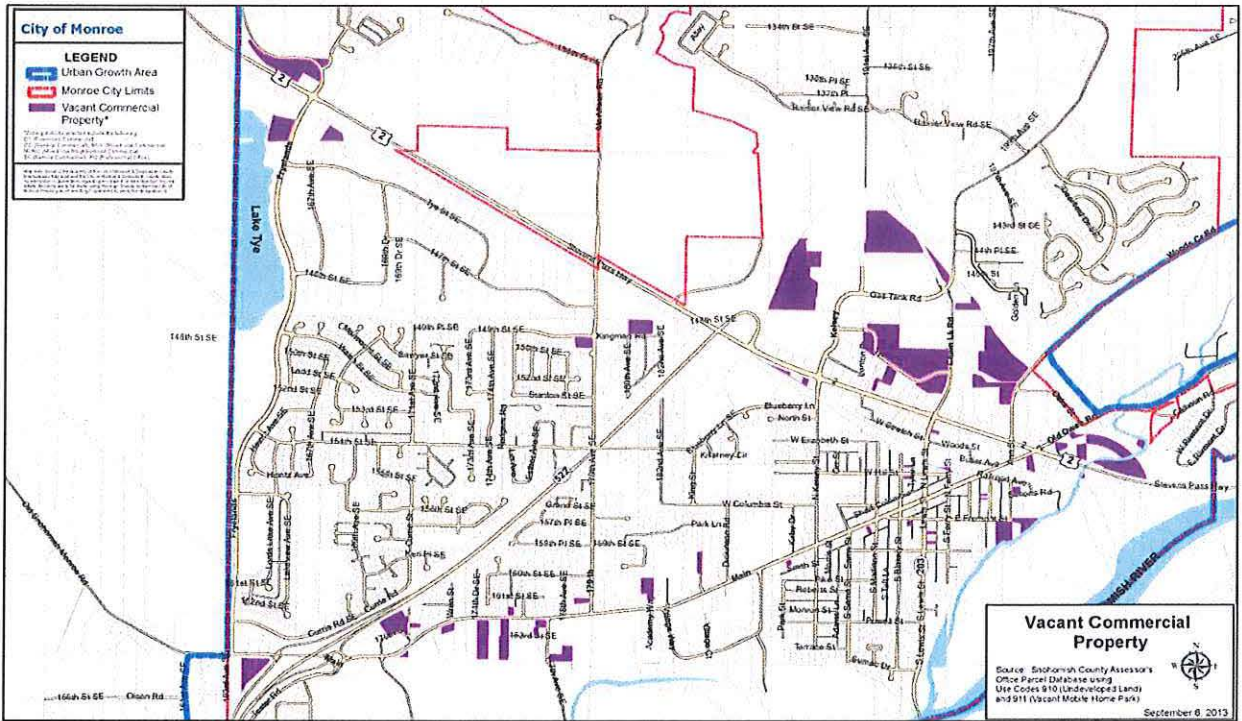
**Table LU-76**  
**City of Monroe Vacant Commercial and Industrial Land 201305\***

Zoning Classification	Available Gross Acres
Downtown Commercial	4.194
General Commercial	57.748.59
<u>Mixed Use Commercial</u>	<u>11.3</u>
<u>Mixed Use Neighborhood Commercial</u>	<u>0.9</u>
Service Commercial	11.42.8
Professional Office	2.73.18
General Industrial	0.08.0
Light Industrial	22.617.74
<b>Total</b>	<b>110.787.92</b>

Source: City of Monroe 201308  
 Snohomish County Assessor Data 201308

As shown in Table LU-7 and Figures LU-4 and LU-5,6, there are ~~nearly 57.762~~ gross acres of vacant commercially-designated land, including Professional Office, -available for development in the city. -The majority of the available commercial acreage, ~~49.5 acres,~~ -is located ~~adjacent to US 2 in the Fryelands area and~~ in the North Kelsey area, ~~including the former landfill site, the north area of the Walmart property and~~ -6.4 acres on the Tjerne Street extension owned and to be developed by Snohomish PUD. The remaining commercial acreage is located in scattered, smaller land parcels throughout the city. Service Commercial includes approximately 9 acres of Service Commercial at US-2/ Fryelands Boulevard, and 2.4 acres at SR-522/West Main Street.

Approximately ~~22.626~~ vacant acres of ~~light industrial land of land~~ are available ~~for industrial/light industrial~~ development ~~in the Fryelands industrial area.~~ The block plant site at Fryelands and Highway 2 is considered vacant with 6.8 acres. -There are no other vacant light industrial land parcels for future development. -The majority of this land is located in the Fryelands Industrial Park and the City-owned gravel mine (Monroe Business/Industrial Park). Smaller parcels of industrial land are also located adjacent to downtown and West Main Street.



## Employment

Estimates of employment in the Monroe UGA, ~~shown in Table LU-8,~~ were developed by Snohomish County for 201100 ~~with ,as well as~~ forecasts of ~~projected~~ job ~~growth~~ ~~re~~ation to the year 203525. ~~These forecasts project a net increase of 4,002 total jobs within the Monroe UGA by 2035.~~ These forecasts represent aggregate employment figures, ~~however,~~ and do not ~~define employment by occupation differentiate~~ within the total labor force. ~~More detailed forecasts of employment by occupation from Puget Sound Regional Council are shown in Table LU-8.~~ ~~Employment forecasts are presented below.~~

~~The Snohomish County figures project in aggregate terms, project a net increase of 2,757 jobs within the Monroe UGA by 2025.~~

**Table LU-87—UPDATED**  
**City of Monroe Employment Forecasts 2010-203506-2025**

Area	<del>2006-2011</del> Employment Estimates	20325 Employment Targets	<del>201100-20325</del> Change
Monroe UGA	9,6337,779	12,39011,781	2,7574,002
Monroe City	9,2147,666	11,80011,456	2,5863,790
Unincorporated	-419113	XX590	XX-171

Source: ~~Snohomish County Tomorrow, 2012 Buildable Lands Report~~ Snohomish County 2007 Buildable Lands Report

The Puget Sound Regional Council prepared detailed labor force estimates for the Monroe FAZ (Forecast Analysis Zone) for the years 201000, 20210, 20320 and 20430, broken down by occupational type, as shown in the following ~~table~~ Table LU-9. FAZ boundaries are composed of Census tracts, which are not required to follow city or neighborhood boundaries. FAZ estimates ~~are based on project~~ regional trends with ~~the~~ local jurisdictions assuming a proportionate share being a portion of the estimate. The forecast in Table LU-8 shows potential growth of 5,7384,050 jobs from 2010 to 2040by 2030 across the defined employment sectors. Table LU-8 also indicates a decreasing share of public sector, education and construction/resources, retail, and stable manufacturing employment and growing employment in retail/food and FIRE (Finance, Insurance and Real Estate) wholesale/transportation/communication/utilities and service sector employment by 20430 for the Monroe area FAZ.

**Table LU-9-8  
City of Monroe FAZ Estimated Labor Force 2000-2030**

Occupation	2010 00	20100 % of total	2021 0	20320	20430	20430 % of total	% of Total Change 20100- 20430
<u>Manufacturing/Wholesale/ Transportation/ Communications/Utilities</u>	1,200 041	14%	1,683 2002	1,75034 9	2,0111, 381	1412 %	0-2%
<u>Retail/Food</u>	1,848 52	2125 %	2,940 010	3,0302, 274	3,7902, 503	2622 %	+5%-3%
<u>FIRE/Services</u>	1,881 597	2221 %	2,834 047	3,6132, 748	4,4033, 434	3130 %	+9%
<u>Government/Higher Education</u>	2,444 301	2930 %	2,640 564	2,6822, 724	2,7808 63		-9%
<u>K-12 Education</u>	689	8%	527	582	645		-4%
<u>Construction/Resource</u>	535	6%	619	582	706	525 %	-1%
<b>Totals</b>	8,597 7,548	100%	11,24 38,79 1	12,239 10,267	14,335 1,598	100%	

Source: Puget Sound Regional Council Land Use Forecasts, 201306

### Commercial/Industrial Land Demand

Expected increase in demand for additional retail space over the next twenty years is driven by two factors: 1) growth in the overall population within Monroe's retail market area, and 2) growth in household incomes.

Demand for retail space in the Monroe area was recently analyzed as a part of the North Kelsey Development Plan. According to a study completed by ECONorthwest in 2002, new retail space demand was projected to occur at a rate of approximately 30,000 square feet annually between 2000 and 2010. By 2020, the study forecasted development of an additional 650,000 square feet of space, for a total of 950,000 square feet of retail space demand by 2020. Using a 35 percent net to gross conversion factor, the demand would result in approximately 62.3 gross acres of land needed for new retail activities.

Vacant, developable land in the US-2 corridor is limited as most all of the highway frontage is developed. There are two vacant land parcels of Service Commercial west of Fryelands Boulevard on both sides of US-2 with a total of 12 acres. As noted in Table LU-7, the remaining commercial land outside of the North Kelsey district is in scattered, smaller land parcels throughout the city.



Projections of future demand for industrial space can be based on the projected increase in industrial employment. According to the Puget Sound Regional Council and Snohomish County, Monroe can expect to generate an additional ~~5504000~~ industrial jobs by 2030. This assessment combines the net increase in employment for both manufacturing and warehousing (wholesale trade, transportation, communications and utilities).

Snohomish County The-projects total employment of 11,781 in 2035 Monroe UGA. The 2012 Buildable Lands Report estimates total employment capacity in the 2025 Monroe UGA at 12,958, or an excess land capacity for 1,177 employees. land supply analysis indicates that approximately ~~57.762~~ acres of commercial-zoned land and ~~22.626~~ acres of industrial-zoned lands are available within the city. According to these estimates, there appears to be an adequate supply of land to accommodate projected retail and service industry space requirements over the next ~~205~~ years. However, there is limited land available with Highway 2 frontage, and the majority of available commercial land is concentrated in the North Kelsey area. However, ~~g~~Given that the acreage currently zoned and available for industrial uses is very limited, there is ~~may be a~~ need for additional industrial land in the future. As an important component of the city's economy, the city identified ways to accommodate future employment growth~~its projected industrial employment~~, including:

- Possible expansion of the UGA to the rock quarry and other areas to the south that ~~are~~ west of existing city limits and south of Old Snohomish-Monroe Road
- ~~Evaluation of the compatibility of industrial land uses in the areas adjacent to the airport (study proposed for 2006)~~
- Evaluation of suitability for industrial use of other large parcels of land (for example, Cascade View Drive area)
- Change of zoning regulations to allow increased height for industrial buildings

## Development of Goals and Policies

### Land Use

#### *Natural Environment Goals, Policies and Actions*

##### **Goals**

NEG1 – Strive to achieve a harmonious relationship between the built and natural environments.

NEG1.2 - Protect, preserve, and enhance natural features most sensitive to human activities and most critical to fish and wildlife survival and propagation.

NEG1.3 – Retain and improve hillsides, wetlands and watercourses for wildlife habitat, recreational uses, water quality enhancement, and flood control functions.

NEG1.4 – Educate citizens regarding Monroe's unique ecosystems and how to properly protect such natural features and systems of the natural environment for future generations.

NEG1.5 – Mitigate the city's vulnerabilities to damage from natural disasters.

### ***Policies***

NEP1.1 - Concentrate urban land uses in areas with the least environmental constraints to reduce intrusion into natural areas.

NEP1.2 - Provide incentives for owners of private property to preserve open space as a visual amenity through techniques such as conservation easements and density bonuses to encourage clustering.

NEP1.3 – Regulate land uses and development using the best available science to protect natural land forms, hydrology, and prevent significant erosion, sedimentation, or degradation of hillsides, wetlands, watercourses, and their associated buffers.

NEP1.4 – Use the “best available science” to protect the functions and values of all critical areas.

NEP1.5 – Encourage participation in low-impact development.

NEP1.6 – Create an education program for all segments of the community on the multiple purposes of sensitive areas and on individual responsibilities regarding it, and sponsor joint city and citizen clean up and rehabilitation programs.

### ***Actions***

NEA1.1 – Continue to support and coordinate enhancement projects with other governmental agencies, private and non-profit organizations.

NEA1.2 – Provide printed materials and informational workshops regarding stewardship of environmentally sensitive areas.

NEA1.3 – Implement regulations that allow flexibility in lot size and dimensions, site layout, infrastructure and street standards when development is proposed on or near environmentally sensitive lands or critical areas.

NEA1.4 – As funding is available, implement the Natural Hazards Mitigation Initiatives for the City of Monroe as established in the Snohomish County Natural Hazards Mitigation Plan.

### ***Wetland Stream and Buffers***

#### ***Goals***

NEG2.1 – Establish and protect a system of water resources that function as a healthy, integrated whole, and provides a long-term benefit for enhanced environmental quality.

#### ***Policies***

NEP2.1 – Work with other jurisdictions on regional environmental issues such as surface and ground water quality and the maintenance/enhancement of the Skykomish River.

NEP2.2 – Manage flood plains, rivers, groundwater, and other water resources for multiple uses, including flood and erosion hazard reduction, wildlife habitat, open space, recreation and, when appropriate, water supply.

NEP2.3 – Work to maintain and improve water quality through appropriate land use and transportation policies.

NEP2.4 – Evaluate the down stream impacts due to increased runoff volumes. Protect downstream properties and modify the impacts through effective measures such as modification of upstream land uses.

NEP2.5 – Evaluate wetland mitigation strategies in order to better replace or preserve wetland functions, but also provide development flexibility, as long as wetland functions are not degraded.

NEP2.6 – Allow off-site wetland and flood control mitigation when there is an equivalent benefit to the affected basin and no significant adverse impact to the adjacent properties.

NEP2.7 – Develop low impact regulations that may include stormwater standards, critical area regulations, zoning designations, and other development standards.

NEP2.8 – Promote the use of rain gardens, open ditches or swales, and pervious driveways and parking areas in site design to maximize infiltration of stormwater and minimize runoff into critical areas.

NEP2.9 – Carefully control shoreline development to minimize shoreline erosion, prevent pollution discharges, and protect aesthetics and habitat.

### **Actions**

NEA2.1 – Implement and enforce the critical areas regulations that achieve no overall net loss in the functions and values of the remaining wetland base and, over the long-term, increase the quality of wetlands within the City of Monroe and its urban growth area.

NEA2.2 – Comply with the requirements of the National Pollutant Discharge Elimination System Phase II Stormwater Permit for Western Washington.

NEA2.3 – Implement strategies to address non-point pollution, water resource issues, and flooding problems within the French Creek watershed, as outlined in the *French Creek Watershed Management Plan*, December 2004.

NEA2.4 – Implement strategies outlined in the *Lower Snohomish River Tributaries Fecal Coliform Bacteria Total Maximum Daily Load Plan* adopted by the WA State Department of Ecology in June 2003.

NEA2.7 – Define drainage basin boundaries and identify surface water problems in each basin.

NEA2.8 – Maintain a Geographical Information System (GIS) inventory of the city's existing surface water infrastructure.

### **Fish and Wildlife Habitat**

#### **Goals**

NEG3.1 – Preserve and protect a diversity of wildlife habitat and species throughout the city and urban growth area.

### ***Policies***

NEP3.1 – Focus on protecting the remaining open spaces that provide high quality wildlife habitat, variety of habitat types, sizes, and locations.

NEP3.2 – Inventory, classify, and designate fish and wildlife priority habitats. Provide special consideration to anadromous fish.

NEP3.3 – The City of Monroe recognizes the listing of Chinook salmon, Puget Sound Steelhead and Bull Trout under the Endangered Species Act and acknowledges the possibility that other plant and animal species may be listed in the future. Monroe should continue to participate in regional efforts to recover listed species including watershed planning, restoration, and other actions.

NEP3.4 – Preserve, restore, and enhance the Skykomish River and Woods Creek and their tributaries as wildlife habitat by implementing goals and policies contained in this Element, the Parks, Recreation and Open Space Element, and Shoreline Master Program.

NEP3.5 – Enhance fish and wildlife habitat through water quality control measures, such as runoff control and best management practices, to maintain aquatic systems.

NEP3.6 – The city should identify and designate open space corridors to connect environmentally sensitive areas, view sheds, designated recreational corridors, wildlife corridors, or other areas where a contiguous system would provide greater benefit than a series of isolated areas.

### ***Actions***

NEA3.1 – Enforce the critical areas regulations adopted in Title 20 (Environment) of the Monroe Municipal Code.

NEA3.2 – Update the City of Monroe Shoreline Master Program.

NEA3.3 – Continue coordination with the WA State Department of Fish and Wildlife Priority Species Program.

NEA3.4 – Adopt tree preservation or native vegetation regulations.

NEA3.5 – Comply with the requirements of the National Pollutant Discharge Elimination System Phase II Stormwater Permit for Western Washington.

NEA3.7 – Continue to participate as a member of the Snohomish River Salmon Recovery Forum to develop appropriate measures to protect and enhance fish habitat, with special attention to Chinook salmon and Bull trout.

NEA3.8 – Implement salmon recovery strategies developed by the Snohomish River Salmon Recovery Forum as outlined in the Salmon Conservation Plan.

## ***Geologically Hazardous Areas***

### ***Goals***

NEG4.1 – Reduce potential impacts and liabilities associated with development in areas with potential geological instability.

### ***Policies***

NEP4.1 – Require a professional review when applicable per the Critical Areas Ordinance that reflects the potential degree of impact when development is proposed in hazardous areas.

NEP4.2 – Require a special site plan review for developments within areas of potential geologic instability to allow flexibility in development options.

NEP4.3 – Avoid potential hazards and minimize public and private costs through site design and access alternatives. Before approving development in areas of potential geologic instability, require that conventional measures to maintain slope stability be implemented, with the costs borne by the property owner/applicant.

NEP4.4 – Review and if necessary update building and development codes on an on-going basis to incorporate the best and latest standards for minimizing damage caused by seismic activities take into account such hazards when locating land uses and intensities.

### ***Actions***

NEA4.1 – Implement and enforce the critical areas regulations as adopted in Title 20 (Environment) of the Monroe Municipal Code.

NEA4.2 – Continue working with Snohomish County to develop a Natural Hazards Mitigation Plan for the City of Monroe, and possibly update and amend the building and development codes accordingly.

## ***Critical Aquifer Recharge Areas***

### ***Goals***

NEG5.1 – Protect surface and ground water resources used for potable water.

### ***Policies***

NEP5.1 – Establish policies within the Monroe Municipal Code to protect critical aquifer recharge areas.

NEP5.2 – Develop wellhead protection regulations to protect private wells ~~that provide potable water to residents in the Milwaukee Hill area,~~ consistent with the requirements of the Washington Administrative Code and Growth Management Act.

### ***Actions***

NEA5.1 – Map areas of the city and urban growth area that contain critical aquifer recharge areas consistent with the definitions in the Washington Administrative Code.

NEA5.2 – Complete the critical areas regulations update to include regulations protecting critical aquifer recharge areas within Title 20 (Environment) of the Monroe Municipal Code using the best available science.

## ***Noise, Light and Air Pollution***

### ***Goals***

NEG6.1 – Preserve the quiet residential environment of the city by limiting increases in noise and reducing unnecessary noise where it now exists.

NEG6.2 – Protect ~~the~~ dark night skies and reduce ambient light in Monroe's residential neighborhoods.

NEG6.3 – Protect and improve local and regional air quality.

### ***Policies***

NEP6.1 – Any ordinances adopted by the city should recognize the variety and quality of noise environments. Excessive regulations should not be imposed on areas of the city where higher noise levels are normal and necessary for essential activities and do not create environmental problems.

NEP6.2 – Support the use of technologies and engineering practices to lessen noise produced by traffic, aircraft, construction, and commercial and industrial facilities located near residential areas.

NEP6.3 – Promote passive and natural lighting systems in architectural design to conserve electricity.

NEP6.4 – Promote improved air quality and energy efficiency through land use decisions and public facility siting which create a compact and efficient community design.

### ***Actions***

NEA6.1 – Review and update performance standards as necessary to regulate noise, glare, and air quality on a regular basis.

NEA6.2 – Require buffering or other noise reduction and mitigation measures to reduce noise impacts from commercial and industrial areas on residential areas.

NEA6.4 – Continue to implement the Commute Trip Reduction Act to encourage employers to implement alternative transportation programs to limit the number of single-occupancy vehicles.

## **Land Use**

### ***Goals***

LUG1 - To pursue well managed, orderly expansion of the City and actively influence the character of the City by managing land use change and by developing City regulations, facilities and services in a manner that directs and controls land use patterns and intensities.

### ***Policies***

LUP-1.1 - Future land use designations, illustrated on the Comprehensive Plan Land Use Map and/or adopted in this plan, shall establish the future distribution, extent, and location of generalized land uses within the Urban Growth Area (UGA). The designations are defined as follows:

1. *Limited-Open Space, One Dwelling Unit Per Five Acres.* This designation shall provide for residential uses at a maximum density of one dwelling unit per five acres. This designation, with support of the landowner, is appropriate ~~where the landowner supports or has requested the designation~~ for land that:
  - a. Lacks the availability full range of public services and facilities necessary to support urban development; or
  - b. Is so severely impacted by critical areas, including frequently flooded areas, steep slopes, or wetlands, that ~~its development~~ potential is requires significant mitigationsignificantly diminished; orand
  - e.—In addition to meeting either a or b the criteria above, may also provide:
    - i. Buffers between development or urban separators between transitional land uses on ———the urban growth boundaries of the city, and/or
    - ii. Provides for enhanced recreational facilities and linkages to existing trails or open space systems.

~~Provides for enhanced recreational facilities and linkages to existing trails or open space systems.~~
2. *Limited Open Space – Airport.* This designation protects FirstAir Field as an essential public facility with capacity for viable airport operations providing aviation uses, operations and services and, to a lesser extent, non-aviation uses. The intent of this designation is to specify the airport as the principal use within the LOSA designation and to protect the airport from incompatible uses and development to sustain its long-term viability as an operating airport.
3. *Residential, Two to Five Dwelling Units Per Acre (R 2-5).* This designation shall provide for the range of potential residential densities anticipated within the northern portions of the City's unincorporated Urban Growth Area. This designation is intended to cover the gamut of potential densities for this area until such time as more specific future land use designations may be adopted. It is intended to indicate that a range of densities may be appropriate for this area to allow for a mix of housing types, to conserve environmentally sensitive areas, and to recognize both existing low density development lacking the full range of public facilities and services and future urban land use patterns with the public facilities and services necessary to support urban development. Land designated R 2-5 shall be subject to periodic review to determine whether extension of public facilities and services and designation of more site-specific land uses is appropriate to accommodate projected growth.
4. *Residential, Three to Five Dwelling Units Per Acre (R 3-5).* This designation shall provide for primarily single-family residential development at a range of densities between three and five dwelling units per acre and compatible uses such as schools and churches where the full range of public facilities and services to support urban development exists. Aggregation of dwelling units in multiple family configurations may be appropriate if compatibility with nearby existing single-family development can be achieved.

~~Generally, this designation is appropriate for most land in the planning area suitable for residential use with the exception of land located convenient to principal arterials and/or business and commercial activity centers, where higher densities are warranted.~~

This designation may be implemented by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capacities of existing and projected public facilities.

3. *Residential, Five to Seven Dwelling Units Per Acre (R 5-7)*. This designation shall provide for primarily single family residential development at a range of densities between five and seven dwelling units per acre and compatible uses such as schools, churches and day care centers where the full range of public facilities and services to support urban development exists. Aggregation of dwelling units in multiple family configurations may be appropriate if compatibility with nearby existing single-family development can be achieved.

~~Generally, this designation is appropriate for land located convenient to principal arterials and/or business and commercial activity centers, e.g. downtown, where a transition between higher densities and lower densities is warranted, or where natural limitations in the transportation system or other public facilities preclude higher densities.~~

This designation may be implemented by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capacities of existing and projected public facilities.

4. *Residential, Eight to Eleven Dwelling Units Per Acre (R 8-11)*. This designation shall provide for multiple-family residential development at a range of densities between 8 and 11 dwelling units per acre plus compatible uses such as schools, churches and day care centers where the full range of public facilities and services to support urban development exists. Single-family attached housing is also compatible with this designation.

Generally, this designation is appropriate for land that is located convenient to principal arterials and to business and commercial activity centers.

This designation may be implemented by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capacities of existing and projected public facilities.

5. *Residential, Eleven to Twenty Dwelling Units Per Acre (R 11-20)*. This designation shall provide for multiple family residential developments at a range of densities between 11 and 20 dwelling units per acre where the full range of public facilities and services to support urban development exist.



Generally this designation is appropriate for land that is located convenient to principal arterials and to business and commercial activity centers. This designation is intended for areas of infill housing such as the Downtown and the western area of the West Main Street corridor as well as for seniors, seniorelderly housing developments, and other special housing groups

Determination of the appropriate zoning classifications shall take into account the density of nearby existing development and the capacities of existing and projected public facilities.

6. *Service Commercial (SC)*. This designation comprises most retail, dining, entertainment and similar businesses that are conducted primarily indoors. Service Commercial uses generally provide services or entertainment, as opposed to products, to consumers for household use or for business services. Such uses may include, but are not limited to, eating and drinking places, hotels and motels, finance, real estate and insurance, and personal services.
7. *General Commercial (GC)*. This designation comprises more intensive retail and service uses than described under Service Commercial above. General Commercial uses typically require outdoor display and/or storage of merchandise, greater parking requirements, and tend to generate noise as a part of their operations. Such uses include but are not limited to shopping centers, large retailers, grocery stores, retail sales, food and drink establishments, auto, boat and recreational vehicle sales ~~lots,~~ automobile repair, tire and muffler shops, and equipment rental, and other related uses and mini-warehouses and vehicle storage.
8. *Downtown Commercial (DC)*. This designation shall comprise retail and service businesses that cater primarily to pedestrian traffic, including retail shops, personal services, entertainment or restaurants and bars, mixed use and ~~with~~ residential uses. Downtown commercial users typically do not include (or cater to) automobile-dependent uses. Mixed-uses can occur within a single building or as multiple structures on the same property. In general, residential uses will be above or behind the primary commercial uses.
9. Mixed Use (MU). Mixed use areas should be concentrated in areas of the city characterized by mixed uses; where there is the ability to develop land efficiently through the consolidation and infill of under-utilized parcels; and where infrastructure, transit and other public services/facilities are available or where the city or proponent can provide public services. Mixed-use areas encourage office, retail, and light-industrial uses; compatible high technology manufacturing; institutional and educational facilities; public and private parks and other public gathering places; entertainment and cultural uses; and attached residential units up to 20 dwelling units per acre integrated throughout the district, within the same property, or inside a single building.

Design standards will increase compatibility among the mixed-uses on both the site and structures. Standards to integrate development may include but not be limited to coordinated building design, signage, landscaping, and access configuration. The city will implement this designation by more than one zoning classification.

Determination of the appropriate zoning classification shall take into account the density of adjacent existing development and the capacities of existing and planned public facilities.

9. *Industrial (I)*. This designation comprises both light and general industrial uses. Light industrial includes non-polluting manufacturing and processing, wholesaling, warehousing and distribution and other similar activities, which tend to require large buildings and to generate more large-truck traffic than other types of land uses.

General industrial comprises more intensive manufacturing and processing operations than those in light industrial zones. However, all heavy industrial uses (as well as light industrial uses) must meet the performance standards in the zoning ordinance to prevent undue adverse impacts from noise, smoke, dust, glare and other bulk controls.

10. *Professional Office (PO)*. This designation shall include personal and professional service businesses that commonly locate in office buildings, such as banks, medical and dental clinics, accounting, law, real estate, insurance, travel agencies and similar businesses.

11. *Parks/Open Space (P/O)*. This designation shall include public neighborhood, community and regional parks, recreational facilities, and undisturbed natural open space preserved through acquisition by the city or other public entity, transfer of development rights, dedication or other mechanism. Potential sites for parks, recreation facilities and dedicated open space shall be denoted on the plan map to indicate that that use is appropriate, but the exact location may not yet be determined.

14. *Public Facilities School (PFS)*. This designation shall include potential and existing sites for educational facilities operated by the school district.

15. *Public Facilities City (PFC)*. This designation shall include potential and existing sites for city-owned or operated facilities.

16. ~~*Public Facilities Other (PFO)*~~ ~~*Special Regional Use (SRU)*~~. This designation shall include county, state, or federally owned and operated facilities located within the city's limits or the urban growth area. These include the Washington State Reformatory, Public Library, and the Evergreen State Fairgrounds, all of which are regionally uses.

- ~~17. *Mixed Use (MU)*. Mixed use areas should be concentrated in areas of the city characterized by mixed uses; where there is the ability to develop land efficiently through the consolidation and infill of under-utilized parcels; and where infrastructure, transit and other public services/facilities are available or where the city or proponent can provide public services. Mixed use areas encourage office, retail, and light industrial uses; compatible high technology manufacturing; institutional and educational facilities; parks and other public gathering places; entertainment and cultural uses; and attached residential units up to 20 dwelling units per acre integrated throughout the district, within the same property, or inside a single building.~~

~~Design controls will increase compatibility among the mixed uses on both the site and structures. Standards to integrate development may include but not be limited to coordinated building design, signage, landscaping, and access configuration. The city will implement this designation by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capacities of existing and projected public facilities.~~

~~LUP-1.2—Encourage~~ Ensure that new development that does not outpace the City's ability to provide and maintain adequate public facilities and services by allowing new development to occur only when and where adequate facilities exist or will be provided as defined in adopted Capital Facilities Plans and Capital Improvement Plans (CIP) and Transportation Improvement Plans (TIP).

LUP-1.3 - The City will coordinate concurrency review. Developers shall provide information and analysis relating to impacts that the proposed development will have on public facilities and services including schools, sanitary sewer, water, transportation and parks, as established in the capital facilities elements. The city shall evaluate the impact analysis and determine whether the development will meet standards for concurrency. ~~be served by adequate public facilities.~~

LUP-1.4 - Establish and maintain a procedure in the City's development review process to assess the growth impacts of major development proposals.

LUP-1.5 - Coordinate with the County to conserve rural amenities ~~and~~ to limit development outside of the designated urban growth area in a manner that minimizes adverse impacts and enhances positive amenities for ~~on~~ the city and its residents.

LUP-1.6 - ~~Consider~~ Examine various approaches to development (such as clustering and/or lot size policies) that may ~~might~~ permit the overall density policy to be more readily adapted to appropriate development areas. ~~specific areas within a Joint Comprehensive Planning Area.~~

LUP-1.7 - The City will consider requests for annexation only from owners of property within the current Urban Growth Area.

LUP-1.8 - Encourage and provide for development of connector roads, ~~particularly running east/west,~~ to improve access between residential developments, between residential and commercial developments, and between commercial developments.

LUP-1.9 – Create and adopt regulations limiting the length of dead end streets and maximum number of units served to ensure access, life safety and improved connectivity within and between neighborhoods.

~~LUP-1.9 - Create policies and regulations that p~~ Promote ~~the development of~~ alternative modes of transportation such as walking and biking paths, transit or other multi-modal types.

**Goal**

LUG-2 ~~—Implement the Downtown Master Plan to Develop and~~ promote and develop Downtown as a regional destination and the heart of the community with a strengthened economy, a diverse range of businesses, service, housing, entertainment and public amenities.

**Policies**

LUP-2.1 ~~—Encourage Ensure that~~ new development and redevelopment in the Downtown Area that meets the goals, objectives and design guidelines specified in the Downtown Master Sub-Area-Plan.

LUP-2.2 - Recognize and reinforce the four downtown sub-areas: Historic Main Street, Al Borlin Park Neighborhood, Downtown Neighborhood and the Rails and Roads Neighborhood.

LUP-2.3 – Work cooperatively with downtown property owners, DREAM, the Chamber of Commerce and other community groups to address business promotion, programming, parking issues, and downtown amenities.

LUP-2.43 - Create a focal point as a community gathering place and work with community groups to program a wide variety of public festivals and events throughout the year.

LUP-2.54 - Develop downtown to be pedestrian, bike and transit oriented with safe pedestrian connections throughout downtown.

LUP-2.65 - Enhance Downtown all-neighborhoods with enhanced gateways and streetscapes, landscaping, adequate parking for local and visitor traffic, signage and pedestrian amenities.

LUP-2.76 - Develop a historic preservation program that identifies historic resources and creates policies and regulations to preserve and protect resources with historic building code provisions and incentive programs.

**Goal**

LUG-3 - Develop the North Kelsey Area into an attractive-vibrant, mixed use development that will provide a visible and accessible commercial destination.

**Policies**

LUP-3.1 ~~—Approve Ensure that~~ new development that meets the goals, objectives and design guidelines specified in the North Kelsey Development Plan, Sub-Area Plan as adopted or amended.

~~LUP-3.2—Increase the City’s economic vitality with a variety of commercial uses.~~

LUP-3.3 - Provide for uses and services that meet the needs of Monroe’s diverse population and expands its economic trade area by encouraging a variety of commercial uses that serve both local and regional needs.

LUP-3.4 - Create a strong identity for the development with unique and appropriate architectural design that combines traditional and modern elements, emphasizes landscaping and greenery, and involves local artists where possible.

LUP-3.5 - ~~Ensure~~**Encourage** pedestrian accessible development with pedestrian connections between uses; streetscape amenities for pedestrians; separation of pedestrians and vehicles along arterials where possible; parking lot screening; safe bicycle access throughout the development; and encourage large-scale uses to provide multiple entries and minimize blank walls.

**Goal**

LUG-4 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.

**Policies**

LUP-4.1 - Expand the UGA to allow extension of services as needed to provide additional land for residential and employment opportunities.

~~LUP-4.2—Actively implement redevelopment of the West Main Street Corridor. Review zoning regulations and existing development to see where for new higher density additional residential and mixed use development. should be allowed and encouraged.~~

~~LUP-4.3—Consider creating design guidelines for residential, commercial, industrial and mixed-use areas.~~

~~LUP-4.4—Promote tree planting and tree retention throughout the city. Consider creating a tree retention policy.~~

**Agricultural Preservation**

**Goal**

LUG-5 — ~~Support preservation of~~ **Preserve prime and unique** agricultural lands of significant, ~~long-term commercial value acreage in valleys or peripheral parcels within in areas outside of the Urban Growth Area, the planning area that are not currently served by public sewers.~~

**Policies**

LUP-5.1 - Discourage the incorporation of agricultural lands into the city limits unless the intent is to redesignate the lands to a higher, urban land use or to provide enhanced outdoor recreation areas.

~~LUP-5.2—Criteria used to define good agricultural land should also define urban development lands. The city and county should establish additional criteria to separate agricultural lands from urban development lands.~~

LUP-5.2 – Encourage appropriate land uses as a transition between urban and agricultural uses.

LUP-5.3 - Support **County policies for** agricultural land preservation, particularly in the county's designated river way agricultural lands located generally west of the city limits, east of the city limits along the US-2 highway corridor, and generally south of the city and the Skykomish and Snohomish Rivers.

## Residential Development

### Goal

LUG-6 - Promote ~~the small town atmosphere of the City by providing that~~ new residential development ~~that is must be~~ compatible with the present housing stock ~~and, yet provides~~ for a ~~diverse~~ broad range of ~~varied~~ housing types and densities.

### Policies

LUP-6.1 - Designate residential areas that offer a variety of housing densities, types, sizes, costs, and locations to meet future demand.

~~LUP-6.2 - Encourage future residential development to be especially compatible with the densities and housing patterns now exhibited in the planning area.~~

LUP-6.2 - ~~Develop~~ Determine housing densities ~~compatible with by~~ the natural landscape and its features, existing land use patterns, the availability of public facilities, and the impacts upon public roadways.

LUP-6.2.1 - ~~Develop~~ Locate multi-family dwelling complexes and mobile home parks ~~in locations with suitable road access to arterial corridors, access to mass transit and neighborhood services, and locations that serve as a transition from lower density housing to commercial areas where access to roadways can be provided without creating undue~~ to minimize congestion or ~~impacts to disruption of~~ established single-family residential neighborhoods.

LUP-6.3 - ~~Encourage and promote~~ Give preference to planned residential development (PRD) ~~solutions for~~ residential subdivisions. ~~development.~~

LUP-6.3.1 - Continue to monitor the effects of the Planned Residential Development (PRD) section of the Zoning Ordinance to:

1. Provide for more protection of environmentally sensitive areas;
2. Include design guidelines; and
3. Require greater flexibility in design and provide “density bonuses” for imaginative design, preservation of environmentally sensitive areas, and a broad range of housing alternatives.

LUP-6.4 - Require all PRDs, multi-family developments, and mobile home parks to submit detailed ~~binding~~ site plans prior to approval of a plat or issuance of building permit.

~~LUP-6.6 - Incorporate performance standards into multi-family and mobile home park sections of the Zoning Ordinance that would be designed to:~~

- ~~1. Require detailed landscaping, parking and building plans to insure proper screening/buffering between land uses;~~
- ~~2. Provide for landscaped or natural open space, greenbelt, or pedestrian trails; and,~~
- ~~3. Ensure protection of environmentally sensitive areas and ensure that stormwater runoff from new upland development is controlled to protect lowland areas from potential stormwater problems. This standard is currently addressed in the City's Sensitive Area Guidelines.~~

~~LUP-6.5—Allow individual factory-built housing, which meets the certification standards of the State Labor and Industries Code, to be located outright in single-family residential areas.~~

~~LUP-6.8—Permit manufactured home developments in single-family residential areas only through use of the Planned Residential Development Ordinance.~~

LUP-6.9- Adopt ~~strict~~ performance criteria, density provisions, and location regulations so that ~~scattered~~ multi-family residential uses and/or congregate care/senior-living facilities ~~may~~ shall be allowed as conditional uses in areas designated for primarily single-family residential use (3-5 and 5-7 dwellings per acre) as long as the criteria are met.

LUP-6.10– Continue to encourage the development of a variety of affordable housing options.

## Annexations

### Goal

LUG-7- Allow annexations to occur when the City determines that it is feasible ~~beneficial~~ to provide urban services to ~~an area~~ areas contiguous to the City ~~for to promote~~ growth at prescribed urban densities, ~~it is in the best interest of the City, and it is feasible to extend such services and facilities without burdening its financial resources.~~

### Policies

LUP-7.1 - ~~Require that an~~ Area to be annexed must be contiguous to the City and within the Urban Growth Area (UGA).

LUP-7.2 - ~~Require that the~~ Prescribe development densities to area to be annexed ~~be developed~~ at a sufficient densitiesy to warrant the extension of services.

LUP-7.3 - ~~Determine that~~ Qualitative advantages both to the City and to the area to be annexed should outweigh any disadvantages associated with the annexation.

~~LUP-7.4—Require that urban services be provided to a newly annexed area within a reasonable time period.~~

~~LUP-7.5—City sewer services may, by decision of the City Council, be extended into unincorporated portions of the Urban Growth Area, but not without that area first seeking annexation into the city. Properties outside of the incorporated city limits, but within the UGA, that have been subject to a previous annexation proposal, may be served by the extension of city sewer services; provided that the property owner(s) sign a covenant agreeing not to protest eventual annexation by the city.~~

Note: City does now extend sanitary sewer outside city limits within the UGA.

LUP-7.6 - Seek to expand the area of annexation proposed when such an expansion is based on natural features, ~~it~~ would serve to make the city boundaries more regular, ~~or~~ where the area to be served ~~is provides for~~ a feasible ~~logical~~ extension of city services, and is within the UGA.

LUP-7.7 - Work with property owners and affected citizens in annexation proposals to preserve the existing neighborhood character and promote development identity consistent with the goals and policies of the Comprehensive Plan.

~~LUP-7.8 - Document and assess the following factors before~~Prior to annexation, ~~of an area occurs; assess the following factors:~~

1. Extent, quality, and/or quantity of urban services and facilities already existing in areas to be annexed.
2. Extent, quality, and/or quantity of urban services and facilities to be provided followingsupplied after annexation.
3. Costs of furnishing needed services.
4. Amount of potential revenue from annexation areas (e.g. property tax and other sources).
5. Financial balance (excess of costs or excess of revenue).

LUP 7.9– Promote expansion of the Urban Growth Area and eventual annexation of areas southwest of the City limits to promote accomodate industrial, commercial and mixed use growth.

~~LUP-7.910-~~ Follow procedures for annexation in accordance with state regulations and procedures of the review process of the Snohomish County Boundary Review Board.

### **Non-Conforming Uses**

#### **Goal**

~~LUG 8– Encourage development both within and outside the corporate limits of Monroe to be consistent with the goals and policies of the Comprehensive Plan.~~

#### **Policies**

~~LUP 8.1– Discourage nonconforming uses except where the nonconforming uses can be made compatible with other area land uses through a conditional use permit process.~~

~~LUP 8.2– Policy LUP 7.1 will govern treatment of nonconforming uses in the zoning code. Uses that are generally considered to be compatible are:~~

- ~~• Single family and multi family~~
- ~~• Multi family and commercial~~
- ~~• Commercial and single family~~
- ~~• Single family, multi family and light industry~~

~~Uses that are generally considered to be incompatible are:~~

- ~~• Heavy industrial, and single family, multi family~~
- ~~• High volume, auto-oriented commercial and residential uses~~



## Commercial Development

### Goal

~~LUG-89-~~ Provide for increased commercial development ~~in the Monroe area~~ that will diversify the commercial base of Monroe, enhance the character of major traffic corridors and the downtown ~~Monroe~~, and provide opportunities for neighborhood commercial centers.  
~~neighborhood convenience shopping facilities within primarily residential areas.~~

### Policies

~~LUP-89.1 -- Locate Encourage~~ new commercial development ~~to be located~~ near major traffic corridors, ~~that provide adequate traffic flow capacities,~~ parking areas and enhanced easy pedestrian circulation access among shops and buildings.

~~LUP-89.2 - Promote neighborhood convenience~~ commercial centers and adopt performance criteria and location regulations to serve the ~~convenience~~ needs of the surrounding residential neighborhoods.

~~LUP-9.3 -- Adopt performance criteria and location regulations for neighborhood convenience commercial centers within existing residential areas as part of the Zoning Ordinance.~~

~~LUP-8.39.4 - Encourage and enhance the current mixture of businesses and residences on Main Street and throughout the downtown core, as it is attractive and contributes to the character of Monroe.~~

~~LUP-8.49.5 - Require adequate buffering where~~ renew new commercial or industrial uses about residential neighborhoods.

~~LUP-9.6 -- Limit land uses in the northern part of the Blueberry Manor site to compatible low-traffic volume generating commercial uses developed in a way to minimize impacts.~~

### Goal

~~LUG-910--Promote design of Encourage~~ commercial developments ~~designs~~ that allow economically feasible ~~development while at the same time and~~ providing active ~~attractive~~ focal points in the community.

### Policies

~~LUP-10.1 -- Require all new commercial developments to submit detailed site plans prepared by professional site planners prior to issuance of a building permit. This is required in MMC.~~

~~LUP-9.110.2 - Require all commercial developments to be~~ carefully located and designed to minimize ~~the~~ adverse impacts of traffic volumes, noise, stormwater runoff, drainage patterns and other related issues ~~problems~~ on surrounding land uses.

~~LUP-10.3 Using the Downtown Master Plan and Design Guidelines, work with the downtown property owners to solve the area's parking problems, downtown amenities, and other improvements.~~

**Goal**

**Goal LU-101**— Protect FirstAir Field, a public-use general aviation airport, from nearby incompatible uses and developments to sustain its long-term viability.

**Policies**

**Policy LU-101.1** – Recognize FirstAir Field as an essential public facility and a significant economic resource.

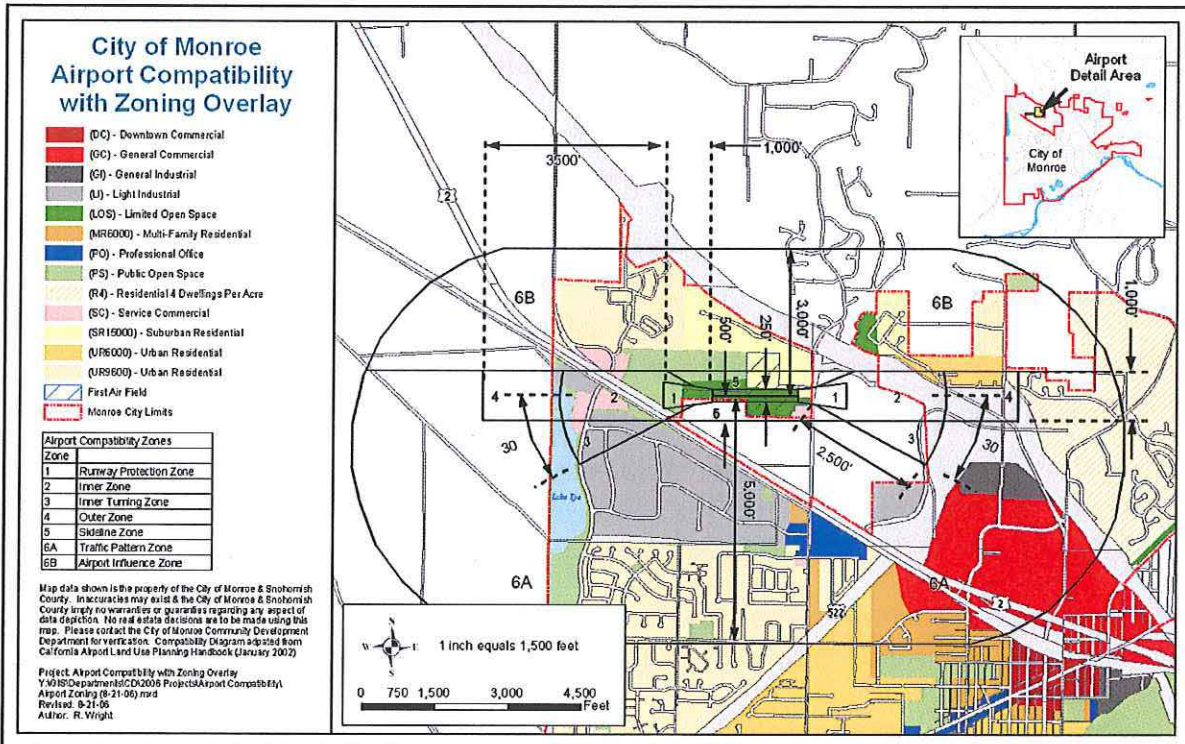
**Policy LU-10.2** – Promote development of economically viable airport related uses such as aviation operations and maintenance, flight schools, and related service and hospitality uses compatible with airport operations.

**Policy LU-10.3** – Encourage economic development opportunities and infrastructure investment that support First Air Field.

**Policy LU-10.4** – Support and accommodate necessary and continued expansions of the airport facility to maintain minimum standards established by the Federal Aviation Administration.

**Policy LU-10.50.2** – Coordinate the protection of FirstAir Field with Snohomish County withby developing consistent development regulations that utilize best management practices for encouraging that encourage compatible land uses adjacent to FirstAir Field.

**Policy LU-11.3** – Enact land use regulations that establish an airport overlay zone to restrict incompatible land uses that would create hazards and/or interfere with airport activities. The land use regulations will at a minimum address height limitation, visual hazards, and transmissions that would interfere with aviation communications.

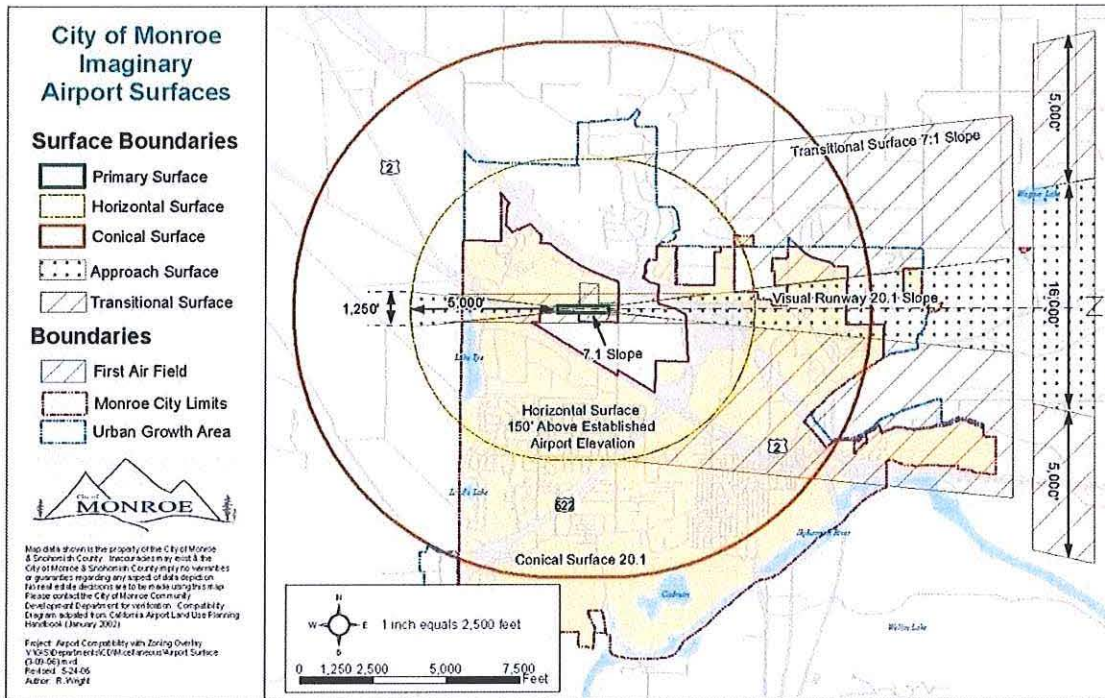


**Relocate map to Monroe Planning Area Profile**

**Policy LU-10.61.4** Prohibit the siting of uses that attract birds, create visual hazards, discharge any particulate matter in the air that could alter atmospheric conditions, emit transmissions that would interfere with aviation communications and/or instrument land systems, or otherwise obstruct of conflict with aircraft patterns within airport influence areas.

**Policy LU-10.71.5** Encourage open space/clear areas and utilize zoning criteria within key areas adjacent to the airport to facilitate protection of the airport as an essential public facility. Application criteria may include the clustering of development, locating structures away from the extended centerline or the runway, ~~and discouraging public assembly.~~

**Policy LU-10.81.6** Prohibit structures and trees from penetrating airspace surfaces as defined by Title 14 of the Code of Federal Regulations Part 77, except as necessary and incidental to airport operations.



**Remove this map.**

**Policy LU-11.7** Support and accommodate necessary and continued expansions of the airport facility to maintain minimum standards established by the Federal Aviation Administration.

**Policy LU-11.8** Support activities that make First Air Field an economically viable airport.

**Policy LU-11.9** Encourage economic development opportunities and infrastructure investment that support First Air Field.

~~Policy LU-11.10 – Support intermodal connections to airport facilities where practical to insure sufficient transportation connections.~~

~~Policy LU-10.91.11 – The city shall provide airport staff an opportunity to review development proposals for compatibility to prevent interference with the operations of the airport operations runway or communication systems.~~

## **Industrial Development**

### **Goal**

~~LUG-112- Promote industrial growth to support, which will provide a healthy employment base for local citizens, complement existing industrial uses and provide for projected needs.~~

### **Policies**

~~LUP-112.1 - Provide opportunities for various types and intensities of industrial development to locate in areas of the City that are suitable for such development, based on characteristics such as existing land use, natural features, transportation, and utility services and associated environmental impacts.~~

~~LUP-12.1.1 – Designate the gravel resource area north of US 2 for industrial gravel extraction operations and phase reclamation of the area for other uses. This is completed.~~

~~LUP-11.1.12.1.2 – Maintain the current industrial zoning use of the area currently zoned for industry along the Burlington Northern Railroad tracks and develop policies for creating a definitive boundary for the southern expansion of industry on that area (e.g., require a buffer of dense trees along between this area and agricultural and residential areas to the south.) in accordance with the Frylands Industrial/Commercial Park.~~

~~LUP-11.1.22.1.3 – Encourage industrial development to locate on soils suitable for such development to minimize required mitigation of without substantially altering the drainage patterns and flows of the area.~~

~~LUP-112.2 - Buffer industrial developments from surrounding uses such as residential, public open space and light commercial uses.~~

~~LUP-112.3 - Review zoning regulations regarding permitted uses in industrial zones to ensure uses allowed fit the definition of industrial.~~

~~LUP-112.4 – Promote expansion of Slowly expand the southwest UGA to the west, south of Old Snohomish-Monroe Road, to provide additional capacity land to accommodate projected for industrial growth. industrial demand.~~

## **Cultural and Historic Resources**

### **Goal**

~~LUG-123- Protect and promote the city's historic, cultural, and archaeological resources.~~

### **Policies**

~~LUP-12.13.2 – Develop a historic preservation program for the City of Monroe consistent with~~

the timeline and guiding principles adopted in the Downtown Master Plan. This program should be developed in cooperation with the Monroe Historical Society, DREAM, and affected property owners.

- | *LUP-12.23.2* - Use Cultural Resource Inventories created and maintained by the Historical Society, Snohomish County, and the State of Washington, including the State and National Register Listings, as the primary source of information regarding cultural resources.
- | *LUP-12.33.3* - Encourage the identification and documentation of cultural resources in all land use plans and other documents, as may be appropriate, that the city produces or over which it exercises approval.
- | *LUP-12.43.4* - Promote the preservation of identified archaeological, historic, and cultural resources.
- | *LUP-12.53.5* - Seek to mitigate negative impacts to cultural resources when possible.



**Exhibit B**

**City of Monroe 2005-2025 Comprehensive Plan  
PROPOSED TEXT AMENDMENTS**

**Land Use Element Map Appendix  
10/10/2013**

# City of Monroe

## COMPREHENSIVE PLAN

### COMP. PLAN DESIGNATIONS

- (DC) - Downtown Commercial
- (GC) - General Commercial
- (MU) - Mixed Use
- (LOSA) - Limited Open Space Airport
- (SC) - Service Commercial
- (I) - Industrial
- (PO) - Professional Office
- (LOS) - Limited Open Space
- (P/O) - Parks / Open Space
- (PFC) - Public Facilities City
- (PFS) - Public Facilities School
- (SRU) - Special Regional Use
- (R2-5) - Dwellings Per Acre
- (R3-5) - Dwellings Per Acre
- (R5-7) - Dwellings Per Acre
- (R8-11) - Dwellings Per Acre

### OVERLAY ZONES

- North Kelsey Planning Area (ORD 009/2010)
- North Kelsey Planned Dev Area (ORD 009/2010)
- Downtown Planning Area (ORD 036-2008)
- Airport Overlay (ORD 026/2006)
- AEO-SOB Boundary (ORD 029/2003)

### BOUNDARIES

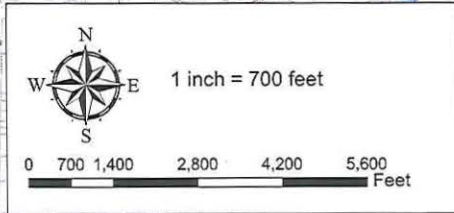
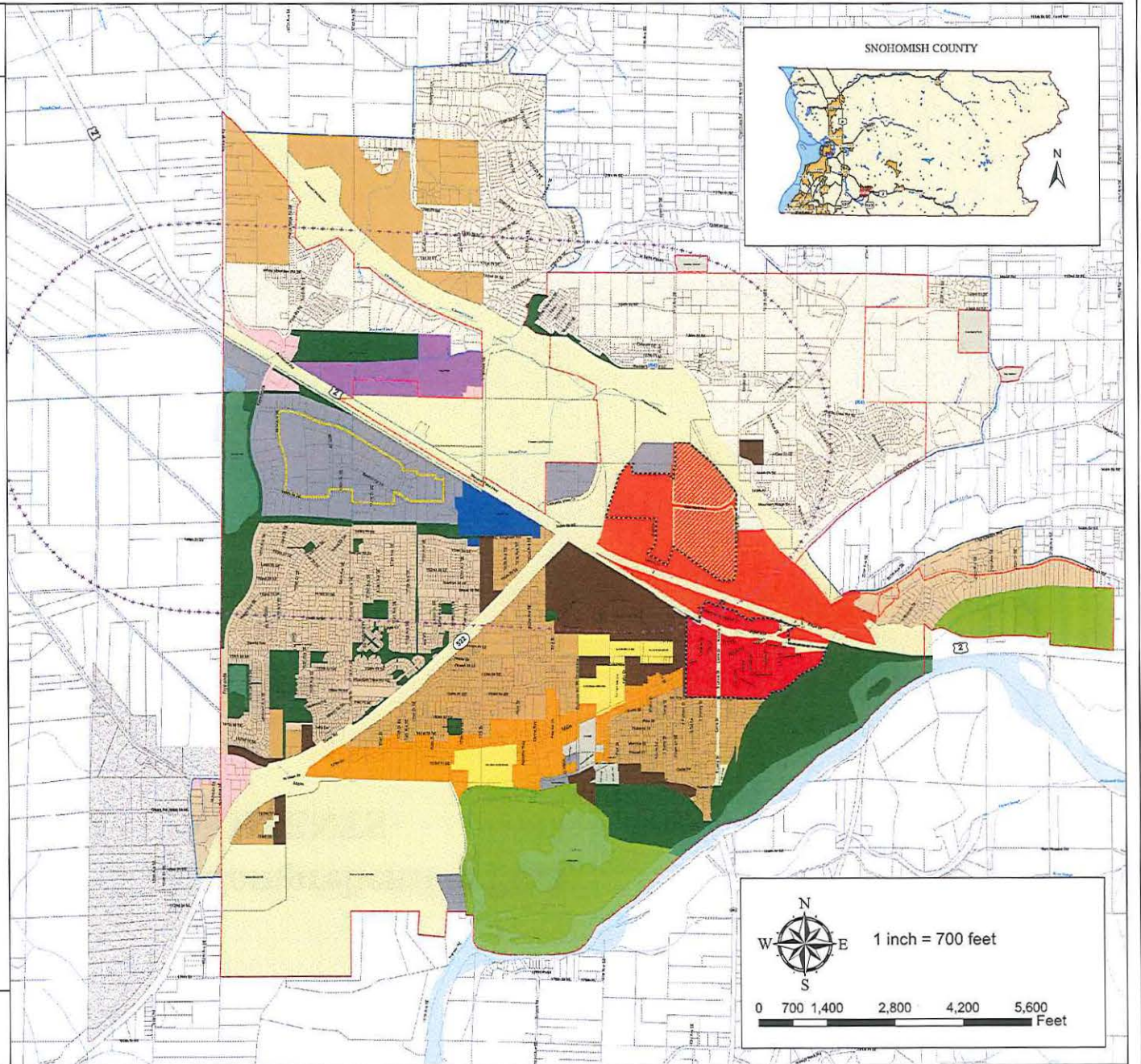
- Southwest Study Area
- Urban Growth Area
- Monroe City Limits

Official City of Monroe 2013 Comprehensive Plan Map

This is to certify that this is the official comprehensive plan map referred to in ordinance of the city of Monroe, Washington.

Adopted  
(Signed Copy in City Records)

Map data shown is the property of the City of Monroe & Snohomish County. Inaccuracies may exist and the City of Monroe & Snohomish County imply no warranties or guarantees regarding any aspect of data depiction. No real estate decisions are to be made using this map. Please contact the City of Monroe Planning and Permitting Department to verify the designation(s).





# City of Monroe



## Stream & Wetlands

### STREAMS

- Type 1
- Type 3
- Type 3ur\*
- Type 4
- Type 5
- Unclassified Stream

### WETLANDS

- Cat I
- Cat II
- Cat III
- Cat IV
- Unclassified Wetlands
- Wetland Inventory No.

# Stream Inventory No.

\*Unless determined an artificial waterway

### BOUNDARIES

- Urban Growth Area
- Monroe City Limits
- Shoreline Boundary

### BUFFERS\*

- Combined Critical Areas Buffers

\*Type 4 stream buffer shown as 150 ft on each side of the channel. Type 4 streams, beyond a quarter mile of a stream with adjoined, have a buffer of 75 ft on each side of the channel. See MMC 20.05 for specific buffers.

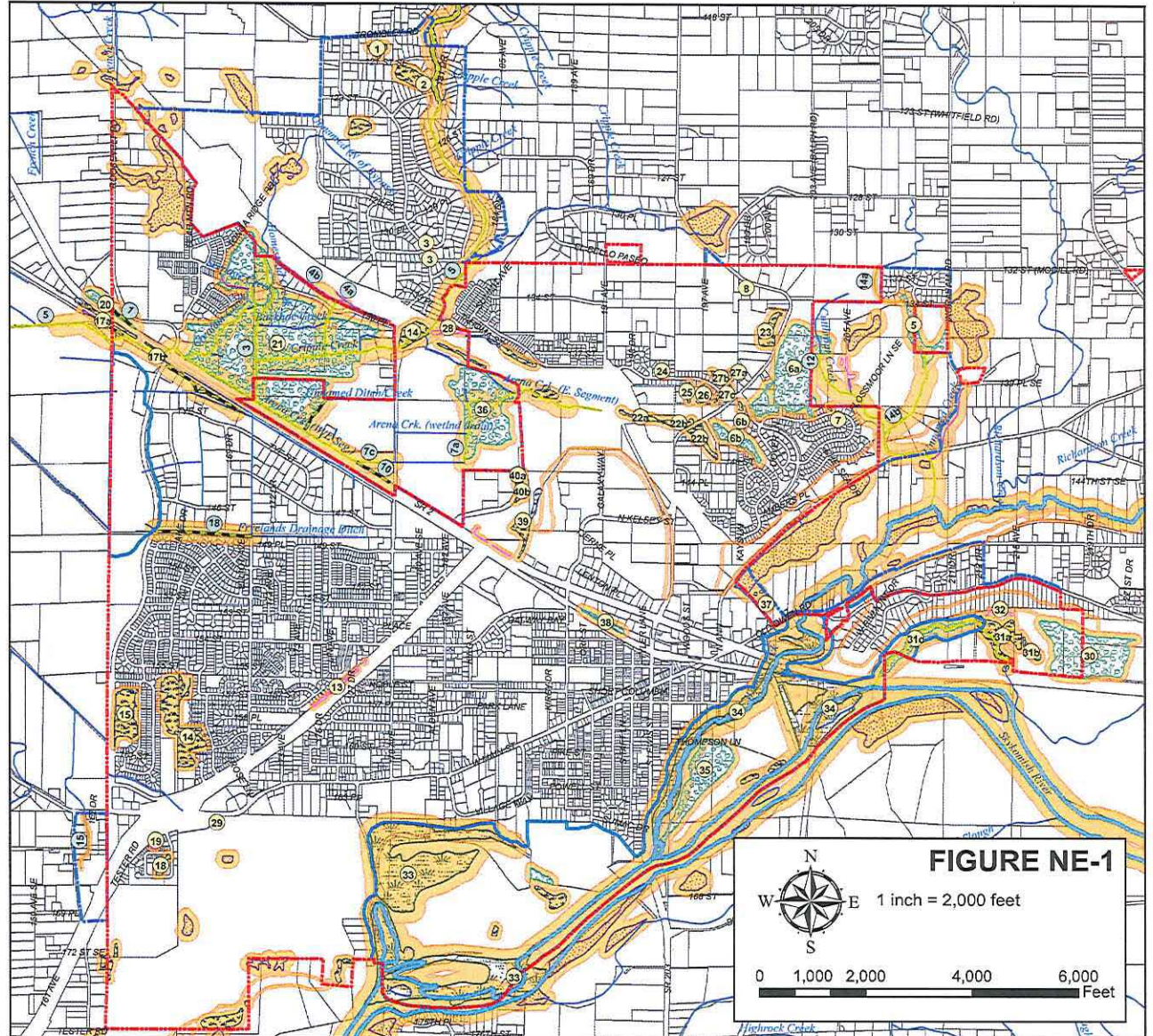
- Notes:
- The locations depicted are approximate boundaries for critical areas within the city limits. This map provides only approximate boundaries of known features and is not a substitute for more detailed maps and/or studies to identify the exact locations of known features or additional critical area features not illustrated on the map.
  - The points where streams change classification are approximate and subject to confirmation and refinement.
  - Classifications are subject to refinement based upon additional or updated fish use and seasonality of water flow information.



Map data shown is the property of the sources listed below. Inaccuracies may exist, and the City of Monroe implies no warranties or guarantees regarding any aspect of data depiction. This map is not an actual survey of individually noted critical areas. Streams have been categorized using the water typing system defined in Monroe Municipal Code Chapter 20.05 (equivalent to WAC 222-16-031). Wetlands were classified using the Washington Department of Ecology's Washington State Wetland Rating system for Western Washington. Wetland size, shape and location are approximate based on a reconnaissance level evaluation. The City of Monroe and the Urban Growth Area may contain additional critical areas not identified on this map. Therefore this map is to be used for reference purposes only.

Source: City of Monroe GIS, 2008;  
The Watershed Company;  
Snohomish County GIS, 2007

Project: Streams & Wetlands 11x17  
Location: Y:\GIS\Departments\CD\Comprehensive Plan\Comp Plan 2013\For\_Commerce  
Revised: 10-08-13  
Author: M. Sartorius



**FIGURE NE-1**

1 inch = 2,000 feet




0 1,000 2,000 4,000 6,000 Feet

# City of Monroe







## Floodplains & Shoreline Boundary

### BOUNDARIES

-  Urban Growth Area
-  Monroe City Limits
-  Shoreline Boundary

### Flood Zones

-  100 Yr. Zone A and AE (1999)
-  100 Yr., Zone AE (2005)
-  500 Yr., Shaded Zone X (1999)
-  Shaded Zone X (2005) - areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 sq mi; and areas protected by levees from 1% annual chance flood.

Notes:  
 1) The City of Monroe adopted the 2005 FIRM maps for Panel 1357 of 1575 and the 1999 FIRM maps for Panel 1377 of 1575 resulting in the mapping illustrated herein.

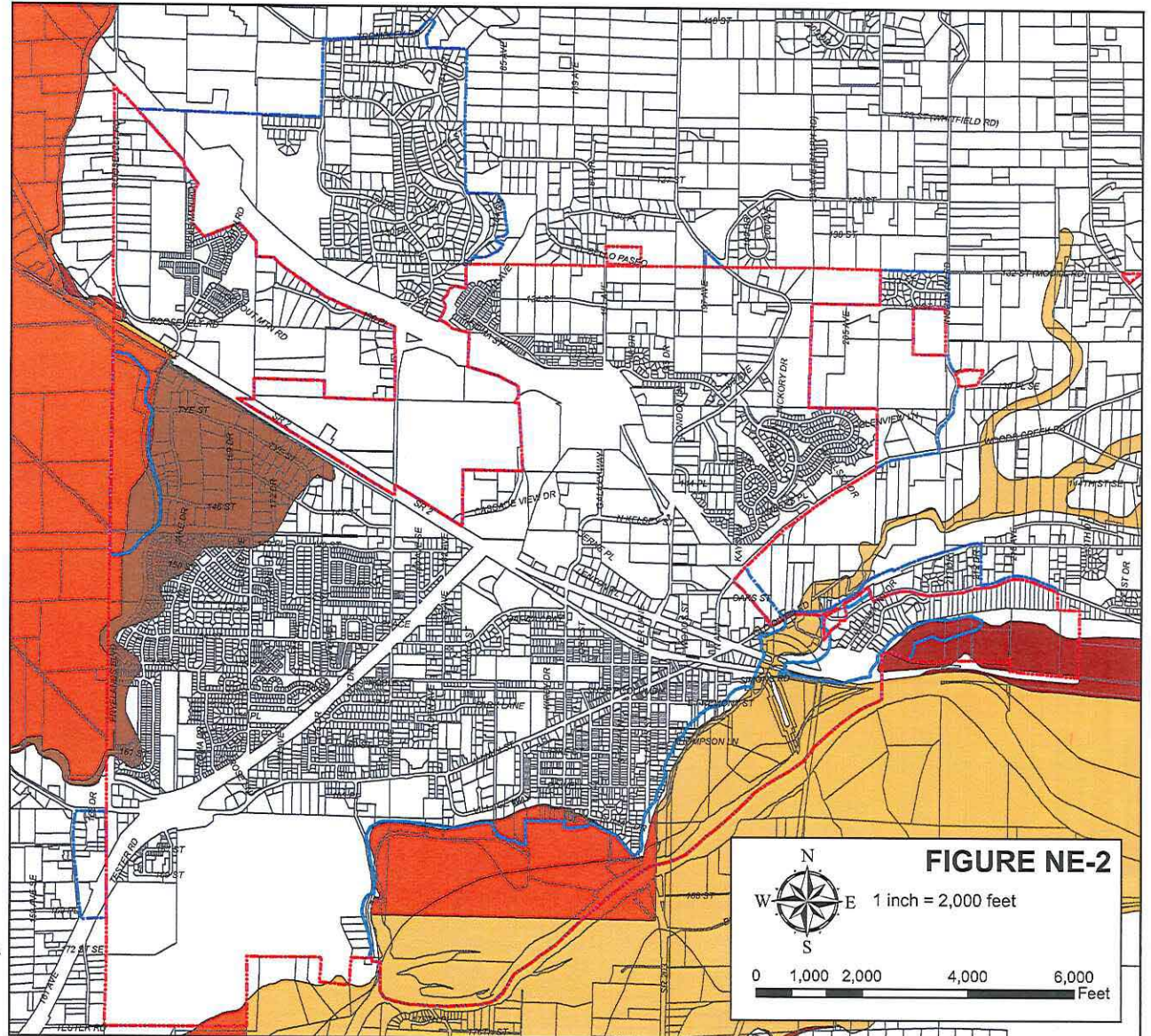
- 2) The locations depicted are approximate boundaries for critical areas within the city limits. This map provides only approximate boundaries of known features and is not a substitute for more detailed maps and/or studies to identify the exact locations of known features or additional critical area features not illustrated on the map.
- 3) The points where streams change classification are approximate and subject to confirmation and refinement.
- 4) Classifications are subject to refinement based upon on additional or updated fish use and seasonality of water flow information.



Map data shown is the property of the sources listed below. Inaccuracies may exist, and the City of Monroe implies no warranties or guarantees regarding any aspect of data depiction. This map is not an actual survey of individually noted critical areas. Streams have been categorized using the water typing system defined in Monroe Municipal Code Chapter 20.05 (equivalent to WAC 222-16-031). Wetlands were classified using the Washington Department of Ecology's Washington State Wetland Rating system for Western Washington. Wetland size, shape and location are approximate based on a reconnaissance level evaluation. The City of Monroe and the Urban Growth Area may contain additional critical areas not identified on this map. Therefore this map is to be used for reference purposes only.

Source: FEMA's DFIRM Database, Snohomish County, Washington and Unincorporated Areas, 2005.

Project: Floodplain and Shoreline 11x17  
 Location: Y:\GIS\Departments\CD\Comprehensive Plan\Comp Plan 2013\For\_Commerce  
 Revised: 10-08-13  
 Author: M. Sertorius



**FIGURE NE-2**

1 inch = 2,000 feet

# City of Monroe



## Steep Slopes & Seismic Hazards

### BOUNDARIES

- Urban Growth Area
- Monroe City Limits

### Steep Slopes

- 40% or > slope

### Soil Classifications

- B
- B-C
- C
- C-D
- D
- D-E
- E
- F
- ice
- water

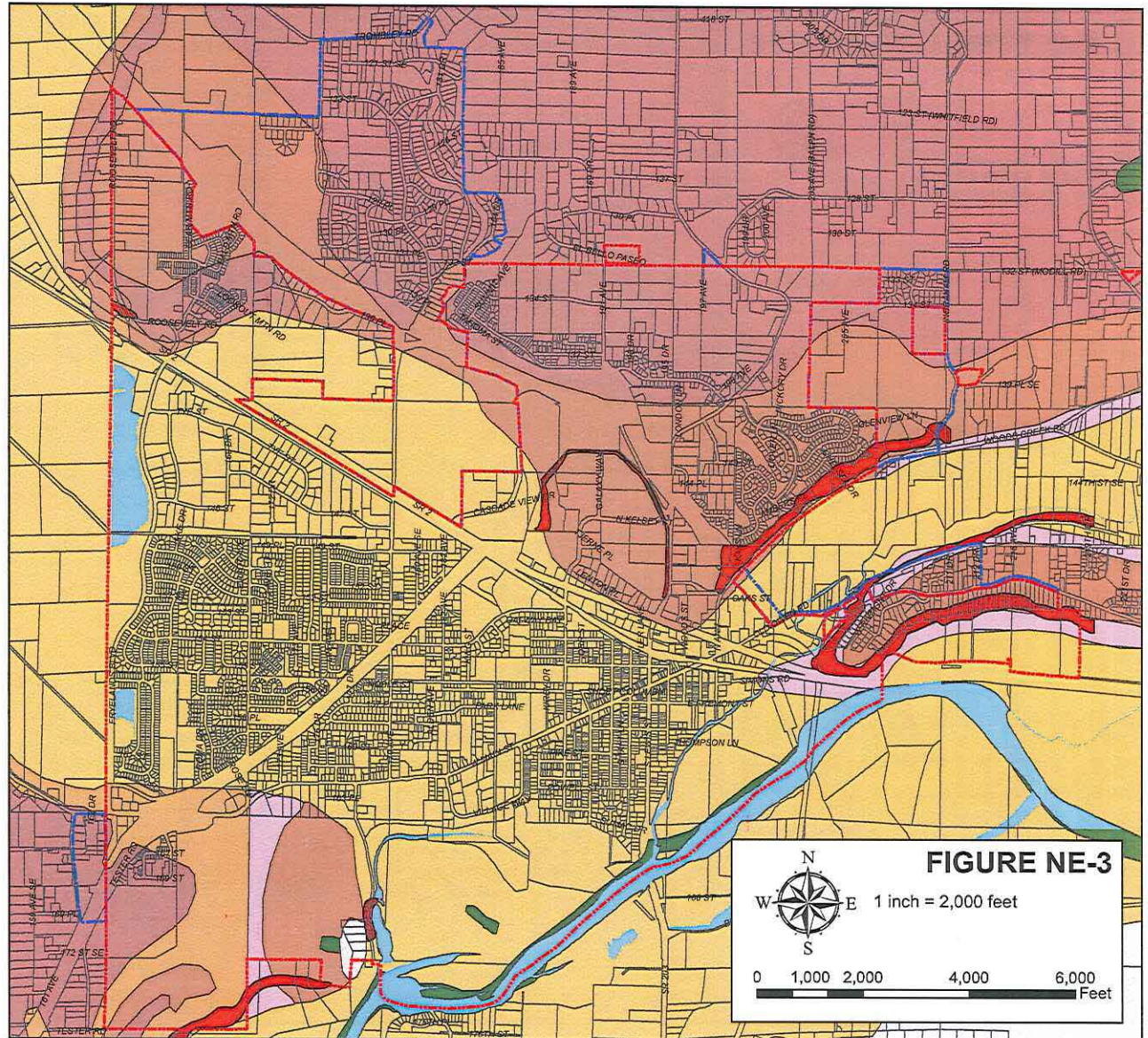
- Notes:
- 1) The locations depicted are approximate boundaries for critical areas within the city limits. This map provides only approximate boundaries of known features and is not a substitute for more detailed maps and/or studies to identify the exact locations of known features or additional critical area features not illustrated on the map.
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Source: Washington Division of Geology and Earth Resources, Olympia, WA, 2004, Hazard Mitigation Grant Program Liquefaction Susceptibility and Site Class Maps of Washington State by County. Downloaded from WA DNR GIS FTP site in 2011.

Project: Steep slopes, seismic hazards 11x17  
 Location: Y:\GIS\Departments\CD\Comprehensive Plan\Comp Plan 2013\For\_Commerce  
 Revised: 10-08-13  
 Author: M. Sertorius





**FIGURE NE-3**  
 1 inch = 2,000 feet  
 0 1,000 2,000 4,000 6,000 Feet

# City of Monroe



## Aquifer Sensitivity

### BOUNDARIES

-  Urban Growth Area
-  Monroe City Limits

### Depth to Aquifer

-  Low, Over 100ft.
-  Moderate, 40 to 100ft.
-  High, 0 to 40ft.

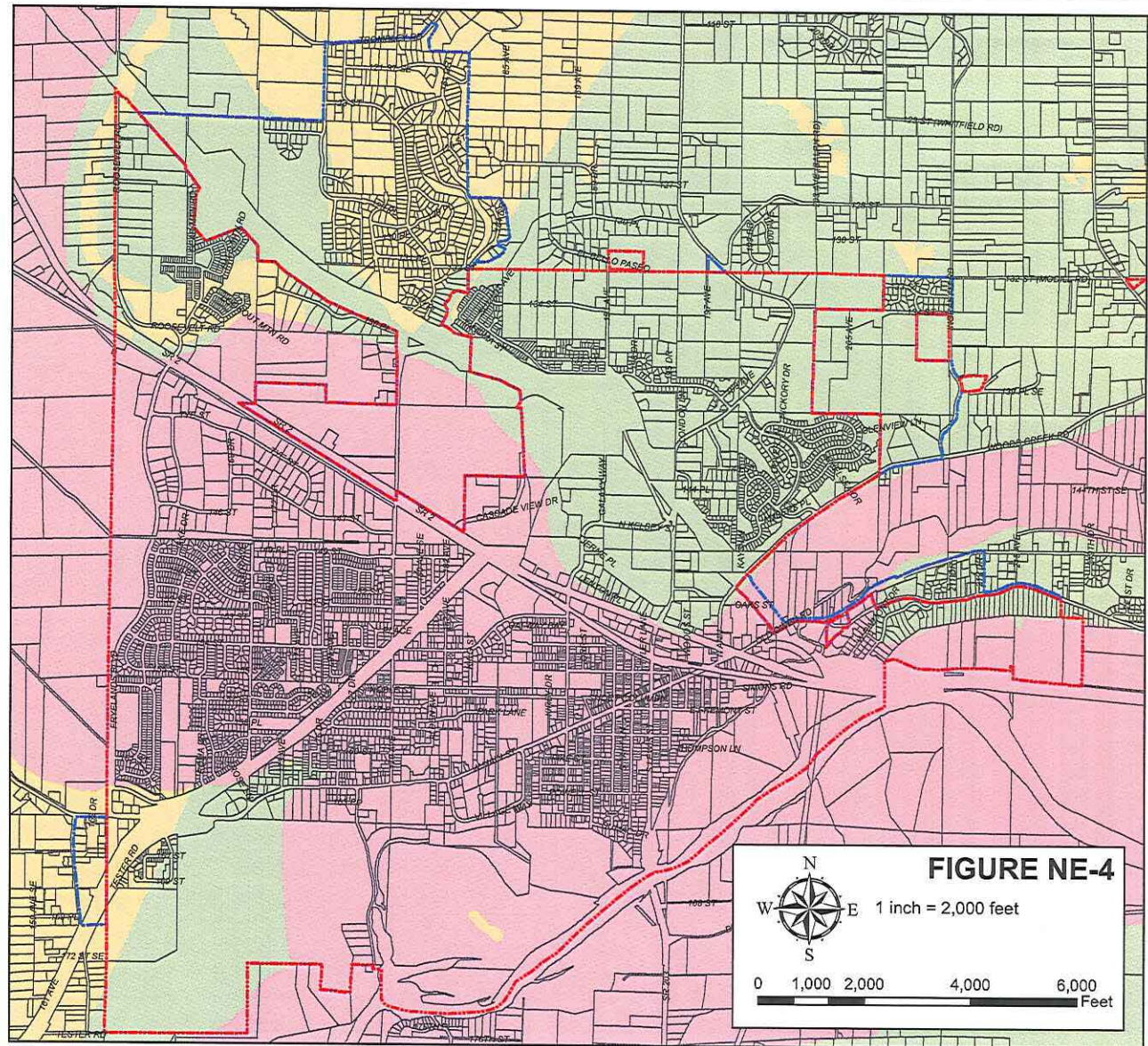
- Notes:
- 1) The locations depicted are approximate boundaries for critical areas within the city limits. This map provides only approximate boundaries of known features and is not a substitute for more detailed maps and/or studies to identify the exact locations of known features or additional critical area features not illustrated on the map.
  - 2) The points where streams change classification are approximate and subject to confirmation and refinement.
  - 3) Classifications are subject to refinement based upon an additional or updated fish use and seasonality of water flow information.



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Source: U.S. Geological Survey "The Ground-Water System and Ground-Water Quality in Western Snohomish County, Washington" (1997).

Project: Aquifer Sensitivity 11x17  
 Location: Y:\GIS\Departments\CDI\Comprehensive Plan\Comp Plan 2013\For\_Commerce  
 Revised: 10-08-13  
 Author: M. Sartorius



**FIGURE NE-4**

1 inch = 2,000 feet

## Exhibit C

# City of Monroe 2005-2025 Comprehensive Plan Proposed Text Amendments

## **TRACK CHANGES TEXT** **REVISED THROUGH 12/06/2013**

### **Housing Element**

*(Amended 1997-1998, Ordinance 1162)*

*(Amended 2005, Ordinance 038/2005)*

*(Amended 2008, Ordinance 036/2008)*



## Housing Element

### Introduction Purpose and Relationship to the Growth Management Act

The Housing Element has been developed in accordance with ~~Section 36.70A.070~~ of the Washington Growth Management Act to address housing issues in the City of Monroe and the surrounding Urban Growth Area over the next 20 years. This ~~element~~section ~~addresses~~ is concerned with recognizing and maintaining the character and vitality of residential neighborhoods, providing a wide range of housing choices and ensuring ~~the ample~~ provision of housing for all economic segments of the community.

This element provides a detailed inventory and analysis of ~~the~~ existing housing stock, assesses ~~the community~~ needs of the community, projects ~~the~~ future housing demands, and ~~defines~~establishes strategies to implement Monroe's housing goals. It ~~is also intended to~~ provides city officials and the general public with the information necessary to guide housing development over the next 20 years.

Growth in demand and construction of additional housing~~Demand for housing is,~~ generally, leads to ~~created by~~ increased commercial and industrial activity that, ~~which~~ increases employment ~~opportunities~~ and personal income. However, some households spend a greater percentage of their income on housing. To determine any differences in the percentage of income spent on housing, both the supply of housing and the characteristics of owners and renters - income, household size, and age distributions of the occupants - must be measured to provide insights about the impact of housing costs ~~on Monroe residents~~. While it is difficult to accurately determine ~~ing what~~ determine what people can afford to pay for housing, is difficult to measure precisely, these characteristics can be used to determine whether if the housing supply is adequate to meet the variety of housing demands within the community. These characteristics may also provide useful indications of the need for housing that cannot be met by private market conditions alone.

### **Housing Inventory and Analysis**

The primary sources for statistical information used for this element were from the 201002 U.S. Census of Population and Housing, American Community Survey, the WA State Office of Financial Management (OFM), Puget Sound Regional Council (PSRC) and the 2012 Snohomish County Tomorrow Housing Report, Snohomish County Planning and Development Services, and Snohomish County Tomorrow (SCT) publications.

### **Housing Units by Type, Density, Tenure, and Occupancy Status**

In 201100, as shown in Table H-1, there were 5,5774,353 total housing units in Monroe, an increase of 28154 percent% or an additional of 1,224 2,641 housing units from 20001990. The previous decade had much higher growth with an increase of 154% from 1990-2000. The 2011 Of the total housing units include, approximately 658 percent%% were single-family detached, 7 % duplex or attached single family, 2529 percent% were multi-family, and 3three percent% ~~were~~ manufactured/mobile homes or other housing types.

**Table H-1**  
**City of Monroe Housing Units 2000-2011**  
1990-2000

Type of Structure	<u>Total</u> Number of Units in 2000	% of 2000 Total Units	<u>Total</u> Number of Units in <u>2011</u> <u>1990</u>	% of <del>of</del> <u>2011</u> <u>1990</u> Total Units	Additional Units <u>1990-</u> <u>2000</u> <u>2000-</u> <u>2011</u>	% Change <u>1990-</u> <u>2000</u> <u>2000-</u> <u>2011</u>
Single-Family (SF): Detached	2,821	64.8%	<u>1,022</u> <u>3,653</u>	<u>65.5%</u> <u>59.7</u>	<u>1,799</u> <u>832</u>	<u>29.4%</u> <u>176</u>
SF: Attached	171	3.9%	<u>53</u> <u>338</u>	<u>3.1</u> <u>6.1%</u>	<u>118</u> <u>167</u>	<u>97.7%</u> <u>222.6</u>
SF: Duplex	125	2.9%	<u>172</u> <u>71</u>	<u>4.1</u> <u>3.1</u>	<u>54</u> <u>47</u>	<u>37.6%</u> <u>76.1</u>
<b>Multi-Family (MF): 3-4 Units</b>	<b>357</b>	<b>8.2</b>	<b><u>176</u></b> <b><u>177</u></b>	<b><u>10.3</u></b> <b><u>3.2</u></b>	<b><u>181</u></b> <b><u>180</u></b>	<b><u>102.8</u></b>
<b>MF: 5-9 Units</b>	<b>198</b>	<b>4.5</b>	<b><u>174</u></b> <b><u>256</u></b>	<b><u>10.2</u></b> <b><u>4.6</u></b>	<b><u>58</u></b> <b><u>24</u></b>	<b><u>13.8</u></b>
MF: <del>3-4</del> 10-19 Units	<u>754</u> <u>199</u>	<u>17.3%</u> <u>4.6</u>	<u>86</u> <u>795</u>	<u>15.5%</u>	<u>293</u> <u>104</u>	<u>15.0%</u> <u>109.5</u>
MF: 20 + Units	370	8.5%	<u>61</u> <u>478</u>	<u>3.6</u> <u>8.6%</u>	<u>309</u> <u>108</u>	<u>19.7%</u> <u>506.6</u>
Mobile Home	103	2.4%	<u>55</u> <u>69</u>	<u>3.2</u> <u>1.2%</u>	<u>-34</u> <u>48</u>	<u>(67.0%)</u> <u>87.3</u>
Other	9	0.2%	<u>50</u>	<u>0.3</u> <u>0.0</u>	<u>4</u> <u>-9</u>	<u>(0.2%)</u> <u>80</u>
<b>Total Units</b>	<b>4,353</b>	<b>100%</b>	<b><u>1,712</u></b> <b><u>5,577</u></b>	<b>100%</b>	<b><u>2,641</u></b> <b><u>1,224</u></b>	<b><u>28%</u></b> <b><u>154</u></b>

Source: American Community Survey 2011  
U.S. Census of Population and Housing, 1990 and 2000  
City of Monroe Department of Community Development, 2005

The Puget Sound Regional Council (PSRC) forecasts the current ratio of single family to multi-family dwellings will continue through 2030. Table H-2 illustrates the PSRC estimates for future housing development within the Monroe forecast analysis zone (FAZ) over the next twenty five years. (Note: The Monroe FAZ includes an area larger than the Monroe UGA.)

**Table H-2**  
**Monroe FAZ**  
**Estimated Housing Units Through 2030**

	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Single Family Dwellings</b>	<b>4,819</b>	<b>6,159</b>	<b>7,457</b>



<b>Multi-Family Dwellings</b>	<b>1,994</b>	<b>2,513</b>	<b>2,8727</b>
<b>Total Dwelling Units</b>	<b>6,813</b>	<b>8,672</b>	<b>10,284</b>

Source: ~~————~~ Puget Sound Regional Council, 2003 Sub-County Forecasts

~~Between 1995 and 2000, the City of Monroe saw the greatest increase in dwelling units per acre in Snohomish County, which is an indication that development is occurring with a more efficient use of land and at a lesser cost. The total increase of dwelling units per acre was 2.74 dwelling units per acre during this time. This is consistent with the development of the Fryelands area, which was largely developed as Planned Residential Units allowing for greater densities than the underlying zoning district.~~

~~The 2000 Housing tenure, as shown in Table H-2, defines occupation of housing units. In 2011, Census states 4,173 there were 5,164 -of the total occupied housing units, -were occupied. Of the occupied units, 3,704 (72 % of total occupied units) 2,565 or 61 percent% were owner-occupied, and 1,460 1,597 (28 % of total occupied units) or 38.3 percent% were renter-occupied. Although the city's ownership to rental split is below the countywide averages, of 67.8 percent% owner-occupied to 32.2 percent% renter-occupied, Monroe's increasing trend for home ownership is consistent with the county and regional trends, as illustrated in the following table.~~

**Table H-23**  
**Housing Tenure ~~1990-2000~~ 2000-2011**

	City of Monroe		Snohomish County	
	No. of units	Percent	No. of units	Percent
<b>2000</b>				
Owner-occupied	2,576	61.7	152,382	67.8
Renter-occupied	1,597	38.3	72,470	32.2
<del>1990</del> <b>2011</b>				
Owner-occupied	<u>8443,704</u>	<u>71.751</u>	<u>413,775</u>	<u>67.866.3</u>
Renter-occupied	<u>8081,460</u>	<u>28.349</u>	<u>57,938</u>	<u>32.233.7</u>

Source: ~~American Community Survey 2011~~ U.S. Census Population and Housing, 1990 and 2000

~~The Washington State Office of Financial Management updates the city's occupancy rate on an annual basis by housing type. Table H-4 illustrates a summary of the city housing and population figures for 2005, including the occupancy rate. The occupancy rate is based on the postal occupancy rate.~~

**Table H-4**  
**201105 City of Monroe Housing and Population Characteristics**

	Total Units	Single-Family: Detached	SF: Duplex	Multi-Family (MF): 3-4 units	MF: 5+ units	Mobile Homes and Trailers	Special Housing
All Housing	5,071	3,577	185	413	781	102	13
Occupied	4,733	3,393	170	361	709	92	8
Occupancy Rate	.933346	.948550	.918721	.873885	.907641	.903049	.615385
Persons per Household	2.831819	2.915098	2.330508	3.102804	2.432357	2.800000	1.625000
Household Population	13,403 <sup>1</sup>	9,891	396	1,120	1,725	258	13

<sup>1</sup>—This does not include the Department of Corrections population

Source:—Washington State Office of Financial Management, 2005 Population Local Review Worksheet: City of Monroe

### Age and Condition of Housing Stock

Table H-5 presents data to show the age of Monroe's housing stock in 2011 is shown in Table H-3, 2000. Approximately 53 percent of the City's total dwelling units were built between 1990 and 2000. The period from 1990-2005 showed the greatest increase in the number of built housing units, with a total of 3,406 units, or 61% of all housing units. From 2005 to 2011, only 320 units, or 5.7% of all housing units, were built. As construction activity is continuing to increase in the recovering economy and is expected to bring significant numbers of new homes to the market, this means that more than fifty percent of the housing in Monroe is less than 15 years old. The implications of this fact are that the general quality of housing is relatively high, as the majority of housing units were built since 1990 in accordance with up-to-date building codes, and that the value of these homes is relatively high, considering their age and quality.

The majority of new housing construction is now taking place north of US 2. Nevertheless, rehabilitation activities remain important in the downtown and Old Monroe neighborhoods where the majority of older housing stock is located. Approximately 17.15 percent of the citywide housing stock is 50 years old or older and one quarter of the housing supply is over 40 years old. There has been very little demolition and rebuilding of this housing, which is located in the city core.

**Table H-35**  
**City of Monroe, Age of Housing: 2011**

Year Housing Built	Number of Units	% of Total
Built 2005 or later	320	5.7
1999 to 2004	804	14.4
1995 to 1998	2,282	27.1
1990 to 1994	2,406	27.1
1980 to 1989	473	8.5
1970 to 1979	535	9.6
1960 to 1969	306	5.5
1950 to 1959	101	1.8
1940 to 1949	185	3.6
1939 or earlier	571	10.2
<b>TOTALS</b>	<b>5,577</b>	<b>100.0</b>

Source: American Community Survey 2011 U.S. Census of Population and Housing,

2000

City of Monroe Community Development Department, July 2008.

As stated above, more than 60 percent of the total housing units in Monroe have been constructed since 1990. The City of Monroe saw a significant increase in the number of dwelling units being constructed during the mid to late 1990s. This trend has continued, but at a decreasing rate since 2000.

Table H-46 shows the types of units that were permitted between 2000 and 2012 with a total of 817 units, with 87 % built as single family detached units. The volume of permits clearly reflects changes in the economy and housing market. Only 30 permits were issued from 2007-2009, with a slow recovery leading to 17 units in 2012. The number of multi-family structures continues to fall with only seven permits over the past ten years. In that same period, the percentage of multi-family housing units decreased from 38 to 32 % of total units. The amount of land zoned for multi-family development is severely limited in comparison to the amount of vacant land available for single-family development.

1994-2005. The data indicate that the city permitted 1,035 new dwelling units over the past ten years. For the 1994-April 2005 period, approximately 98 percent of the permits were for the construction of single-family units.

**Table H-46**  
**Monroe Residential Unit Building Permit Activity: 1994-2007/2000-2012**

Year	Single-Family <u>Detached</u>	Duplex	Multi-Family	Manufactured Housing	Total 2000-2012
2000-1994	105-156	315	86	10	117-177
2001-1995	65-156	15	80	30	77-161
2002-1996	77-252	42	28	30	86-262
2003-1997	74-443	86	06	04	82-457
2004-1998	168-289	31-11	08	21	201-309
2005-1999	111-192	62	07	11	118-202
2006-2000	39-105	103	08	11	50-117
2007-2001	22-65	41	18	03	27-77
2008-2002	6-77	14	12	13	9-86
2009-2003	2-74	08	00	10	3-82
2010-2004	17-168	03-1	00	02	17-201
2011-2005	11-111	2-6	00	0-1	13-118
2012-2006	17-39	04-0	00	01	17-50
2013*-2007	43-22	04	1	0	47-27
<b>Totals</b>	<b>714</b>	<b>70</b>	<b>20</b>	<b>13</b>	<b>817</b>

Source: City of Monroe Monroe Community Development Department, June 2008-2013  
 \*Permits through October 2013

The significance of these numbers is that the number of multi-family structures continues to drop: the 1990 Census reported that about 30 percent of all of Monroe's housing stock was multi-family, which dropped again in 2000 to 29 percent. The amount of land zoned for multi-family development is limited in comparison to the amount of vacant land that is available for single-family developments.

Another indicator of the quality of housing is overcrowding. According to the U.S. Bureau of Census, a substandard condition exists if there are more than 1.00 persons per room living in a home. In making these computations, it must be understood that a "room" is a living room, dining room, kitchen, bedroom, finished recreation room, or enclosed porch suitable for year-round use. It does not include bathrooms, open porches, balconies, halls, and/or utility rooms. Table H-7 shows only 234 dwelling units, or 5.7 percent of the occupied residences, in Monroe in 2000 were considered to be overcrowded. The number of overcrowded dwellings has been reduced since 1990, which estimated that 120 dwelling or 7.3 percent were overcrowded.

**Table H-7**  
**Monroe, Washington**  
**Tenure by Persons per Room: 2000**

Persons/Room	Owner-Occupied		Renter-Occupied		Total Occupied	
	No.	Percent	No.	Percent	No.	Percent
1.00 or less	2,510	98.8	1,405	87.0	3,915	94.4
1.01 to 1.50	31	1.2	71	4.5	102	2.5

1.51 or more	-0.0	-132	-8.5	-132	-3.3
<b>TOTALS</b>	<b>2,541</b>	<b>100.0</b>	<b>1,608</b>	<b>100.0</b>	<b>4,149</b>

Source: U.S. Census of Population and Housing, 2000.

Other measures used to determine the quality of the housing stock are presented in Table H-8, which was developed by the U.S. Census. Measures such as the lack of complete bathroom facilities, kitchens, or heating equipment, or the lack of a potable water system or means of disposing of sewage are all indicators of substandard housing conditions.

**Table H-8**  
**Monroe, Washington**  
**Availability of Facilities in Housing Units: 2000**

Type of Facility	Dwelling Units	
	Number	Percent
<b>Plumbing</b>		
— Lacking Complete Plumbing Facilities	7	—0.2
<b>Kitchens</b>		
— Lacking Complete Kitchen Facilities	30	—0.7
<b>Home Heating Fuel</b>		
— Utility Gas	2,060	—49.7
— Bottled, Tank, or LP Gas	26	—0.6
— Electricity	1,912	—46.1
— Fuel Oil, Kerosene, etc.	29	—0.7
— Coal or Coke	0	—0.0
— Wood	93	—2.2
— Other Fuel	17	—0.4
— No Fuel Used	12	—0.3

Source: U.S. Census of Population and Housing, 2000.

Based on above criteria, the quality of the existing housing in Monroe is high. Less than one percent of the homes do not have complete plumbing or kitchen facilities. Most of the dwelling units in the city have some form of home heating.

### Household Characteristics

Household characteristics include the make-up of persons residing together, the median income, travel distance to places of employment, age of occupants, how many people are living together (related and unrelated), etc. All these factors influence how much a household can afford, determines how many households are paying more than they can afford for housing, and where individuals may decide to locate.

### Household Size, Age, Race, and Type

Although the nation as a whole, including Snohomish County, has been seeing a decrease in the average household size, the City of Monroe has actually seen an increase in the last decade. In

~~2000-1990~~, the average household size in Snohomish County was ~~2,652.71~~ persons per household (PPH) and ~~2,832.52~~ PPH for the City of Monroe. In ~~201200~~, the ~~countywide average~~~~countywide average~~ decreased to ~~2.615~~ PPH, while the city's average increased to ~~2.2.96 for owner-occupied and 2.70 for renter-occupied housing~~~~83~~ PPH, ~~an increase of 12.3 percent~~. ~~As in 2000,~~ ~~t~~This was the greatest increase of persons per household in Snohomish County.

~~Household sizes have generally been shrinking over time as reflected in Snohomish County. Renter households are generally smaller than owner households, although recent trends in single family home rentals and multi-generation families may change that trend. Monroe continues to have a higher average PPH, likely due to its growth in both general and minority populations. Trends in race and origin are shown in Table H-5.~~

~~According to the Snohomish County Tomorrow 2002 Housing Evaluation Report, this is due in part to rapidly growing areas of Snohomish County that are providing new, affordable, housing for families, while established communities are running out of vacant land, their citizens are aging, and their youth are moving away to more affordable areas. This change can also be attributed to the changing make-up of the community. The City of Monroe has seen an increase of minorities in the community. This influences the average persons per household as many of these cultures have extended families living in the same household.~~

Table H-59  
Monroe, Washington  
Race and Origin, ~~1990 and 2000~~ and 2010

Race	2000		2010	
	Population	Percent	Population	Percent
White	12,213	88.5	<del>13,598</del> 4,041	<del>76.7%</del> 94.5
African American	485	3.5	<del>611</del> 24	<del>3.4%</del> 0.6
American Indian, Eskimo or Aleut	317	2.3	<del>239</del> 83	<del>1.3%</del> 0.9
<del>Asian or Pacific Islander</del>	<del>534</del>	<del>-3.8</del>	30	-0.7
Other	649	4.7	<del>329</del> 400	<del>1.9%</del> 2.3
<b>Origin</b>				
Hispanic <del>or Latino</del>	1,332	9.7	<del>2,962</del> 156	<del>17.8%</del> 3.6

Source: U.S. Census of Population and Housing, ~~1990 and 2000~~ and 2010

~~The median age of the population has increased along with At average household size, creating higher future demand for senior and retirement thehousing. At the same, time the average number of persons per household has increased within the city, the age of persons residing in households has decreased. The number of households with at least one family member 65 or older dropped from 27 percent in 1990 to 16 percent in 2000, and the number of families with children under 18 increased from 37 percent in 1990 to 48 percent in 2000.~~

~~The types of fFamily households are also changing as shown in Table H-6. The US Census defines family as a "householder and all (one or more) other people living in the same household~~

who are related to the householder by blood, marriage, or adoption.” Traditional families represent 73.3% percent of households in Monroe in both 2000 and 2011. Since 2000, the percentage of Married Couple Households has decreased, while Female Householder – No Husband households has increased. The U.S. Census defines family as a “householder and all (one or more) other people living in the same household who are related to the householder by blood, marriage, or adoption.” Consistent with the conclusions made by the Snohomish County Tomorrow 2002 Housing Evaluation Report, the City of Monroe saw an increase in the number of families between 1990 and 2000, as illustrated below.

**Table H-610  
Monroe, Washington  
Household by Type, 20001990 and 201100**

Household Type	2000 Percent of Total	<u>2011</u> 1990 Percent of Total
Family <sup>1</sup>	73.3	<u>73.3</u> 65.7
Married Couple	57.8	<u>53.8</u> 50.2
Female Householder, No Husband	10.5	<u>14.6</u> 10.7
Non-family <sup>1</sup>	26.7	<u>26.7</u> 43.3
Living Alone	20.6	<u>21.8</u> 28.4

<sup>1</sup> 100% percent of the total households are calculated by adding the Family + Non-family categories together; the remaining categories are subsets of the Family and Non-family Types.

Source: U.S. Census of Population and Housing, 2000; American Community Survey 20111990 and 2000

**Travel Time, Employment, and Household Income**

During the late 1990s, during the technology industry boom in east King County, the City of Monroe saw a shift in commuting patterns. More residents began traveling longer to their places of employment. This trend has continued with the largest number of commuters using State Route 522. The average travel time to work for Monroe residents is 31 minutes.

**H-11  
Commute Times for Monroe Households**

Time	<u>%</u> Percentage of Household
<15 minutes	27.8
<30 minutes	45.2
<45 minutes	68.2

Source: Snohomish County Tomorrow 2002 Housing Evaluation Report

According to the 2000 U.S. Census, of these commuters, the majority (72.6 percent) drove alone. Other forms of transportation to work included car/van pools (17.4 percent), public transportation (1.3 percent), walked (3.6 percent), other means of transportation (1.1 percent), and persons who worked from home (4 percent).

In 2003, the Puget Sound Regional Council (PSRC) estimated that there were 7,664 jobs in the City of Monroe. Table H-12 illustrates the types of employment within the city and the estimated number of employees for each category.

Table H-12  
Covered Employment in the City of Monroe, 2000 and 2003

Employment Category	Estimated Number of Employees, 2003	Estimated Number of Employees, 2000	Percent Change 2000-2003
Construction/Resources	365	321	13.7%
Finance, Insurance, and Real Estate	262	141	85.5%
Manufacturing	1,156	1,048	10.3%
Retail	1,149	1,040	10.5%
Services	1,929	1,974	-2.3%
Wholesale, Trade, Transportation, and Utilities	240	249	-3.6%
Education	607	501	21.2%
Government	1,958	1,660	17.9%
<b>Total</b>	<b>7,664</b>	<b>6,925</b>	<b>10.7%</b>

Source: Puget Sound Regional Council Covered Employment Estimates, 2000 and 2003

Between 1990 and 2000, the City of Monroe had the third greatest increase in the median household incomes in Snohomish County. Household income is an important factor in housing demand. The median income in Snohomish County is \$67,777, compared to \$69,278 in Monroe. There is significant range of income from \$34,063 to \$140,000 among the twenty Snohomish County jurisdictions. In 2000, 1990 the Monroe median household income was \$50,390 and in 2011 the median household income was \$67,777, an increase of 35.37% over ten years. The city's median household income is still slightly below the median income for Snohomish County, which was \$53,060 in 2000. The Washington State Office of Financial Management further estimates that the median household income for Snohomish County increased again in 2004 to \$59,566. A distribution of household income classifications is shown in the following table for Snohomish County and the City of Monroe.

Table H-13  
Households by Income Classification

Area	<\$14,999	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000 and up	Median Income
Snohomish County	-8.8%	-9.0%	11.3%	16.8%	54.1%	\$53,060
City of Monroe	10.3%	-8.8%	10.8%	19.7%	50.4%	\$50,390

Source: U.S. Census of Population and Housing, 2000

Table H-714 shows the Federal Department of Housing and Urban Development (HUD) income classifications for Snohomish County.



**Table H-714  
Snohomish County Household Categories**

<u>Category of Household/<u>% of Median Income of \$ 67,777</u></u>	<u>Income Range/<u>% of Median Income</u></u>	<u>Number/<u>Percent of Households</u> <u>Income Range</u><sup>†</sup></u>
<u>Extremely Low Income/<u>0-30%</u></u>	<u>\$ 0-20,333-<u>0-30%</u></u>	<u>463/<u>9.0%</u><u>\$0-\$15,918</u></u>
<u>Very Low Income/<u>31-50%</u></u>	<u>\$ 20,334 – 33,889/<u>31-50%</u></u>	<u>605/<u>11.7%</u><u>\$15,919 – \$26,530</u></u>
<u>Low Income/<u>51-80%</u></u>	<u>\$ 33,890 – 54,222/<u>51-80%</u></u>	<u>719/<u>13.9%</u><u>\$26,531 – \$42,448</u></u>
<u>Moderate Income/<u>81-100%</u></u>	<u>\$ 54,222 – 67,777/<u>81-95%</u></u>	<u>851/<u>16.5%</u><u>\$42,449 – \$50,407</u></u>
<u>Middle Income/<u>100-120%</u></u>	<u>\$ 67,778 – 81,332/<u>96-120%</u></u>	<u>644/<u>12.5%</u><u>\$50,408 – \$63,672</u></u>
<u>High Income/<u>121% or Over</u></u>	<u>\$ 81,333 &gt;</u>	<u>1,882/<u>36.4%</u></u>

<sup>†</sup> Calculated using the Snohomish County median income per County-wide Housing Policy HO-10.

Source: American Community Survey 2011 HUD income classification guidelines  
City of Monroe Department of Community Development, 2005

Using the HUD guidelines with the 2000 Census information and county median income, approximately 10 percent of Monroe households would be considered extremely low income, 8 percent very low, and 10 percent low income. This assumes a median of \$42,500 for the \$35,000 to \$49,999 census income group, with half of the households making above or below the median. Moderate income households represent approximately 20 percent of the city households and approximately 24 percent are middle income households.

### **Housing Costs and Affordability**

Housing costs represent a significant share of household budgets. One of the goals of the Growth Management Act is to provide affordable housing to the residents of Washington State. Federal and state guidelines established the threshold of affordable housing at 30 percent% of gross income devoted to housing costs (rent and/or homeownership costs plus utilities). A household is cost-burdened when it spends 30 % or more of its gross income on housing

According to the Puget Sound Regional Council, the number of cost-burdened households trend of households paying more than 30 percent of their gross monthly income increased significantly between 1990 and 2000 and 2011 as shown in Table H-8. In 2000, 1990, in Snohomish County, it was estimated that 28.4% of all 18.7 percent of renter and owner households in Snohomish County spent 30% percent or more on housing costs. In 2011, which increased to 28.4 percent 47.4% of all county households were cost-burdened. In 2000, Monroe renter and owner cost burdened households were 49.5% of total households in 2011. This is consistent with the Census data as illustrated in Table H-15.

**Table H-815**  
**Cost-Burdened Renter and Owner Households 2011** Snohomish County Percent of  
Household Income towards Housing Costs, 2011 1999

<u>Percent of Monthly Income</u>	<u>Number of Occupied Units Monthly Owner Costs as a Percent of HH Income</u>	<u>Number of Cost-Burdened Households Gross Rent as a Percent of HH Income<sup>†</sup></u>	<u>Percent of Total Occupied Households</u>
<u>Snohomish County Renter Households</u> 29.9 percent% or less	<u>82,345</u> 49.269.5	<u>41,343</u> 49.858.4	<u>50.2%</u>
<u>Snohomish County Owner Households</u> 30 percent% or more	<u>142,912</u> 50.830.5	<u>65,305</u> 50.236.0	<u>45.7%</u>
<u>Monroe Renter Households</u>	<u>1,420</u>	<u>721</u>	<u>50.8%</u>
<u>Monroe Owner Households</u>	<u>3,228</u>	<u>1,582</u>	<u>49.0%</u>

<sup>†</sup>Source: American Community Survey 2011 5.6 percent% were not computed  
Source: U.S. Census of Population and Housing, 2000

For the City of Monroe, the 2000 Census shows the median owner-occupied housing value was \$181,400 and the median contract rent was \$819. Trends in construction are making new housing more expensive. This can be seen with the change in the median sales price in Snohomish County between 2003 and 2004. According to the Northwest Multiple Listing Service, in 2003 the median selling price was \$221,950, increasing to \$242,150 in 2004. This same trend is also occurring in the City of Monroe. Based on a comparable market analysis (CMA) provided to real estate agents in June 2005, the median sales price for a new single-family home (built in 2005 or later) in Monroe is \$251,000. This does not meet the definition of affordable housing based on current median household incomes.

The median price for single family homes has been rising in the economic recovery of the past 12-18 months. This will directly impact access to housing for all economic ranges, but may also lead to greater impacts on lower income households. Another measure of Access to affordable housing, based on Average Median Income (AMI), is shown in estimates of affordable rental and mortgage units for low-moderate income households in Table H-9. is the percentage of home sales that were affordable to households earning up to 95 percent of the median annual household income. The percent of home sales between 1998 and 2000 that were considered affordable to low-moderate income households only accounted for 16.4 percent of all sales in the city. Table H-16 illustrates the median income, maximum affordable sales prices, maximum monthly costs affordable to low-moderate income households, and the average interest rate for each year illustrated.

**Table H-16**  
**Low-Moderate Income Ownership Affordability**

<b>Year</b>	<b>Median Annual Income</b>	<b>Maximum Sales Price</b>	<b>Maximum Monthly cost</b>	<b>Average Interest Rate</b>
1995	\$44,964	\$123,158	—\$987	7.4%
1996	\$47,358	\$117,895	\$1,013	8.2%
1997	\$50,631	\$129,474	\$1,037	7.6%
1998	\$52,599	\$138,905	\$1,059	6.9%
1999	\$52,450	\$152,539	\$1,163	6.9%
2000	\$54,253	\$150,987	\$1,203	7.5%

Source: SCT, 2002 Housing Evaluation Report

The issue of affordable housing continues to compound as housing costs continue to outpace the growth in incomes, as seen during the last decade. Table H-17 illustrates the change in the median income in Snohomish County to monthly homeownerships costs.

**Table H-9**  
**Low-Moderate Income Ownership Affordability**

	<b><u>Total Rental Units</u></b>	<b><u>51-80% AMI Units (%)</u></b>	<b><u>31-50% AMI Units (%)</u></b>	<b><u>30% AMI Units (%)</u></b>
<b><u>Affordable Rental Units</u></b>				
<u>Snohomish County</u>	<u>82,980</u>	<u>35,670 (43%)</u>	<u>17,912 (22%)</u>	<u>5,255 (6%)</u>
<u>City of Monroe</u>	<u>1,420</u>	<u>539 (38%)</u>	<u>219 (15%)</u>	<u>175 (12%)</u>
<b><u>Affordable Mortgage Units</u></b>				
<u>Snohomish County</u>	<u>143,315</u>	<u>21,427 (15%)</u>	<u>5,970 (4%)</u>	<u>1,181 (1%)</u>
<u>City of Monroe</u>	<u>3,228</u>	<u>517 (16%)</u>	<u>124 (4%)</u>	<u>19(1%)</u>

Source: American Community Survey 2011

The availability of affordable rental housing units in Monore has been steadily decreasing. In 2011, affordable housing was available for only 12% of extremely low income and 15% of very low income households.

Table H-10 illustrates the contract rent values in Monroe for 2000.

**Table H-10**  
**Monroe, Washington**  
**Average Monthly Contract Rental Rates: 2011**

<u>Value Range</u>	<u>Number of Units</u>	<u>Percent of Total</u>
<u>Less than \$200</u>	<u>32</u>	<u>2.3</u>
<u>\$200 to \$299</u>	<u>42</u>	<u>3.0</u>
<u>\$300 to \$499</u>	<u>98</u>	<u>6.9</u>
<u>\$500 to \$749</u>	<u>90</u>	<u>6.3</u>
<u>\$750 to \$999</u>	<u>341</u>	<u>24.0</u>
<u>\$1,000 to \$1,499</u>	<u>463</u>	<u>32.6</u>
<u>\$1,500 or more</u>	<u>354</u>	<u>24.9</u>
<b>TOTALS</b>	<b>1,420</b>	<b>100.0</b>

Source: American Community Survey 2011

**Table H-17**  
**Median Income to Housing Costs**  
**(household income adjusted for 1999 dollars; housing costs adjusted for 2000 dollars)**

<b>1989 Median Household Income</b>	<b>1999 Median Household Income</b>	<b>Percent Change</b>	<b>1990 Median Monthly Owner Costs</b>	<b>2000 Median Monthly Owner Costs</b>	<b>Percent Change</b>
\$52,341	\$53,060	1.4%	\$1,157	\$1,425	23.2%

Source: Puget Sound Regional Council, *Puget Sound Trends*, No E11, October 2002

Another factor affecting the increase in the number of cost-burdened households in all income categories number of households paying more than 30 percent of their monthly income are also influenced can be contributed to by low interest rates, allowing greater access to ownership especially for low-moderate households. In September 2002 the nation saw the lowest mortgage interest rates in 32 years of record keeping, and rates remained below six percent through 2005. Historically low interest rates result in greater housing access for Based on those trends, low-moderate income households that may be willing to devote a greater portion of their limited income to rental costs or consider home ownership with mortgage payments, rather than rent, to become homeowners. Table H-18 illustrates the single family residential home values within the city.

**Table H-18  
City of Monroe  
Value of Owner-Occupied Housing: 201100**

Value Range	Number of Units	Percent of Total
Less than \$ 50,000	277	0.73
\$50,000 to \$99,999	3819	10.8
\$100,000 to \$149,999	134385	36.616.8
\$150,000 to \$199,999	472536	12.723.3
\$200,000 to \$249,999	1,368792	36.934.5
\$250,000 to \$299,999	1,557445	42.019.4
\$300,000 to \$349,999	9670	2.63.0
\$350,000 or more	1228	0.31.3
<b>TOTALS</b>	<b>3,704,15</b>	<b>100.0</b>
<b>Median (dollars)</b>	<b>\$288,700</b>	<b>2,297</b>

Source: U.S. Census of Population and Housing, 2000.

Monroe is also seeing a decrease in affordable rental housing units. Based on the SCT 2002 Housing Evaluation Report, only 30.9 percent of the rental housing units were affordable for very low income households. This is a decrease of approximately 27 percent between 1996-1998 and 1999-2001. Table H-19 illustrates the contract rent values in Monroe for 2000.

**Table H-19  
Monroe, Washington  
Average Monthly Contract Rental Rates: 201100**

Value Range	Number of Units	Percent of Total
Less than \$200	32173	2.310.8
\$200 to \$299	42160	3.010
\$300 to \$399	98348	6.921.7
\$400 to \$499	90618	6.338.4
\$500 to \$599	341237	24.014.7
\$600 to \$699	10463	32.60.6
\$700 to \$799	35462	24.93.8
<b>TOTALS</b>	<b>1,420,608</b>	<b>100.0</b>

Source: U.S. Census of Population and Housing, 2000

One positive change has been the decrease in the percent renter households with an annual income less than 95 percent of the Median Income paying more than 30 percent of their monthly income. Based on the SCT 2002 Housing Evaluation Report the percent dropped from 58.2

~~percent to 48.3 percent. This is below the county average of 53.4 percent of renter households with an annual income less than 95 percent of the median income paying more than 30 percent their monthly income for housing.~~

## **Housing Resources**

Assisted housing is a term generally used to describe a wide range of housing constructed with government support or assistance. The intention is to provide housing for low-moderate income households that have difficulty finding clean, affordable housing. Affordable housing in Monroe includes assisted housing programs administered through the US Department of Housing and Urban Development (HUD). These programs include public multifamily housing, Section 202 for senior citizens, Section 811 for mentally disabled and Section 8 subsidies.

The primary assisted housing program in Monroe is the Section 8 voucher program. Housing vouchers are generally provided to low-income residents to supplement rent to private landlords. Residents may pay up to 30 percent of their income in rent, with the difference between the 30 percent and the market rate provided to the landlord through a voucher. In some cases, the family may use the voucher to purchase a home. Vouchers provide increased mobility and choice in location for low-income residents, enabling them to live in areas with increased access to economic opportunities and transportation. It should be noted that fewer Section 8 funds are available due to federal housing program and project cutbacks.

Table H-11 shows the number of subsidized housing units in Monroe.

~~The City of Monroe falls near the middle for Snohomish County cities for its share of assisted housing. The primary funding source for assisted housing in Monroe is the Federal Section 8 Program. Under Section 8 of the Act, low income eligible recipients pay up to 40 percent of their income for rent and the federal government (through the Department of Housing and Urban Development) pays the difference between that amount and the market rent. Within Section 8 are a variety of activities, the largest of which is the voucher program. It should be noted, however, that because of federal housing program and project cutbacks, fewer Section 8 funds are available.~~

~~The Snohomish County Office of Housing and Community Development has identified the following subsidized housing projects within the City of Monroe:~~

**Table H-1120  
Subsidized Housing in Monroe**

Name of Facility	Type of Facility	No. of Units	Subsidy
Athena I & II	Family	28	Section 8 Contract
Fairview	Family	24	Section 8 Contract
Friendship House I & II	Seniors and Disabled	64	Rental Assistance contract through Rural Development
Harmony House East	Mentally ill	5 beds	HUD Section 811
Monroe Villa	Seniors	22	Rental Assistance contract through Rural Development
Village East	Seniors	38	HUD Section 202

Source: Snohomish County Office of Housing and Community Development 2011

According to the 2013 Snohomish County housing report, Tomorrow 2002 Housing Evaluation Report, Monroe currently has 187 assisted housing units in Monroe and 5152 households receiving vouchers, for a total of 238 households receiving assistance, or approximately 4%5.2 percent of the total housing stock. Snohomish County currently has 9,804 assisted housing units and 2,261 households receiving vouchers for a total of 12,037 households receiving assistance, or approximately 5.3% of the total housing stock.

**Special Needs Populations**

The special needs population includes households with persons living in poverty, the elderly, Persons with disabilities, persons with severe mental illness, and alcohol and drug addictions. and persons with disabilities. These groups are generally impacted due to greater because of the limited type and available housing for them. As of 2012, Monroe had 2,521 persons with special needs, or almost 15% of the total city population.

**Households Living in Poverty**

Groups below the poverty level in Monroe are illustrated in Table H 21. The Federal government establishes the poverty threshold on an annual basis. As an example in 2003, the poverty threshold for a three-person family with two children was \$14,824.

**Table H 21  
Groups Below the Poverty Threshold, 2000**

	Individuals				All Families			Female Head of Families		
	Total	5-17	18+	65+	Total	W/C under 18	W/C under 5	Total	W/C under 18	W/C under 5
Snoho-County	6.9%	7.1%	6.4%	7.8%	4.9%	6.7%	8.5%	17%	22.1%	35.5%
City of Monroe	8.9%	7.3%	8.4%	14.7%	5.6%	8.5%	9.8%	13.2%	15.9%	28.8%

W/C—with children

Source: U.S. Census of Population and Housing, 2000

Compared with the county, the city generally has a higher percentage of persons below the poverty threshold, especially among persons 65 years and older.

In 2005, the city issued its first permit for a women's homeless shelter, run by a local church. The facility is within a single family zoning district and can provide shelter for a maximum of 16 women, plus two staff people.

### **The Elderly**

As stated earlier in this Housing Element, the City of Monroe actually has a decreasing elderly population compared to the national and county trends. Nevertheless, special housing projects focused on the needs of the elderly such as assisted living facilities and fully integrated facilities that allow residents to move from individual dwellings into an assisted living facility and/or convalescent care facility, including Alzheimer units, are being constructed. The city currently has one fully integrated facility, Merrill Gardens, and one convalescent facility, Regency Care. In 2005, the city granted a conditional use permit to Regency Care to construct a fully integrated facility, including several independent living duplexes. Regency Care completed the nursing home remodel in 2007.

### **Disabled**

The U.S. Census provides disability information for the civilian non-institutionalized population over five years of age. Persons with disabilities are classified into three categories: 1) five years old or older and reported a long-lasting sensory, physical, mental, or self-care disability; 2) sixteen years and older and reported difficulty going outside of the home because of a physical, mental, or emotional condition lasting six months or longer; or 3) were between 16 and 64 years old and reported difficulty working because of a physical, mental, or emotional condition lasting six months or more. According to the 2000 Census, there were 206 persons or 7.5 percent of the population between 5 and 20 years of age with a disability, 1,134 persons or 17.1 percent between the ages of 21 and 64 with a disability, and 670 persons or 62.3 percent 65 or older with a disability. These figures do not include institutionalized, military personal, or persons under the age of five.

Other special populations include those persons with a mental illness, people with AIDS, and persons with drug and alcohol addictions. Group homes are becoming a more popular way to provide housing for these groups of individuals. Monroe is also fortunate to have a number of social service agencies and nonprofits in the community to assist in meeting community needs. These agencies include The WA State Department of Social and Health Services, the Monroe Food Bank, the YMCA, Compass Health, and several churches that provide various outreach services.



## Future Needs

### Population and Demographics

The City of Monroe and Snohomish County experienced significant rapid growth between 1990 and 2000 and 2010. Snohomish County had the largest countywide population increase in Washington State, an increase of 17.7% to 713,355 and 30 percent. During the same period, the City of Monroe increased its population by 25.4% to 17,304 (including an inmate population of approximately 2,500). 222 percent: 2,105 were added through annexations, and 7,412 through infill development. A complete analysis and discussion of projected population growth for Monroe to the year 2025 is presented in the Land Use Element of the Comprehensive Plan. It is expected that Monroe and its urban growth area will achieve a total population of approximately 26,590 by 2025 in the next 20 years.

### Housing Affordability and Needs for Low- to Moderate Income Households

Affordable housing needs are defined by the number of refers to households earning less than 95 percent% of the Snohomish County Average Median Income (AMI) and paying more than 30 percent% of their monthly income for housing costs. The overall needs for affordable housing are shown in Table H-12.

Within Snohomish County as a whole, between 1990 and 2000 the total number of households with housing needs rose for both renters and homeowners. Renters in need as a percentage of all housing in the county declined slightly from 14 percent to 13 percent, while homeowner housing needs increased from 7.5 percent to 10 percent. During this same period, the total number of new housing units increased countywide by 30.9 percent or an additional 53,139 units.

As illustrated in the following table, the City of Monroe actually saw a significant decrease in the number of renter households with housing needs between 1990 and 2000. Unfortunately, the overall needs for affordable housing are greater than the county percentages in 2000 for both homeowners and renters.

**Table H-12**  
**Low-Moderate Income Housing Needs**  
**2015-2035 Growth**

	<b><u>Total Housing Growth Need</u></b>	<b><u>&lt;30% AMI Housing Need (11% of Total)</u></b>	<b><u>31-50% AMI Housing Need (11% of Total)</u></b>	<b><u>51-80% Housing Need (17% of Total)</u></b>
<b><u>Snohomish County</u></b>	<u>97,128</u>	<u>10,864</u>	<u>10,864</u>	<u>16,512</u>
<b><u>City of Monroe</u></b>	<u>1,220</u>	<u>134</u>	<u>134</u>	<u>207</u>

Source: 2013 Housing Needs and Characteristics in Snohomish County

**Table H-22**  
**Households with Housing Needs (below 95% median income) by Tenure**

	Total Households and Households with Housing Needs			Housing Needs as a % of Total Households	
	Total Households	Owner Needs	Renter Needs	Owner Needs	Renter Needs
Snohomish County 2000	194,718	20,922	27,020	10.7	13.9
City of Monroe 2000	3,905	455	579	11.7	14.8
Snohomish County 1990	144,787	10,799	20,305	7.5	14.0
City of Monroe 1990	1,546	89	362	5.8	23.4

Source: SCT 2002 Housing Evaluation Report

In 2000 it was also estimated that there were 111,672 or 5.9 percent of lower income owner households with mortgages (below 38 and 66 percent of median income) paying more than 30 percent of their income for housing cost in Snohomish County, compared to 5.7 percent or 223 households in the City of Monroe.

#### **Snohomish County Tomorrow Fair Share Housing Allocation**

Snohomish County Tomorrow (SCT) has also projected the demand for affordable housing units in Monroe over the next 20 years. The purpose of the Fair Share Housing Allocation is to equitably distribute low and low moderate income housing among the cities and unincorporated areas of Snohomish County.

The system model takes into account and adjusts the city's proportion of low to moderate income housing needs based on the following factors:

- Each jurisdiction's fair share housing allocation is determined by means of a standardized formula that calculates both existing and projected housing need. Factored into the formula is the proportion of lower income jobs within and adjacent to the jurisdiction and the proportion of lower cost housing units in the jurisdiction's total housing stock compared to the countywide average. These proportions are used in order to encourage the development or preservation of lower cost housing in areas adjacent to lower paying jobs. The housing factor is used in order to increase the housing allocation for cities with a small proportion of lower cost housing in comparison to other jurisdictions and decrease the housing allocation for cities with a greater amount of lower cost housing compared with other jurisdictions.
- The city's proportion of low to moderate income households should fit within the county's overall low to moderate income housing needs, taking into account the county's projections for all of the other jurisdictions in Snohomish County.

Each jurisdiction's fair share housing allocation represents the number of existing and projected households with housing needs for which the jurisdiction should plan. The fair share allocation

does not mean that all units must be new construction. Table H-23 illustrates the projected housing needs for Monroe.

Table H-23  
SCT Fair Share Housing Allocation for the City of Monroe, 2025

Area	2000 Households with Housing Needs (unadjusted)	2000 Households with Housing Needs (adjusted)	2000-2025 Households with housing needs (adjusted)	2025 Total Fair Share Housing Allocation	% of Total Fair Share Housing Allocation
City of Monroe	1,099	1,142	658	1,801	2.1
Monroe Unincorporated UGA	156	254	224	478	0.6

Source: SCT 2025 Fair Share Housing Allocation, Report and Documentation

The City of Monroe should be planning to accommodate approximately 2,279 affordable housing units in the next twenty years to satisfy all existing and projected housing needs by 2025. It is beyond the financial capacity of local governments and nonprofits to satisfy all unmet housing needs through city actions and expenditures. There are other various global, national, and regional factors that influence the housing market, such as employment opportunities, that are beyond a local jurisdiction's realm of influence. This is best illustrated by the population growth in the Monroe Planning area between 1990 and 2000, which was largely influenced by the dot-com boom in east King County.

### Special Needs Housing and Services

The following outlines the requirements of special needs groups in having adequate, affordable, and appropriate housing. In addition to having adequate housing, many of these groups also require special services to help with paying bills, shopping, nutritious meals, transportation, medical appointments, etc.

#### *Households Living in Poverty (Individuals and families)*

- \* Day and night shelters
- \* Transitional housing (from a shelter to market rate housing)
- \* Linkage to services for children
- \* Daycare for pre-school and school-aged children

#### *The Elderly*

- \* Affordable housing, especially rental units—this could include accessory dwelling units as well as group homes, and lower rent apartments and/or condos
- \* Supportive services to permit them to receive in-home care
- \* Additional congregate, life-care facilities, and group homes
- \* Physically accessible units

*Persons with Disabilities*

- Accessible and affordable dwelling units
- Supportive services, including in-home services

*Persons with Severe Mental Illness*

- Community-based housing (group homes)
- Residential treatment for children
- Ability to retain housing units when moving in and out of hospitals or other institutions

*Alcohol and Drug Addictions*

- Case management
- Detoxification services
- Housing such as group homes and/or halfway houses

**Housing Mix Ratio**

What is the appropriate mix of housing densities and types for Monroe? In 1994, the city established a housing policy to retain a mix of 60 percent single-family to 40 percent multi-family housing units. As stated earlier in this Element, the current mix is approximately 72.68 percent single-family (including duplexes and attached units) to 25.20 percent multi-family and 3 percent manufactured and other housing types. Because the city's available multi-family zoning is predominately built out, the number of single-family dwellings will continue to grow while the multi-family units will remain relatively constant. Bringing this mix closer to the target of 60 percent single-family and 40 percent multi-family has been addressed in part with adoption of the Downtown Master Plan and Mixed Use zoning districts in the West Main Street Corridor.

The Downtown Master Plan proposes new, higher density residential development with the potential for 120 or more new housing units. These units would typically be included within mixed use developments with both commercial and residential uses or higher density residential developments such as townhomes, condominiums or apartments. The Downtown Plan also includes mixed use and multi-family development and incentives for residential units above commercial in the Downtown Commercial zoning district.

The West Main Street Corridor mixed use zones call for higher density housing with mixed uses of commercial and residential, attached single family and multi-family housing. Allowing mixed use or multi-family development within General Commercial areas of the city may also address the balance of single family and multi-family housing. the city may need to consider increasing the number of areas that allow multi-family developments or establish a zoning district that encourages a mix of both high-density single family and multi-family developments. Increasing multi-family development also Generally, multi-family structures are assumed to provide more affordable housing options and typically yields higher densities, also resulting in more efficient and affordable use of land.

As the city grows and changes, additional housing mix ratios should be considered, such as mixed-use developments that allow for residential developments within commercially-zoned areas of the city. Since 2000, the city has created new development regulations to encourage this

type of development. In 2001, the city established incentives to encourage the development of residential units above commercial developments in the Downtown Commercial zoning district and in 2003 created the North Kelsey Overlay, which encourages the construction of residential units above commercial development within an area zoned General Commercial.

Finally, the city began a planning effort in 2006 to revitalize the historic downtown core. This planning process resulted in a Downtown Master Plan that recommends an increase in residential dwellings within the subject area and proposes to change the land-use designation and zoning for the area currently zoned General Industrial to allow for mixed-use and higher density residential developments. The planning area includes approximately 92 acres and is bound by North Madison Street, US 2, McDougal Street, and Woods Creek. It is anticipated that new residential developments could achieve around 11 dwelling units per acre with the potential for 120 new units by 2015. The potential new residential units will be included within mixed-use developments that include both commercial and residential uses or higher density residential developments such as townhomes, apartment buildings, or a condominium development.

### Land Availability

In planning for the next twenty years, the city relies on the Snohomish County Tomorrow 2012 2002 Growth Monitoring/Buildable Lands Report (BLR) to determine land capacity and justify the current and proposed urban growth areas (UGA) and land use alternatives within the UGA. ~~The city also completed a limited scope review of the buildable lands information, especially in the Milwaukee Hill area.~~

~~Based on the Snohomish County 2002 Growth Monitoring/Buildable Lands Report (BLR) and background information, the City of Monroe had 424.7 acres of residential buildable land. A recent estimate with Snohomish County, stemming from updates to the 2007 BLR produced from a joint planning study, suggests that as of 2008 there are approximately 360 net acres available for residential development. This estimate includes all properties annexed into the city since 2001, but excludes properties Downtown Commercial. The joint planning study data projects a gross yield of 1,255 additional housing units within the city. Based on the limited review of the 2002 buildable lands data, it was determined that the city has achieved 85 percent of the estimated new dwelling units on vacant parcels. The difference between the actual and estimated housing units is due to various circumstances including, but not limited to, different city and county environmental and density assumptions.~~

~~The 2012 BLR recent 2008 report also estimates the amount of buildable residential land and the resulting population capacity. Buildable land includes vacant, redevelopable and pending (platted but unbuilt land). that w~~W~~ithin the unincorporated areas of the Monroe UGA there are approximately 181320 buildable residential acres which could yield approximately 740 dwelling units based on assumed zoning designations. Within City limits, there are approximately 424 buildable residential acres which could yield approximately 1,600 dwelling units. These areas together which could yield approximately 2,3401,425 additional housing units; based on assumed city zoning designations. Based on the number of dwelling units that could be constructed on identified buildable lands within the Monroe UGA,~~

The total estimated population capacity of the Monroe UGA is approximately 24,87225,492 people. The city's projected 2025 population for the Monroe UGA is 26,590 people. Based on the population difference, and a combined average of 2.9667 persons per household (up from 2.67 in 2000), in Monroe, approximately 6104,098 additional units will be needed -to be provided to meet achieve the 2025 population target. As addressed in the Land Use Element and Supplemental Environmental Impact Statement, the city is looking at a combination of increasing its urban growth area boundaries and increasing residential densities within the City of Monroe corporate limits, in addition to exploring a variety of reasonable measures to address this shortfall.

This analysis, based on 2025 population of 26,590, indicates that the existing Monroe UGA still carries a deficiency of land capacity to accommodate the additional projected population, and the additional 610 units for that population, over the next 20 years. However, the deficiency of land capacity projected for 2025 will likely be significantly reduced when measured against lower population projections for 2035.

## Conclusions and Strategies

### Conclusions

Based on the information provided in this element, the following points~~factors~~ will influence housing within the Monroe UGA:

- ~~1) Although the city's annual growth rate has decreased since the late 1990s, the city will continue to see growth occur during the next 20 years, increasing the need for housing within the Monroe UGA~~
  - ~~2) The amount of developable land within the Monroe UGA is becoming a precious resource;~~
  - ~~3) Housing construction costs are likely to continue to increase as labor and supply costs continue to increase;~~
  - ~~4) the growth of young families and the elderly will put additional pressures on services for these age groups;~~
  - ~~5) The City does not have the financial resources to provide housing for extremely low, very low, and low income families residing within the community, but may, through its housing policies, provide incentives to developers, agencies and housing organizations to encourage them to assist the city in providing such housing; and~~
  - ~~6) the citizens of Monroe and community leaders desire high quality residential developments.~~
- They city will continue to grow over the next 20 years, increasing the need for housing within in the Monroe Urban Growth Area.
  - Developable land within the Monroe UGA is a limited resource affected by the extent of critical areas and the potential extent of required mitigation.
  - Housing construction costs are likely to continue increasing as labor and supply costs continue to increase.
  - Increasing numbers young families and the elderly will increase demand for services for these age groups;
  - The City does not have the the financial resources to provide housing for extremely-low, very-low, and low income families residing within the community, but may, through its

housing policies, provide incentives to developers, agencies and housing organizations to encourage such housing.

- The citizens of Monroe and community leaders desire high quality residential and mixed use developments.

The rising costs of housing in Monroe will generally require many families with the median annual income of \$50,390 or less to pay more than 30 percent of their its income for towards housing. costs leading to increasingly more cost-burdened households, based on recent sales data. Based on the income and housing projections, there must be continuing work and support of the city will need to continue relying on and working with housing agencies and non-profit organizations to provide housing for to these families who will not be able to afford market-rate housing.

### **Housing Strategies**

The following strategies should be considered to provide various types of affordable housing as well as housing for all economic groups within the Monroe planning area. In addition to the following strategies, the city should continue to provide a wide range of housing choices and densities for its residents. protect those areas identified for larger lots, which are typically more expensive, for persons wishing to move up in the housing market without having to move outside the city limits.

- Identifying areas within the city that can be rezoned to up-zoned or allow for greater densities for both single-family and multi-family developments. This can be done through area rezones or the use of overlay zones.
- Establish Minimum densities for all residential densities.
- Pursue additional density bonuses through the Planned Residential Development process for the creation preservation of affordable housing units.
- Consider inclusionary zoning, which requires a single development project to include housing for a variety of income levels.
- Encourage the eConversion and/or reuse of buildings such as schools and commercial buildings for residential uses.
- Encourage Mixed-use developments in all commercial and mixed use zoning districts.
- Pursue Alternative housing techniques to increase the amount of affordable housing for families making less than 95% percent of the county's median income. These housing techniques should include, at a minimum, reduced lot sizes, accessory dwelling units, cottage housing, and manufactured housing developments.
- Working with federal, state, and county agencies and the larger community to provide housing services for special populations such as those living in poverty, the elderly, disabled, and mentally ill.

### **Goals and Policies**

The ~~goals and policies, and strategies of~~ goals and policies of this Housing Element ~~describe how Monroe proposes how~~ to address the identified needs for future housing development. These goals and policies articulate the ~~city's~~ priorities for the allocation of resources, production of specific housing types, housing affordability, and ~~the~~ preservation of ~~the~~ existing housing stock.

### **Relationship to Snohomish County's Countywide Policies for Housing**

The following goals, policies, and strategies for housing for the City of Monroe are consistent with those ~~that have been~~ established for Snohomish County as a whole. For example, the policies of the county focus on the issues of availability and affordability of housing for all citizens through the establishment of strategies ~~that strive~~ to improve the provision of low-~~and~~ moderate-~~income~~ housing. Several of Monroe's housing policies and strategies ~~in this element~~ correlate directly with this issue, for example, by allowing "density bonuses" to developers who provide affordable housing for elderly and lower income residents.

The county's policies also call for non-discriminatory housing, as does this Housing Element. The policies for the city encourage the provision of housing for all citizens of the community.

### **Goal**

*HO-G1 - ~~Promote A~~ variety of residential densities and housing types to encourage an adequate choice of attractive living accommodations ~~to persons desiring to reside in Monroe.~~*

### **Policies**

*HO-P1.1 - Provide for a range of densities to ensure maximum choice in housing ~~options for persons desiring to live in Monroe, while~~ options while striving to maintaining a balance of no less than 60 ~~percent%~~ single-family residences to 40 ~~percent%~~ multiple-family residences.*

*~~HO-P1.2 - Through the sub-area planning process, C~~onsult with neighborhoods regarding desired improvements, ~~including to~~ enhance the identity of their areas including. ~~Such improvements may include, but are not limited to,~~ parks facilities, transportation system improvements, special neighborhood signage, special lighting, and street furniture ~~such as benches and information kiosks.~~*

*~~HO-P1.3 - Identify future areas for high density housing in developed zones of the city consistent with the general neighborhood's land use characteristics. (Done - Mixed Use zoning)~~*

*HO-P1.4 - Encourage the dispersal of government assisted quality housing, which adheres to high design standards within funding constraints, throughout housing throughout the community to avoid ~~rather than~~ concentrating housing ~~it~~ in one area.*

*HO-P1.5 - Promote single-family and multiple-family housing design, ~~including subdivision, site and building design,~~ that enhances ~~the~~ community image and ensures compatibility with surrounding development.*

*HO-P1.6 - ~~The city will d~~Adopt/Develop site selection criteria for the location of elderly housing for the elderly. ~~In so doing, the city will e~~ncourage ~~the~~ provision of smaller units (~~with one or two bedrooms~~) and more compact housing types (cluster, townhouse, apartment, or*



condominiums). ~~In siting development for the elderly, the city should also review the~~ Consider proximity to shopping, hospitals, public transportation routes, retail and service centers, and parks.

### Goal

~~HO-G2 - Promote F~~ fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, family status, source of income, or disability.

### Policies

~~HO-P2.1 - Provide technical assistance when requested to non-profit agencies and groups that are planning low-and-moderate-income housing and support services.~~

~~HO-P2.2 - Amend the zoning ordinance to prohibit construction of housing units that would prohibit children unless the project is for defined target populations (e.g., the elderly).~~

~~HO-P2.23 - Coordinate with the Snohomish County Housing Authority, Snohomish County Planning Department, human services agencies, and other appropriate agencies to determine an equitable distribution of affordable housing and housing for special populations.~~

~~HO-P2.34 - Allow g~~ Group homes and foster care facilities ~~should be permitted in residential any zoning district in the city that allows residential development, subject to conditions to ensure that are~~ compatibility with surrounding development ~~in terms of bulk and scale of buildings and operational aspects such as parking, noise, and light and glare generation, and state law requirements.~~

### Goal

~~HO-G3 - Promote s~~ Strong residential neighborhoods through investments in physical improvements ~~that intended to~~ enhance neighborhood identity and through public policy decisions ~~that intended to~~ protect and preserve existing neighborhoods.

### Policies

~~HO-P3.1 - Schedule regular infrastructure maintenance in residential areas to preserve the character and ensure the continued vitality of existing neighborhoods.~~

~~HO-P3.2 - The city will continue its primary role in the conservation of housing through public investment in the infrastructure servicing the area (storm drainage, street paving, recreation) and zoning to prevent incompatible land uses and depreciation of property values. (Redundant to 3.1)~~

~~HO-P3.3 - The city will Ce~~ontinue to implement ~~its C~~code enforcement programs and ~~will encourage~~ motivate owners to repair encourage repair and ~~improve~~ maintenance of residences, their structures

### Goal

~~HO-G4 - Encourage the a~~ Availability of affordable housing to all economic segments of the population of the city.

## Policies

~~HO-P4.1 – Continue to encourage the use of density bonuses to developers, agencies and housing organizations that include who agree to build affordable housing in their development for citizens of every income level in the community.~~

HO-P4.2 - Explore strategies to promote the development of non-assisted affordable housing by the private sector. Such strategies may include, but are not limited to, the following:

1. Require a certain percentage of dwelling units in a development to meet established affordability criteria;
2. Provide density incentives within a developments ~~with if~~ a certain percentage of affordable units; ~~are constructed;~~
3. Rezone land ~~for to allow higher for higher~~ densities ~~of for~~ both single-family and multi-family zoning districts;
4. Encourage ~~the~~ development of alternative housing types; such as accessory dwelling units;
5. Allow and encourage ~~multifamily residential~~ developments in commercial zoning districts;
6. Provide ~~for more~~ flexible dimensional standards (such as street widths, setbacks, and lot coverage).

## Goal

~~HO-G5 - Encourage the maintenance and eCreation and maintenance of healthy residential neighborhoods as well as the revitalization of these that are declining neighborhoods.~~

## Policies

HO-P5.1 - Promote residential development in commercial areas where combining such uses would promote the vitality and economic viability of the area.

~~HO-P5.2 – Continue iImplementation of the Monroe Downtown Master Plan.~~

~~HO-P5.2.1 – Establish the four distinct neighborhoods (Historic Main Street, Al Berlin Park Neighborhood, Downtown Neighborhood, and Rails & Roads) within the planning area and adopt implementing development and design standards for each neighborhood. (Done)~~

~~HO-P5.2.2 – Adopt appropriate incentives to address site constraints and encourage the desired vertical and/or horizontal mix of commercial, professional office, and residential use within the planning area. (Done)~~

~~HO-P5.3 – Continue implementation and encourage higher density infill development in the West Main Mixed Use zoning districts,~~

~~HO-P5.4 – Promote healthy neighborhoods by providing City-wide networks of sidewalks and trails to encourage walking and bicycling.~~

~~HO-P5.543 - Undertake efforts to s~~Support maintenance and revitalization of older housing ~~in~~  
~~the city in an effort to stabilize~~ reduce the long-term decline in Monroe's older neighborhoods.  
~~Consider establishing~~ Efforts could include establishment of neighborhood advisory committees  
to ~~identify~~ make recommendations to the Planning Commission regarding local neighborhood  
housing issues, ~~and improvement projects~~ including historic preservation.



**Exhibit D**

**City of Monroe 2005-2025 Comprehensive Plan  
PROPOSED TEXT AMENDMENTS**

**REDLINED TEXT  
REVISED THROUGH 12/05/2013**

**Economic Development Element**

*(Amended 1997-1998, Ordinance 1162)*

*(Amended 2008, Ordinance 036/2008)*

## Economic Development Element

### Purpose and Relationship to the Growth Management Act

The purpose of the Economic Development Element is to provide guidelines for maintaining and enhancing economic activity ~~in appropriate locations~~ in Monroe's Urban Growth Area ~~so as to~~ achieve guarantee long-term fiscal stability, opportunity for land and business owners to achieve their goals, provide a variety of employment opportunities and ~~ensure there is~~ a selection and availability of goods and services for all of Monroe's residents and the surrounding business impact area.

In 2005, the Growth Management Act was amended to require the inclusion of an Economic Development Element. The element will establish local goals, policies, objectives, and provisions for economic growth and vitality for a high quality of life. The Act (RCW 36.70A) contains the following goal promoting economic development:

“Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, that promotes economic opportunities for all citizens of the state, especially the unemployed, disadvantaged d persons, and encourage growth in the areas experiencing insufficient economic activity. All this should be done within the capacity of the state and local region's natural resources, public services, and utilities.”

Finally, the Act requires countywide planning policies to address economic development and employment. Accordingly, Snohomish County countywide planning policies contain policies addressing these topics (see Appendix).

### Snohomish County

In terms of population and economic vitality, Snohomish County is one of the fastest growing counties in the state. ~~In the last decade~~ From 1995 to 2005, population grew by over one-third, and jobs increased by nearly 60 percent. The county benefits from its contiguous location and strong relationship with King County, especially in aerospace and other high-technology fields.

From 2007 to 2011, the growth seen in the earlier decade slowed dramatically due to the “Great Recession”. ~~The country is continues to liveing~~ through a period of slow economic growth.

The focus of Snohomish County economic development efforts has been not merely job growth and diversification, but also the establishment of Snohomish County as an economic entity unto itself. Economic development organizations used the Boeing Bust and ensuing economic upheaval of the early 1970s as incentive to expand the industrial mix in their respective regions. Strategies and policies were formed not so much to wean the local economy from the influence of the manufacturing giant, but rather to mitigate the impact of future aerospace employment fluctuations.

According to the Snohomish County Economic Development Council, Snohomish County has a labor force of approximately 367,460, as of November 2007.— Despite the strength in manufacturing and the overall diversification and export success in the entire high technology industry, the county economy is still strongly linked to the fortunes of Boeing. The Washington State Employment Security Department identified four employment sectors that have not been impacted by recession: Financial Activities, Professional & Business Services, Educational & Health Services, and Government. These four sectors have been positively influenced by the continued population growth of the County.

~~In the last several years, record population and economic growth has inflated property values (both residential and commercial) and produced serious traffic congestion. Firms that might otherwise have automatically chosen a King County site are discovering less expensive, less congested neighboring counties like Snohomish. The county is well positioned to take advantage of this situation to enhance its economic development.~~

Many counties in the state have been taxing their economic development skills to attract new businesses and new jobs. Snohomish County, in contrast, has been one of the few beset with a comparative abundance of economic growth. The siting of a Navy Carrier Homeport in Everett and the expansion of The Boeing Company's Everett plant ~~are were~~ two ~~boons~~ important additions to the local economy which are ~~expected to contribute to~~ strong employment and income growth in the area for many ~~through 2013 and will likely continue on this pace for years to come.~~

~~When the discussion turns to the current state of Snohomish County's economy, Boeing is almost invariably cited as the primary yardstick.—~~ Boeing is the county's single largest employer with a current work force of more than 26,000 workers. Boeing will continue to dominate local headlines with its various commercial and military airline production lines, including the forthcoming 787 Dream-liner, which is currently in production in Everett as well as South Carolina.

The State of Washington and Snohomish County are under continual pressure from the Boeing Company to produce a competitive business environment in order to maintain Boeings substantial presence in the Puget Sound region. Boeing will announce the location of their next assembly line in 2013, for the production of the upgraded 777, and Snohomish County has committed a large effort to win this competition for Boeing jobs and the economic benefits that come with the site selection.

~~The long term outlook is improving, however, as the U.S. economy improves and international orders now make up the bulk of new aircraft production. The merger of Boeing and McDonnell Douglas further strengthened Boeing's dominant position in the worldwide aerospace industry.~~

In Boeing's wake came retail trade and services expansion. But growth in these sectors has been fueled by more than just Boeing. Other forms of manufacturing (especially advanced technology) have been starting up or relocating to the county.

Adding to the county's economic outlook is the Everett Carrier Homeport, Naval Station Puget

Sound. The Homeport host a nuclear Carrier Battle Group (one carrier, four destroyers, and two frigates). At last estimate, the Battle Group was projected to mean 18,515 new area residents (11,366 military personnel and dependents, 6,703 direct and indirect civilian personnel and dependents, and 446 other individuals). It is estimated that 90 percent, or some 16,600 of this total population increase, will reside within Snohomish County. The WA State Employment Security Department estimated that in 2003 the naval base had a net direct impact on the County's economy of \$296.2 million dollars through payroll, retirement pensions, and medical coverage, contracts for goods and services, and on-base retail spending.

Despite all the attention paid to Snohomish County's urban and suburban economic development, it is important to remember that the county still has a significant natural resource base. In fact, it is diversified in two areas:

- ~~logging and lumber, and~~
- ~~agriculture~~Agriculture and dairying.

As Snohomish County entered the 1990s, the strong demand for raw logs in the Pacific Rim markets (namely, Japan) translated into record-level business at the Port of Everett. The onset of recessionary pressures and a real estate collapse in Japan and other Pacific Rim markets cooled the market considerably.

### **Recent Economic Development Efforts**

Beginning in 2001, the City began planning efforts for the former gravel pit north of US 2, the area currently referred to as North Kelsey. These efforts resulted in the adoption of the North Kelsey Sub-area Plan and Design Guidelines in 2003. This plan included economic analysis and defined the city's market area and potential amount of retail business the city's market area could accommodate. Also in 2003 the City, in a joint effort with Snohomish County and Lakeside Industries, completed a Planned Action and Environmental Impact Statement. This process shortened the review time for new development by doing the environmental analysis up front: as long as a developer's proposal is consistent with the Planned Action, no additional environmental review is necessary.

In 2005 the City of Monroe began negotiations with Lowe's Home Improvement and First Western Development for development of the south 35 acres of the North Kelsey property. Lowe's Home Improvement purchased approximately 12 acres from the City and opened its new store in November 2007. The negotiations with First Western fell through in large part due to the inexperience of the City as a real estate developer.

In August 2005, the City of Monroe entered into a contract with Destination Development, Inc. (DDI) to provide Monroe with a branding concept that would help the town meet its goals to increase visitor spending and promote the tourism industry and economic development in the area. DDI recommended that Monroe adopt a brand of "challenge sports capital", sports that are very physical and involve some risk. The branding concept was formally adopted by the city in the fall of 2012, with the motto "The Adventure Starts Here".

Later in 2006, the City began planning efforts to revitalize the historic commercial core located around the intersection of Main Street and Lewis Street (State Route 203). This effort resulted in



the Monroe Downtown Master Plan and Design Guidelines, which are described further in the element on page ED-14.

After the collapse of the real estate market, 2008-2012, the City adopted changes to the N Kelsey design guidelines to allow the market to control how the property would develop. The City has sold 5 acres to Providence Regional Medical Center who ~~will~~ opened a 42,000~~39,903~~ square foot medical office facility ~~which~~ doubled their patient capacity in Monroe. In addition, Walmart closed on their purchased of 24 acres from the City in the fall of 2013 with the intention of building a 155,000 square foot store for occupancy in the fall of 2014. The City also sold its fee title interest in the Galaxy Theater property effectively eliminating itself as a commercial landlord within the City.

The City Council approved the creation of an Economic Development position in 2012. The emphasis being the liquidation of surplus City owned land, the creation of a welcoming business environment through streamlined regulation and customer service and an internal focus which advocates for business inside City Hall. ~~This position has been effective in changing process and perspective within City Hall.~~

In the spring of 2013, the City began evaluating the potential of the 121 acre City owned landfill site at N Kelsey. As of September 2013, with the project feasibility complete, ~~and~~ Staff is preparing a recommendation to the City Council for next steps in the remediation effort. The upside potential is removing a cost liability to City and placing a non-producing tax exempt parcel onto the tax roles as revenue generating commercial property owned by a private landowner.

### **Profile of Planning Area**

As part of the Puget Sound Economic Region, Monroe will be impacted over the next 20 years by several important factors:

- Developing Pacific Rim nations use the Puget Sound as a destination for goodgoods and services. The pent-up demand for goods and services in the Pacific Rim will fuel active markets throughout the northwest over the next 20 years.
- ~~Monroe is located in the “next tier” of industrial development in the Puget Sound region.~~ As King County becomes saturated with business activity and as land prices increase in the areas closer to the urban centers of King County, companies will seek homes for business outside of the first tier of suburbs like Bothell, Lynnwood, Renton, and even Everett. Many of the industrial parks located in these areas are either full or filling up rapidly. Monroe is located on the outer edge of industrial development in the Puget Sound region. Next tier development is evident in the full build-out of Fryelands Industrial Park.
- The tourist and recreation industry is markedly increasing as a result of continued growth in leisure-time activities. The City is actively engaged in creating an Innovative Partnership Zone (IPZ), The Port to Pass Initiative, in partnership with

Snohomish, Sultan, Goldbar and Skykomish. The IPZ anticipates partnering with private industry, Everett Community College and a research program focusing on the manufacture and innovative design of recreational equipment. Taking advantage of the natural assets of the Skykomish Valley from the Port (~~the~~ Puget Sound) to the Pass (Stevens Pass) and everything in between as testing facilities for companies looking to produce great new products.

- The U.S. Navy has a facility in Everett at the Home Port. The Navy's presence ~~has a will~~ positively impact Monroe.
- Monroe has unique resources: location astride three State Highways, a major railroad corridor ~~and~~; a private airfield, ~~and city ownership of seven commercial lots in the North Kelsey Area~~. In addition, the City is ~~fully engaged in evaluating~~ the rehabilitation of the Monroe Landfill adjacent to the N Kelsey commercial center when complete will yield an additional 101 acres of commercial real estate to be sold by the City. These resources can be put to work ~~together~~ to create a dynamic and healthy environment for economic growth.
- ~~Monroe has been identified by Puget Sound Regional Council and by the Snohomish County Countywide Goals and Policies as a "small town/activity center. As such, it is projected that Monroe plan for an additional 2,747 new jobs during the next 20 years.~~
- Demand for additional land will continue outward from the Puget Sound urbanized area toward free-standing urban centers outside of the urbanized area but along or near the urban fringe. ~~Land demand for economic development could shift outside of the Monroe Area, while pressure for rezoning or redevelopment in Monroe could increase. As a result, the composition of the city's sales and property tax base could change. Other issues raised include the change in the balance of jobs to housing, and the degree of local economic sufficiency against dependence on other business concentrations throughout the region.~~
- The State of Washington is nearing completion of the expansion of State Route 522 from the Snohomish River north to SR 2. This project adds a bridge across the Snohomish River ~~and when combined with the planned but unfunded Paradise Lake interchange which will could~~ reduce commute times from Monroe to the Eastside in King County by half when operational. Outside commercial, industrial and residential developers have made substantial inquiries into the City anticipating the potential this highway improvement will have within the region. Monroe will benefit in many ways from this improvement positioning itself for the first time in decades as a City with surplus highway capacity and commute times.

## Inventory and Analysis

The following discussion includes an inventory and analysis of the socio-economic characteristics of Monroe. Analysis of industry types are based on data collected by the U.S. Department of Commerce Economic Census which takes place every five years. The most recent in the series was taken in 2010. The Economic Census contains information pertaining to wholesale trade, retail trade, service industries, and manufacturing. Additional information is provided by the Puget Sound Regional Council, and WA State Employment Security Department.

During 2013, the City undertook an interim text update to the Economic Development Element of the comprehensive plan. At this time in the fall of 2013, it has been determined to leave in place the socio-economic data contained in the 2005 Comprehensive Plan update. However, in 2012, the City commissioned a limited demographic study as a supplement to the data contained in this element. This report is contained in Appendix ED-1-XXXXX. Topics contained in this report are:

- Monroe Workplace ‘Covered’ Employment (In-City Jobs)
- Workplace Employment (Jobs in Monroe)
- Monroe Retail trade Area Analysis by ‘Lifestages’
- Employment Characteristics of Monroe, WA Residents
- Retail Opportunities in Monroe Primary Trade Area

During the upcoming 2015 major update, the socio-economic data will be comprehensively analyzed and updated.

## Employment

The Puget Sound Regional Council estimates the 2010 City of Monroe's employment totals are approximately 9,214 and the planning area totals 9,633. The planning area labor force by employment type is shown in the following table:

**Table ED-1  
City of Monroe UGA  
Covered Employment 2000-2030**

Occupation	<del>II-</del> Esti mated 2000 Employ <del>mt-</del>	Percent of Total Employ <del>mt-</del> 2000	Projected 2030 Employ <del>mt-</del>	<del>III-</del> Perc ent of Total Employ <del>mt-</del> 2030
Manufacturing	1,041	14	1,381	12
WTCU <sup>1</sup>	757	10	1,417	12
Retail Trade	1,852	25	2,503	21
FIRES <sup>2</sup>	1,597	21	3,434	30
Government/ Education	2,301	30	2,863	25
<b>TOTAL</b>	<b>7,548</b>	<b>100</b>	<b>11,598</b>	<b>100</b>

- 1 WTCU stands for Warehousing, Transportation, Communications, and Utilities
- 2 FIRES stands for Finance, Insurance, Real Estate and Services

Sources: Puget Sound Regional Council, 2006

The single largest employment category in Monroe is Government jobs, which comprise over 50 percent of the labor force. The unusually large percentage of the work force in the public sector is due in large part to the State Correctional Facility, School District offices as well as county and local government operations. In terms of its share of total employment, public sector employment is expected to decrease over the planning period as retail trade and service employment increase their share of total employment faster than any other sector. Retail trade and services comprise the next largest group of employment in the city. The majority of this employment is located in the industrial parks, commercial corridor along US 2, and the downtown area. Industrial uses, including manufacturing and wholesale trade activities comprise the remaining bulk of the city's employment. These uses are most concentrated in the Monroe Valley Industrial Park, and the Fryelands industrial park. .

In 2008, the city's largest employers are: WA Department of Corrections, Monroe Complex, Monroe School District, Canyon Creek Cabinet Company, Cadman Inc., Evergreen State Fairgrounds, Valley General Hospital, Fred Meyer, and Lowe's Home Improvement.

The rank of employment by industry type is shown in the following table:

**Table ED-2  
Employment by Rank of Industry  
City of Monroe**

Rank	Industry Type
1	Manufacturing
2	Education, Health & Social Services
3	Professional, Scientific, Management, Administration & Waste Management
4	Construction
5	Retail
6	Arts, Entertainment, Recreation, Accommodations & Food
7	Public Administration
8	Finance, Insurance, and Real Estate
9	Other (excludes Public Admin.)
10	Information
11	Transportation, Warehouse, and Utilities
12	Wholesale
13	Agriculture, Farming, Forestry & Fishing

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census.

**Retail Trade**

The existing retail activity in the City is a product of numerous years of development in the downtown core and a new fast-growing commercial corridor along US-2. Within the last five

years alone, more than 300,000 square feet of commercial development has been absorbed along the US 2 corridor. Commercial activities serve both local residents and pass-through motorists from the Puget Sound Metropolitan area traveling to the Cascade Mountains for recreational activities.

Total retail sales in the city exceeded \$187,067,000 in 2002 - a 78 percent increase over 1996 sales levels. According to the latest figures, the largest portion of retail sales activities occurred in food stores, eating and drinking establishments, building materials and hardware, and automotive dealerships, as shown in the following table:

**Table ED-3  
City of Monroe  
Retail Trade  
Establishments and Sales**

Category	Total Establishments	Total Sales (\$1,000s)
Building materials, hardware, and garden supply	11	17,477
General merchandise group stores	2	NA
Food stores	6	41,831
Motor vehicle sales and parts	13	62,170
Gasoline service stations	11	26,210
Apparel and accessory stores	5	1,307
Furniture, home furnishings, and equipment stores	5	5,637
Eating and drinking places	47	NA
Health & Personal Care	6	11,875
Miscellaneous retail stores	13	NA

Source: 2002 U.S. Economic Census of Retail Trade, U.S. Department of Commerce

Total payroll increased to more than \$20,950,000 from retail activities in 2002 and pushed Monroe into the top 50 retail markets in the state of Washington for the first time.

Shopping facilities in Monroe provide the primary source for many retail items east and south of Snohomish and Everett. The city's retail trade area encompasses the Monroe area, Woods Creek/Three Lakes, and the Skykomish Valley.

There are five multiple community shopping centers located near the intersection of U.S. 2 and Main Street, each one anchored by a grocery store and the major drug or variety/department store. The major retail activity centers are briefly described below:

- Monroe Plaza, the newest shopping center, is anchored by Albertson's grocery store. There are 18 in-line retail tenants in the center, including a variety of goods and services, such as a furniture store, electronics, and a restaurant, among others.
- The Safeway Center is anchored by a Safeway grocery store and a Ben Franklin variety store. There are eight smaller in-line tenants and three pads with fast food outlets and a

bank.

- ~~Heichel Plaza is a small center located between the Safeway Center and Monroe Plaza, which is anchored by Hansey's Western Wear and Tack and contains seven small tenants including a dance studio, and WA State Department of Licensing.~~
- Monroe Shopping Center is on the south side of US 2 which partially faces US 2 and partially faces Main Street. This center is anchored by Grocery Outlet. There are ten small in-line tenants on the US 2 side of the center, ~~that include an H7R Block office, money lending facility and restaurants.~~
- ~~The Fred Meyer shopping center is located north of US 2 and east of North Kelsey Street. Fred Meyer, a multi-purpose retail center, is the anchor for this center. There are three additional commercial pads: a gas station at the intersection of North Kelsey Street and US 2, a bank, and strip mall. Additionally, Galaxy Theaters is located north of the Fred Meyer shopping center, which is estimated to bring in 400,000 visitors a year.~~
- The City adopted The North Kelsey Sub-Area Plan in 2003. The commercial area is still being developed. Currently, a Lowe's Home Improvement store and Providence Regional Medical Center ~~is are the only business~~ open; however, Walmart has purchased a 294 acre parcel from the City and will begin construction on the fall of 2013 with a projected opening in late 2014. There are 7 multiple vacant commercial lots owned by the City of Monroe which could accommodate ~~an additional XXXXXX square feet of~~ retail, service, and entertainment uses. ~~The original plan also proposed an additional 100,000 square feet of office space to be built.~~
- ~~Downtown Monroe is poised to extend both easterly along three blocks of Main Street, between Madison Street and the Burlington Northern Railroad and westerly toward City Hall. Retail tenants consist of small apparel outlets, thrift shops, insurance and real estate offices.~~

In addition to the community shopping facilities described above, there are automobile and highway serving facilities extending west along ~~the south side of~~ US 2.

### **Service Industries**

Monroe's professional service sector continues to assume a greater role in the local economy. From 1982 to 1987, approximately 12 new service businesses were established in Monroe. Total sales from this sector increased by over 40 percent and reached almost \$8,000,000 by 1987. At the same time, payroll wages rose faster than sales and almost doubled to reach \$3,000,000 by 1987. This sector is comprised primarily of professional office, financial, insurance, and real estate services provided to the growing construction and retail trade sectors. Service sector employment generally depends upon a strong retail and manufacturing base to supply ancillary support services.

### **Wholesale Trade**

With the development of the city's three industrial parks, the city has seen a great increase in the

number of whole sale trade businesses. As of 2002, it is estimated that there are 28 businesses in the community with an annual payroll of approximately \$12,868,000. The total sale generated from whole sale trade businesses was \$138,386,000 in 2002.

### **Industrial/Manufacturing**

Political pressures to curb growth have made it difficult and costly for firms to expand in King County. Consequently, there has been a movement of Seattle- and Bellevue-area business outward to less developed areas. This shift in development is projected to continue into the first decade of the 21<sup>st</sup> century, making Snohomish County increasingly attractive for firms requiring a combination of office warehousing, research and development, or light industrial manufacturing space.

In the Puget Sound area, the bulk of available planned land for industrial/ commercial development available in 2005 is/was situated within the Technology Corridor. The Corridor is a group of seven master-planned business parks that contain over 1,600 acres of land for development. The Corridor is located along I-405 and I-5 from South Everett to the North King County areas. It has excellent access to other regional highways and proximity to a number of educational facilities, research centers, retail centers, and recreational opportunities. The Technology Corridor is home to more than 220 firms and 8,000 employees--including some of the state's largest software, electronics, biotech, and computer equipment firms. The Corridor has another 16 million square feet of developable property upon which to accommodate future expansion plans.

There are more limited industrial sites outside the Technology Corridor. The largest are the two Monroe Industrial Parks and the Arlington Airport Industrial Park. The Monroe Valley Industrial Park is located adjacent to US 2 west of 179th Avenue S.E. The 50-acre park has been the location for most of the recent industrial/manufacturing growth in the City. Tenants include fish processing, welding, cabinet making, commercial refrigeration, trucking, and service and repair shops. Most of the occupants came from outside the immediate area--such as Woodinville, King County or Everett--and were attracted to the park by price and local facilities.

The bulk of the remaining industrial activity in the City to date is located in the Frylands Commercial and Industrial Park. This park includes approximately 184 acres of commercial and industrial development. Businesses in this park include cabinetry manufacturers, boat builders, and food processing plants, machine shops, graphic design companies, storage facilities, large churches and secondary services such as restaurants. The last available parcels were sold in early 2008, however parcels are available without buildings on them and other sites are underdeveloped and provide redevelopment potential.

There are also several smaller light industrial sites in the city--including Main Street Village, a light industrial park adjacent to downtown and along W. Main Street behind the City Hall.

While detailed manufacturing-related economic impacts have not been recorded for the City, projections of employment indicate a growing industrial/manufacturing base can be expected for the City. In 2002 it was estimated the City had over 55 manufacturing businesses, with an annual payroll of approximately \$40,608,000. These businesses generated more than

\$142,146,000 in sales revenue.

In 1985, Snohomish County conducted the business and industrial land use survey to inventory all industrial and business land throughout the county and its municipalities. The survey evaluated the inventory and determined whether or not the county's total supply of vacant business and industrial land can accommodate anticipated demand. One of the conclusions of the study was that Monroe was one of the only parts of Eastern Snohomish County with significant industrial potential.

### **Occupations**

The following table describes the rank of Monroe's employment by occupational type. Monroe's occupation make up has been steadily changing since the 1990s, although typical blue-collar jobs (transportation, construction, and laborers) still account for approximately 26 percent of the total employment. Monroe, like the rest of Snohomish County, has seen a significant increase in professional specialty jobs such as architects, engineers, and healthcare technicians.

**Table ED-4  
Employment by Rank of Occupation  
City of Monroe**

Rank	Occupational Type
1	Sales
2	Professional Specialty
3	Construction, Extraction, and Maintenance
4	Executive, Administrative, and Managerial
5	Handlers, Equipment Cleaners, and Laborers
6	Precision, Production, Craft, and Repair
7	Transportation and Material Moving
8	Protective Services
9	Farming, Forestry, and Fishing
10	Technical and Related Support Occupations

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census.

### **Snohomish County Employment Outlook**

This discussion is based on the Occupational Employment Surveys (OES) conducted by the Employment Security Department. It reflects 1990 estimates and 1995 projections of employment by major occupational groups in Snohomish County.

Professional-technical, service, and sales occupations will set the pace for Snohomish County employment growth. Employment within these sectors is projected to expand at rates equivalent to or greater than the county average. Management occupations might also be included in this group. Clerical, production, and agricultural occupations will expand at rates below the county average. All sectors, however, are expected to grow faster than their statewide counterparts.



Professional and Technical is expected to be the fastest growing sector in Snohomish County with a 4 percent annual growth rate (well outpacing the 2.5 percent statewide projection in that sector). The number of new jobs created should be around 7,300,—making it the biggest producer of jobs in the county. Strong growth should lift the sector's occupational share from 20.9 to 22 percent, the county's second largest.

Services are expected to be the second fastest growing sector with 3.1 percent annual growth (exceeding the 2.7 percent statewide projection). Growth should translate into just over 4,000 new jobs. The sector's occupational share should edge up slightly from 14.6 to 14.7 percent, while staying the county's fourth largest.

Sales and Related is projected to mirror the county as a whole with 2.9 percent annual growth (though outpace the 2.3 percent state projection). The result should be 2,700 new jobs. The sector's occupational share, however, is expected to remain fixed at 10.7 percent.

Managerial and Administrative is projected to fall just below the county average at 2.8 percent annual growth (though outdistance the 2.3 percent statewide projection). The anticipated creation of 1,400 new jobs might not be enough, however, to impact the sector's 5.9 percent occupational share.

Clerical and Administrative Support is expected to produce 2.6 percent annual growth (exceeding the 1.7 percent statewide projection). This should net 3,800 new jobs. Still, the sector's occupational share is expected to dip slightly from 16.8 to 16.6 percent.

Agriculture, Forestry, and Fishing will be the slowest growing sector in Snohomish County with 0.8 percent annual growth, mirroring the statewide rate for that sector. The 50 or so new jobs created are also expected to be the lowest. As such, the sector's occupational share--already the smallest--will get even smaller as it edges down from 0.8 to 0.7 percent.

Production, Construction, Operation, Maintenance, and Material Handling is expected to expand at a 2.3 percent annual rate of growth. Though modest by county standards, it well outpaces the 0.8 percent statewide projection for that sector. The sector should lead the way with roughly 6,000 new jobs, but its occupational share is nevertheless expected to erode from 30.2 to 29.4 percent.

### **Economic Challenges**

Despite the positive economic outlook, Monroe faces several economic development challenges in the coming decades. Chief among them are raising revenues to finance new growth, increasing the work force participation rate, reducing unemployment and raising wage and income levels for Monroe residents, in addition, constant diligence in reviewing the regulatory environment, balancing the needs of the residents with that of the commerce in our community.

### **Revenues**

The City of Monroe, unlike some communities in Snohomish County does not have a Business and Occupation (B&O) tax on business and industries in town. The lack of a B&O tax offers a

distinct advantage to business locating in Monroe and provides our City with a competitive advantage to others Cities in the region who collect this tax. As growth continues to create demand for new services and public facilities, the City must examine its ability to generate revenue to help finance those improvements at the same time it evaluate the cost of services it provides to the residents of the City. The City's predominantly residential development tends to consume as much as or more than its share of ad valorem taxes in City services, compared with commercial/industrial users, which tend to pay more in taxes/fees than they consume in City services.

***Income***

Monroe had one of the largest increases in per capita income levels and median household incomes among municipalities in Snohomish County between 1990 and 2000. The median household income increased by 114 percent or \$29,766 between 1990 and 2000. A representative sample of average per capita income levels and median household income levels are shown in the following table:

**Table ED-5  
Regional Income Characteristics**

Place	1999 Per Capita Income (\$)	1999 Median Household Income (\$)
Snohomish County	23,417	60,726
State of Washington	22,973	53,760
Marysville	20,414	55,796
Arlington	19,146	51,941
Stanwood	16,775	52,996
Monroe	18,912	55,793

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census.

***Downtown***

The downtown areas of communities in Washington over the past 100 years have gone through cycles of development, growth, change, neglect, and decline. The central business district (CBD) was normally in an area where people could get to quickly, reasonably, and easily. After the advent of the automobile, it was no longer imperative to live in close proximity to the local downtown or places of employment. Many communities lost their original, relatively compact pattern of settlement and became widely dispersed. As a result, many small CBDs have declined and some have completely disappeared in spite of the absolute increase in population and income that many of these communities have experienced.

In Monroe, the rapid growth of the US 2 commercial corridor and subsequent increases in traffic have had an adverse impact on the old downtown core. The higher visibility commercial development along US 2 combined with ample parking has taken away business from the traditional downtown retailers. However, during the last several years, increasing congestion on US 2 may have actually benefited the downtown business district. Many shoppers and travelers now use Main Street as a by-pass route to get around the congestion. This combined with a surging residential growth has increased the opportunity for new services in the downtown.

In 2006, the City initiated a planning effort to help revitalize the downtown commercial core. This planning effort resulted in the Monroe Downtown Master Plan and Design Guidelines. One of the primary recommendations in the plan is to increase the amount of residential development in and around the downtown core and provide services and amenities for residents. This plan also recommends the industrial area, east of the commercial core, be rezoned to allow for a mix of commercial, residential, and professional office uses. The preferred alternative also includes a historic preservation program, and catalyst projects to stimulate implementation of the plan.

### **Monroe Business Surveys**

In 1993, the Monroe Planning Department initiated a survey to try to determine why businesses were located in Monroe, whether those businesses anticipated any additional space needs within the next 3 to 5 years, as well as the general distances businesses considered their primary market area.

The planning department used the city list of 405 licensed businesses as the universe for the survey. Forms were mailed with the annual license renewal. Of the 405 businesses, 199 responded to the survey.

Approximately 55 percent of the respondents owned or operated a business prior to locating in Monroe. Responses were nearly evenly divided about their business starts in Monroe, though slightly more of the respondents indicated they had started a new business. Slightly fewer relocated their establishment from someplace else. The remainder who answered said that the Monroe business start was an expansion of a business already located elsewhere. If these answers are reflective of all Monroe businesses, Monroe is incubating a significant amount of entrepreneurship. The survey also reflects the possibility that Monroe is the recipient of significant commercial relocation activity from other parts of Snohomish County and King County.

About 33 percent of the respondents indicated that they started a business in Monroe because of market potential. Nearly 24 percent said they wanted to operate a business in Monroe because they already lived in the area and wanted to be close to home. Approximately 12 percent said they located in Monroe because of lower acquisition, leasing, or operating costs. About 43 percent of the respondents indicated an anticipated need for additional space within the next five years.

### **Job/Housing Balance**

Perhaps the most telling statistic about Monroe's economy is its current ratio of jobs per household, which has changed significantly since the 1990s. According to the Puget Sound Regional Council, the region's average of jobs to housing ratio is .57. Seattle, an employment center, has approximately 1 job per household. Monroe has approximately .65 jobs per household, a significant drop from the 1.9 jobs per household the city had in the late 1980s. The reason for this significant change is due to the residential growth Monroe has experienced in the past 10 years.

~~What does this mean about Monroe's economic future? It means that the City will continue to see strong growth in its residential population. People follow jobs. Communities tend naturally~~

~~to move towards a comfortable equilibrium of jobs to households. A ratio that is too high results in traffic congestion during the day, a lack of economic activity during the evening and weekends and a reduced residential tax base. A ratio that is too low results in a "leakage" of economic activity from the City to other areas.~~

## **Economic Development Strategy**

It has often been asked, "Why should the public sector contribute to economic development efforts?" The most obvious reason is to promote job opportunities for its residents. Less apparent is its role in providing the necessary services to promote a higher quality of life. It has been well documented that commercial and industrial land uses more than pay for themselves (i.e., generate more taxes than the value of the services consumed). Therefore, expanded economic growth benefits every Monroe resident by reducing the amount of ad valorem taxes that would otherwise be borne by the residential taxpayer.

As a result of Washington's Growth Management Act and the City's growth rate over the last decade, the City has a need for greater infrastructural improvements including roads, water, and sewer facilities and a host of community-related facilities. Solutions to these problems are complex. However, a part of the solution is the need to expand the City's tax base by attracting development that will more than pay for its growth impacts.

The overall purpose of the economic development strategy is to improve the quality of life within the City. Public investment made to stimulate economic development helps to provide for permanent employment, increase personal income, and improve the general business climate. A more direct result of local public investment is an enhancement of the tax base, which improves the financial capacity of the City. The major thrust of the City's economic development strategy is to convince businesses to start, expand, or locate within the City. Unfortunately, because we live in an imperfect world, not every business has complete and accurate data on the attributes of every community where it might locate. Many businesses have needs that could be met by many of the communities in Snohomish County. Unless these businesses are made aware of Monroe's opportunities, they may go elsewhere. Economic development (i.e., seeking new or expanded employment opportunities) has grown increasingly competitive. Monroe, too, must maintain an aggressive economic development strategy in order to provide opportunities for new business.

Economic priorities for Monroe should include the following:

1. Enhance the City's tax base and encourage higher-income job opportunities by aggressively promoting industrial/commercial development in the City's business/industrial parks and downtown commercial core. To achieve this goal, Monroe needs to identify suitable lands, establish zoning that encourages industrial use, maintain an adequate supply of suitable industrial/commercial land, and provide infrastructure to support it. In addition, plan for additional Industrial capacity outside of the current UGA.
2. Implement the Monroe Downtown Master Plan. Continue to work with the property owners in the downtown area to establish the identity of Downtown Monroe by providing a framework for which the retail and commercial economy can evolve into a civic and retail specialty area that incorporates the unique Main Street character of Monroe with

vital and diverse specialty retail and service businesses. The Downtown Master Plan outlines recommended zoning changes, infrastructure improvements to create a pedestrian-friendly downtown environment, including street and sidewalk improvements, beautification, and identifies funding sources for continuing improvements, maintenance, and marketing for downtown businesses and events.

3. Promote neighborhood commercial areas that provide local and accessible services for both the residential neighborhoods and the major employment areas in the City.
4. Encourage a multi-modal transportation system that allows local residents to move easily from their homes to their jobs to the necessary services outside of the City without exclusive dependence upon the single-occupancy vehicle while considering the cost benefit of providing for the same as redevelopment takes place inside of the City Limits.
5. Promote economic diversification and a broader range of higher-income employment opportunities by providing space for manufacturing and professional office development uses.
6. Promote more job development in Monroe in order to reduce commuting costs for residents who must travel to King County or Everett to work and to increase the share of spending in the local economy versus leakage of money being spent in King County by local residents.

## Economic Development Goals, Policies, and Actions

### Goals

- ED-G1 - Promote a strong, diversified, ~~and~~ sustainable local and regional economy, respect the natural environment and maintain or enhance the ~~quality of life in the community.~~
- ED-G2 - Encourage economic development activities which take into consideration the capacity of the City's natural resources, public services and facilities.
- ED-G3 - Consider the incorporation of transit, bicycle and pedestrian access in design of business, commercial and industrial developments.
- ED-G4 - Promote and Encourage active cooperation between the City and local businesses concerning economic development issues, particularly those businesses which have specialized infrastructure, building design, and transportation needs.
- ED-G5 - Encourage and promote the development or enhancement of retail areas to achieve a vibrant shopping, dining and/or entertaining experience in ~~commercial zones, the central business district.~~
- ED-G6 - Support local business through ~~clear~~ equitable and, efficient regulation, licensing and permitting procedures

- ED-G7 - Actively support the retention of commerce and industry and encourage diversification of the economy.
- ED-G8 - Promote and encourage economic opportunity for all citizens of Monroe.

***Policies***

ED-P1 - Ensure that the amount of land zoned for business and industrial use is adequate to meet employment forecasts.

ED-P2 - Identify sectors of the economy within Monroe where opportunity might exist to create additional jobs and identify potential strategies for attracting employment. In particular, provide a supportive business environment for start-up, light manufacturing and assembly businesses in the various business/industrial parks.

ED-P3 – Understand and communicate the City’s resources, service and infrastructure limitations to business to provide them relevant data before they submit applications for new commercial and industrial development.

ED-P4 - ~~Encourage~~ ensure that new commercial development ~~to~~ considers appropriate site and building design features which promote commuting by foot, bicycle, carpool and/or transit.

ED-P5 - Engage and inform the Monroe Chamber of Commerce, the Downtown Main Street Association, and the Economic Alliance of Snohomish County (EASC), to identify ways in which the City and local businesses can cooperate on economic development issues and strategies for addressing those issues.

ED-P6 - Promote transportation system improvements that ensure efficient transport of goods, ~~and~~ convenient access for employees, and customers to and from places of business focused on congestion relief. ~~Such system improvements may include transit facilities and services, pedestrian and bicycle facilities.~~

ED-P7 - Explore ways in which the downtown retail shopping area might be further enhanced by improved physical access and linkage to recreational opportunities along the Skykomish River as identified in the Monroe Downtown Master Plan and Monroe Parks and Recreation Plan.

ED-P9 – Implement the Monroe Downtown Master Plan to promote vibrant retail areas in the CBD and neighborhood commercial areas by encouraging the combination of residential dwelling units and businesses on the same property or within an identified district where it is properly zoned.

ED-P10 - Where appropriate, participate or otherwise assist in business sponsored activities to increase local awareness of goods and services available in Monroe.

ED-P11 - Ensure that City licensing and permitting ~~regulations practices, policies~~ and procedures are coherent, fair and expeditious. Where specialized industry requirements call for

the inspection by government agencies, coordinate with those agencies to eliminate duplication of efforts.

*EDP-13* - Consider the development of small-scale mix-use neighborhood developments as a means of promoting a sense of community, ~~encouraging pedestrian/bicycle mobility, and reducing the number and length of motorized shopping trips.~~

*ED-P14* - When appropriate, site new civic and cultural facilities in the Downtown Corridor.

*EDP15* - Develop active public/private partnerships to promote economic development. These partnerships should include coordinating activities with the business organizations, community groups, and other stakeholders, including ~~downtown~~-merchants and residents.

*ED-P16* - Increase local economic development and value-added job creation potential through expanded involvement with local economic development organizations, improvements in public facilities, and increased flexibility for existing economic development programs.

*ED-P18* - Support the growth, development and requirements of commerce and industry.

*ED-P20* - Coordinate the Capital Facilities Plan element of GMA with economic development policies to ensure that appropriate public facilities and services are provided to commercial and industrial lands.

*ED-P21* - The City shall recognize the value of promoting tourism as an economic development tool and as a stimulus to resource preservation and enhancement. This should be accomplished through a partnership which provides services as a Destination Marketing Organization (DMO) and support should be considered red through available lodging tax funds.

*ED-P22* - Allow for home occupations and “cottage industries” if they are designed and controlled to be compatible with adjacent development on the land use and zoning maps.

### **Actions**

*ED-A1* - Monitor the amount and rate of land consumption for businesses, commercial and industrial uses to provide a technical foundation upon which economic strategies and decisions can be based.

*ED-A2* - Continue discussion with the Greater Monroe Chamber of Commerce, the Downtown Main Street Association, the EASC, and other local business associations to determine how the City might assist with local economic development.

*ED-A3* – Implement the Monroe Downtown Master Plan and work with downtown property owners and retailers regarding signage, design standards for the CBD and the rejuvenation of downtown as a viable community asset.

*ED-A4* - Review the licensing and permitting regulations, policies and procedures for clarityequity and efficiency.

*ED-A5* - Formally review development codes every five years, with public involvement, to eliminate inconsistencies, conflicts, and ambiguities and ensure timely processing of permits.

*ED-A6* - Identify criteria to monitor employment to household ratios so the City can evaluate job/housing allocations.

*ED-A7* - Review and update the comprehensive plan at least every five (5) years to reflect local, state, and national economic trends and to assure that economic development and employment patterns are examined.

*ED-A8* - Maintain conformance with state requirements for land use hearing and appeal procedures to assure a timely resolution of all development applications.

*ED-A9* - Ensure that the ability to process industrial wastes, utilizing both industrial pretreatment and municipal treatment technology is included in future expansion of wastewater treatment facilities.

*ED-A10* - Protect and/or acquire water rights and maintain the ability to provide water to meet all projected residential, commercial, and industrial needs.



# **Exhibit E**

## **Economic Development Element Appendix November 8, 2013**



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## Workplace Employment (Jobs in Monroe)

For this report on jobs in Monroe, by NAICS codes, the source is ESRI forecasts for 2010 using data developed by Infogroup (InfoUSA). *In summary*, the data indicate that Manufacturing and Retail provide the most non-government jobs in Monroe. For further information, contact Monroe's Economic Development Manager, Jeff Sax, at 360-863-4521 or [jsax@ci.monroe.wa.us](mailto:jsax@ci.monroe.wa.us).

In Monroe, Wash.: Business Description (NAICS Code)	Businesses - Count	Businesses - Percent	Employees - Count	Employees - Percent
<b>Agriculture, Forestry, Fishing and Hunting</b>	2	0.2%	1	0.0%
<b>Mining</b>	0	0.0%	0	0.0%
<b>Utilities</b>	4	0.5%	40	0.4%
<b>Construction</b>	77	9.0%	715	7.4%
<b>Manufacturing</b>	58	6.8%	1,207	12.5%
<b>Wholesale Trade</b>	48	5.6%	398	4.1%
<b>Retail Trade</b>	164	19.1%	1,153	11.9%
Motor Vehicle and Parts Dealers	26	3.0%	338	3.5%
Furniture and Home Furnishings Stores	11	1.3%	24	0.2%
Electronics and Appliance Stores	7	0.8%	19	0.2%
Building Material and Garden Equipment and Supplies Dealers	22	2.6%	91	0.9%
Food and Beverage Stores	18	2.1%	300	3.1%
Health and Personal Care Stores	11	1.3%	78	0.8%
Gasoline Stations	9	1.0%	42	0.4%
Clothing and Clothing Accessories Stores	9	1.0%	22	0.2%
Sporting Goods, Hobby, Book, and Music Stores	9	1.0%	50	0.5%
General Merchandise Stores	8	0.9%	88	0.9%
Miscellaneous Store Retailers	32	3.7%	99	1.0%
Non-store Retailers	2	0.2%	2	0.0%
<b>Transportation and Warehousing</b>	18	2.1%	61	0.6%
<b>Information</b>	13	1.5%	33	0.3%
<b>Finance and Insurance</b>	42	4.9%	193	2.0%
Central Bank; Credit Intermediation and Related Activities	19	2.2%	110	1.1%
Securities, Commodity Contracts, and Other	3	0.3%	24	0.2%
Insurance Carriers and Related Activities; Funds, Trusts, Other	20	2.3%	59	0.6%
<b>Real Estate and Rental and Leasing</b>	44	5.1%	158	1.6%
<b>Professional, Scientific, and Technical Services</b>	54	6.3%	291	3.0%
Legal Services	9	1.0%	24	0.2%
<b>Management of Companies and Enterprises</b>	1	0.1%	3	0.0%
<b>Administrative and Support, Waste Management, Remediation</b>	36	4.2%	63	0.7%
<b>Educational Services</b>	20	2.3%	250	2.6%
<b>Health Care and Social Assistance</b>	60	7.0%	1,016	10.5%
<b>Arts, Entertainment, and Recreation</b>	13	1.5%	21	0.2%
<b>Accommodation and Food Services</b>	69	8.0%	791	8.2%
Accommodation	4	0.5%	53	0.5%
Food Services and Drinking Places	65	7.6%	738	7.6%
<b>Other Services (except Public Administration)</b>	108	12.6%	392	4.1%
Automotive Repair and Maintenance	25	2.9%	112	1.2%
<b>Public Administration</b>	22	2.6%	2,865	29.7%
<b>Unclassified Establishments</b>	6	0.7%	4	0.0%
<b>TOTALS</b>	<b>859</b>	<b>100%</b>	<b>9,655</b>	<b>100%</b>



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## Monroe Workplace 'Covered' Employment (In-City Jobs)

This report was prepared from 2010 data from the Quarterly Census of Employment and Wages by the Washington State Dept. of Employment Security as geo-coded and adjusted by the Puget Sound Regional Council. The data include individuals covered by unemployment insurance - in government and private-sector jobs, but not solo proprietors, corporate officers, military, railroad employees, ministry workers, and some others. Where totals represent fewer than three reporting firms, or when one employer accounts for more than 80 percent of jobs, the total is withheld - noted by asterisk (\*) to protect company privacy.

In summary, the top three sectors for "covered" employment in Monroe in 2010 were Government (including the State of Washington's Monroe Correctional Complex), Retail Trade, and Manufacturing. For further information about this report and related matters, contact Monroe's Economic Development Manager, Jeff Sax, at 360-863-4521 or [jsax@ci.monroe.wa.us](mailto:jsax@ci.monroe.wa.us).

In Monroe: Business Description (NAICS Code)	Total Employers	Total Employees
11 Agriculture, Forestry, Fishing, Hunting	-	-
22 Utilities	-	-
21 Mining	-	-
23 Construction	43	423
31-33 Manufacturing	50	874
42 Wholesale Trade	28	173
44-45 Retail Trade	71	1,116
48-49 Transportation and Warehousing	5	*
51 Information	5	44
52 Finance and Insurance	25	112
53 Real Estate and Rental and Leasing	15	62
54 Professional, Scientific, and Technical Services	28	194
55 Management of Companies and Enterprises	4	19
56 Administrative/Support/Waste Management/Remediation Svcs	15	63
61 Education Services	6	81
62 Health Care and Social Assistance	52	624
71 Arts, Entertainment, and Recreation	3	48
72 Accommodation and Food Services	55	693
81 Other Services (except Public Administration)	102	289
Government	18	2,249
Education	14	672
<b>TOTAL</b>		<b>7,770</b>



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## Employment Characteristics of Monroe, Wash. Residents

The source for these data on the work Monroe residents do (in Monroe or elsewhere) is Nielsen Claritas, as published Dec. 2, 2011. Although some 2011 estimates are based on 2010 census data, all statistics are based as well on other data from the U.S. Census Bureau (such as the American Community Survey), and other sources such as the US Postal Service, new construction data, Hanley Wood residential development counts, and the Nielsen Master Address File.

For further information about this report and related matters, contact Monroe's Economic Development Manager, Jeff Sax, at 360-863-4521 or [jsax@ci.monroe.wa.us](mailto:jsax@ci.monroe.wa.us).

In summary, for this area, 56.7% of the population age 16 and over were estimated to be employed as of January 2011. The employment status of the population age 16 and over was as follows: 56.7% employed civilians, 3.9% unemployed civilians, and 39.5% as not in the labor force. The occupational classifications were: 22.7% blue collar, 59.9% white collar, and 17.4% service & farm workers.

Approx. 73.2 percent of those employed in 2011 drove alone to work, 15.3 percent carpooled, and more people walked (2.95 percent) walked than took public transportation (1.96 percent) to work. Although the average drive time to work was 35.4 minutes, the various durations of drive times differed considerably.

Monroe Employment Demographics	Count	Percentage
<b>2011 Est. Pop Age 16+ by Employment Status</b>	13,711	
In Armed Forces	1	0.01
Civilian - Employed	7,769	56.66
Civilian - Unemployed	528	3.85
Not in Labor Force	5,413	39.48
<b>2011 Est. Civ Employed Pop 16+ Class of Worker</b>	7,688	
For-Profit Private Workers	6,012	78.20
Non-Profit Private Workers	241	3.13
Local Government Workers	374	4.86
State Government Workers	464	6.04
Federal Government Workers	78	1.01
Self-Emp Workers	780	10.15
Unpaid Family Workers	0	0.00
<b>2011 Est. Civ Employed Pop 16+ by Occupation</b>	7,688	
Architect/Engineer	162	2.11
Arts/Entertain/Sports	117	1.52
Building Grounds Maint	327	4.25
Business/Financial Ops	293	3.81
Community/Soc Svcs	79	1.03
Computer/Mathematical	495	6.44
Construction/Extraction	633	8.23
Edu/Training/Library	319	4.15
Farm/Fish/Forestry	76	0.99
Food Prep/Serving	369	4.80

*Robert Weis, PhD  
For City of Monroe, December 2011*

*Page 1*

Among Monroe residents, the largest percentages of occupational groups were Office/Admin Support and Sales/Related. Again, while approx. 73.2 percent of those employed drove alone to work, 15.3 percent carpooled; 1.96 percent took public transportation.

<b>Monroe Employment Demographics, cont'd.</b>		
<b>2011 Est. Civ Employed Pop 16+ by Occupation, cont'd.</b>		
Food Prep/Serving	369	4.80
Health Practitioner/Tec	312	4.06
Healthcare Support	125	1.63
Maintenance Repair	253	3.29
Legal	82	1.07
Life/Phys/Soc Science	93	1.21
Management	604	7.86
Office/Admin Support	1,134	14.75
Production	499	6.49
Protective Services	200	2.60
Sales/Related	918	11.94
Personal Care/Svc	240	3.12
Transportation/Moving	358	4.66
<b>2011 Est. Pop 16+ by Occupation Classification</b>		
Blue Collar	1,743	22.67
White Collar	4,608	59.94
Service and Farm	1,337	17.39
<b>2011 Est. Workers Age 16+, Transp. To Work</b>		
Drove Alone	5,534	73.17
Car Pooled	1,159	15.32
Public Transportation	148	1.96
Walked	223	2.95
Bicycle	69	0.91
Other Means	40	0.53
Worked at Home	390	5.16
<b>2011 Est. Workers Age 16+ by Travel Time to Work *</b>		
Less than 15 Minutes	1,829	
15 - 29 Minutes	1,393	
30 - 44 Minutes	1,667	
45 - 59 Minutes	1,455	
60 or more Minutes	919	
<b>2011 Est. Avg. Travel Time to Work in Minutes</b>		
	35.42	



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## Retail Opportunities in Monroe Primary Trade Area

This report depicts apparent opportunities for retailers in the Monroe, Washington primary retail trade area. The area is located northeast of Seattle, to the east of I-5 and US Hwy 9, extending from just east Snohomish on the north and Echo Lake on the south, to the east along U.S. Hwy. 2 through Monroe and as far east and south as Baring, along the Skykomish River (see [map, Appendix 1](#)).

The information is taken from Nielsen Claritas 2011 data based on the [Consumer Expenditure Survey](#) (Bureau of Labor Statistics) for estimation of demand, and the [Census of Retail Trade](#) (US Census Bureau) for estimation of supply. Given the lag in data processing, reporting, consolidation and review, the current data stem from survey fieldwork in 2007. More information about these sources is provided in Appendix 2. The classification codes in the tables below are NAICS codes (e.g., "Automotive Dealers" are code 4411).

Shown in the table is the difference between demand and supply, which can represent an opportunity ("leakage") or the surplus (oversupply) for each general type of retail outlet in the Monroe trade area. Actual opportunity may depend on such factor as brand strength, other competitors such as Internet sites, proximity of distribution centers, major big-box malls, and outlet malls.

In the data, when the demand appears to be much greater than the supply, the apparent opportunity is noted in green for the given type of retail outlet. A negative value (red) signifies a supply surplus. A relatively large number in green signifies what may be a major retail opportunity – an opportunity for developing new retail sales in Monroe for this category (shown with a green asterisk in the far right column).

**Key findings:** There may be many significant opportunities for retail development in the Monroe primary retail trade area for several categories highlighted in green. For further information about this report and related matters, contact Monroe's Economic Development Manager, Jeff Sax, at 360-863-4521 or [jsax@ci.monroe.wa.us](mailto:jsax@ci.monroe.wa.us).

Retail Stores in Monroe, WA Primary Retail Trade Area	Demand (Trade Area Resident Consumers' Expenditures)	Supply (Trade Area Retail Sales)	Opportunity/Surplus	* Apparent Major Retail Opportunities
<b>Total Retail Sales incl. Eating and Drinking Places</b>	813,328,380	537,062,284	276,266,096	*
<b>Motor Vehicle and Parts Dealers-441</b>	158,968,934	89,040,083	69,928,851	*
Automotive Dealers-4411	139,488,075	67,495,146	71,992,929	*
Other Motor Vehicle Dealers-4412	9,270,438	3,361,991	5,908,447	
Automotive Parts/Accsrs., Tire Stores-4413	10,210,421	18,182,946	-7,972,525	
<b>Furniture and Home Furnishings Stores-442</b>	16,307,275	4,589,253	11,718,022	*
Furniture Stores-4421	8,809,500	2,840,831	5,968,669	
Home Furnishing Stores-4422	7,497,775	1,748,422	5,749,353	*
<b>Electronics and Appliance Stores-443</b>	17,978,905	11,138,921	6,839,984	*
Appliances, TVs, Electronics Stores-44311	13,344,572	8,832,647	4,511,925	*
Household Appliances Stores-443111	3,152,935	3,076,697	76,238	
Radio, Television, Electronics Stores-443112	10,191,637	5,755,950	4,435,687	*
Computer and Software Stores-44312	3,786,902	2,306,274	1,480,628	
Camera and Photographic Equipment-Stores-44313	847,431	0	847,431	*

Retail Stores in Monroe, cont'd.	Demand (Trade Area Resident Consumers' Expenditures)	Supply (Trade Area Retail Sales)	Opportunity Gap/Surplus	* Apparent Major Retail Opportunities
<b>Building Material, Garden Equip Stores-444</b>	73,767,566	31,099,255	42,668,311	*
Building Material and Supply Dealers-4441	66,815,598	22,244,458	44,571,140	*
Home Centers-44411	26,806,041	1,349,758	25,456,283	*
Paint and Wallpaper Stores-44412	1,631,152	549,804	1,081,348	*
Hardware Stores-44413	6,671,405	4,317,279	2,354,126	*
Other Building Materials Dealers-44419	31,707,000	16,027,617	15,679,383	*
Building Materials, Lumberyards-444191	12,255,867	6,266,789	5,989,078	*
Lawn, Garden Equipment, Supplies Stores-4442	6,951,968	8,854,797	-1,902,829	
Outdoor Power Equipment Stores-44421	1,091,238	0	1,091,238	*
Nursery and Garden Centers-44422	5,860,730	8,854,797	-2,994,067	
<b>Food and Beverage Stores-445</b>	105,634,992	95,358,651	10,276,341	
Grocery Stores-4451	96,416,630	88,751,938	7,664,692	
Supermarkets, Grocery (Excluding Conv) Stores-44511	91,697,453	84,177,323	7,520,130	
Convenience Stores-44512	4,719,177	4,574,615	144,562	
Specialty Food Stores-4452	3,094,411	2,040,664	1,053,747	
Beer, Wine and Liquor Stores-4453	6,123,952	4,566,049	1,557,903	*
<b>Health and Personal Care Stores-446</b>	39,450,670	22,765,887	16,684,783	*
Pharmacies and Drug Stores-44611	33,768,482	17,227,300	16,541,182	*
Cosmetics, Beauty Supplies, Perfume Stores-44612	1,375,375	123,272	1,252,103	*
Optical Goods Stores-44613	1,770,239	2,717,871	-947,632	
Other Health and Personal Care Stores-44619	2,536,574	2,697,444	-160,870	
<b>Gasoline Stations-447</b>	78,234,372	52,245,658	25,988,714	*
Gasoline Stations With Conv Stores-44711	58,296,637	41,690,076	16,606,561	
Other Gasoline Stations-44719	19,937,735	10,555,582	9,382,153	*
<b>Clothing and Clothing Accessories Stores-448</b>	37,595,589	3,584,470	34,011,119	*
Clothing Stores-4481	26,923,043	1,692,394	25,230,649	*
Men's Clothing Stores-44811	1,738,796	448,959	1,289,837	*
Women's Clothing Stores-44812	6,725,088	327,391	6,397,697	*
Children's, Infants Clothing Stores-44813	1,581,536	72,174	1,509,362	*
Family Clothing Stores-44814	14,460,884	632,381	13,828,503	*
Clothing Accessories Stores-44815	645,639	0	645,639	
Other Clothing Stores-44819	1,771,100	211,489	1,559,611	*
Shoe Stores-4482	5,121,872	228,925	4,892,947	*
Jewelry, Luggage, Leather Goods Stores-4483	5,550,673	1,663,151	3,887,522	*
Jewelry Stores-44831	5,126,272	1,663,151	3,463,121	*
Luggage and Leather Goods Stores-44832	424,401	0	424,401	
<b>Sporting Goods, Hobby, Book, Music Stores-451</b>	16,070,841	6,017,170	10,053,671	*
Sporting Goods, Hobby, Musical Inst Stores-4511	11,076,251	4,687,217	6,389,034	*
Sporting Goods Stores-45111	5,560,887	4,062,989	1,497,898	*
Hobby, Toys and Games Stores-45112	3,448,737	134,127	3,314,610	*
Sew/Needlework/Piece Goods Stores-45113	954,330	164,297	790,033	
Musical Instrument and Supplies Stores-45114	1,112,297	325,804	786,493	
Book, Periodical and Music Stores-4512	4,994,591	1,329,953	3,664,638	
Book Stores and News Dealers-45121	3,372,980	138,799	3,234,181	

<b>Retail Stores in Monroe, cont'd.</b>	<b>Demand (Trade Area Resident Consumers' Expenditures)</b>	<b>Supply (Trade Area Retail Sales)</b>	<b>Opportunity Gap/Surplus</b>	<b>* Apparent Major Retail Opportunities</b>
Book Stores-451211	3,199,875	138,799	3,061,076	*
News Dealers and Newsstands-451212	173,105	0	173,105	
Prerecorded Tapes, CDs, Record Stores-45122	1,621,611	1,191,154	430,457	
<b>General Merchandise Stores-452</b>	104,162,798	97,260,396	6,902,402	
Department Stores Excl Leased Depts-4521	50,393,017	9,053,189	41,339,828	*
Other General Merchandise Stores-4529	53,769,781	88,207,207	-34,437,426	
<b>Miscellaneous Store Retailers-453</b>	20,983,198	14,795,103	6,188,095	*
Florists-4531	1,560,159	304,690	1,255,469	*
Office Supplies, Stationery, Gift Stores-4532	8,338,922	8,354,553	-15,631	
Office Supplies and Stationery Stores-45321	4,744,509	7,032,222	-2,287,713	
Gift, Novelty and Souvenir Stores-45322	3,594,413	1,322,331	2,272,082	*
Used Merchandise Stores-4533	1,795,098	1,959,781	-164,683	
Other Miscellaneous Store Retailers-4539	9,289,018	4,176,078	5,112,940	*
<b>Non-Store Retailers-454</b>	58,201,419	46,877,751	11,323,668	*
<b>Foodservice and Drinking Places-722</b>	85,971,821	62,289,687	23,682,134	*
Full-Service Restaurants-7221	38,740,091	21,435,390	17,304,701	*
Limited-Service Eating Places-7222	36,412,537	31,651,228	4,761,309	
Special Foodservices-7223	7,131,567	2,899,607	4,231,960	*
Drinking Places -Alcoholic Beverages-7224	3,687,626	6,303,462	-2,615,836	
GAFO *	200,454,330	130,944,763	69,509,567	*
General Merchandise Stores-452	104,162,798	97,260,396	6,902,402	
Clothing and Clothing Accessories Stores-448	37,595,589	3,584,470	34,011,119	*
Furniture and Home Furnishings Stores-442	16,307,275	4,589,253	11,718,022	*
Electronics and Appliance Stores-443	17,978,905	11,138,921	6,839,984	*
Sporting Goods, Hobby, Book, Music Stores-451	16,070,841	6,017,170	10,053,671	*
Office Supplies, Stationery, Gift Stores-4532	8,338,922	8,354,553	-15,631	

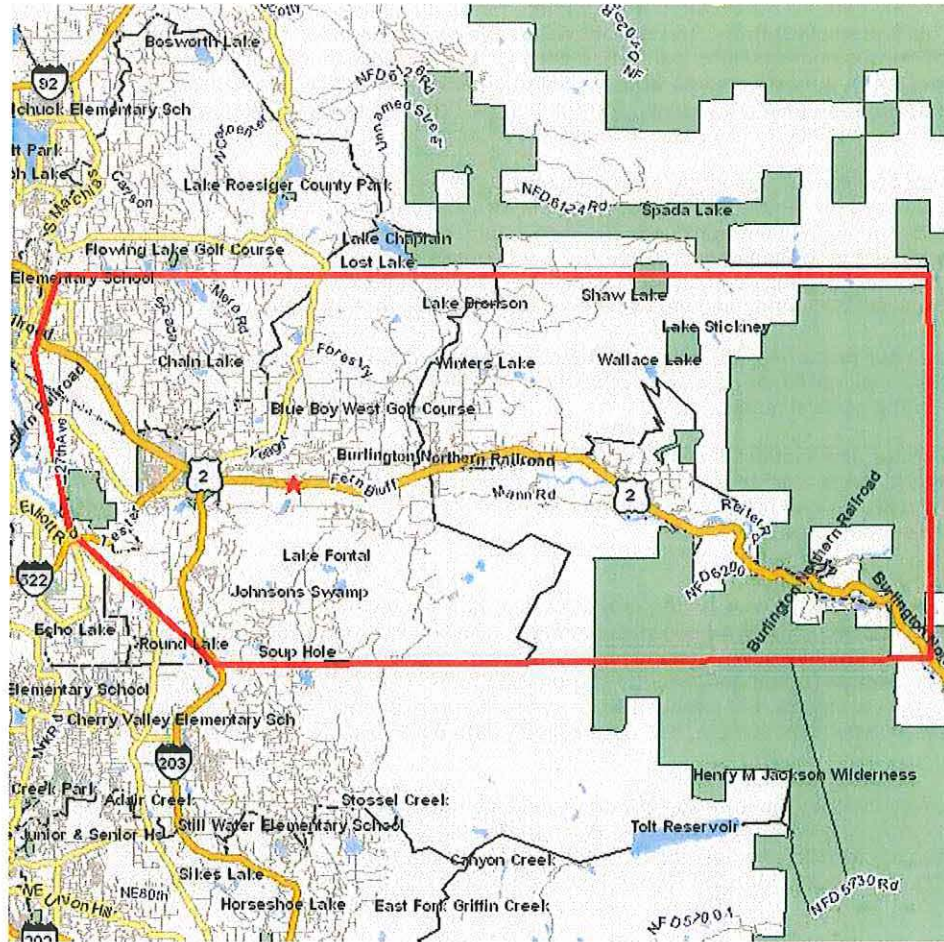
\* Note: "GAFO" (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.



**APPENDIX 1:**

**Monroe, Washington Primary Trade Area**

As the rough outline map below indicates, the City of Monroe's (the star represents City Hall) primary trade area, which is northeast of Seattle and east of Interstate 5, extends from just east of Snohomish and Echo Lake, and centers along US Hwy 2 running east and then southeast to the eastern side of a trade area, with the Snohomish County line forming the southern border.



## **APPENDIX 2:**

### ***Sources of Retail Opportunity Data***

As noted above, the data for the 2011 Nielsen Retail Market Power database, the basis of this report, is gathered from both the Census of Retail Trade (for estimation of supply), and the Consumer Expenditure Survey (for estimation of demand).

#### ***Census of Retail Trade***

Census of Retail Trade data for retail stores were gathered through a combination of questionnaires, which were sent to all but the smallest firms, and the administrative records of other Federal agencies. There were 36 variants of the census questionnaire, permitting each kind of business to answer in terms of categories relevant to its operations. Questionnaires were mailed to all firms above a certain size cutoff, and to a sample of smaller firms with paid employees. Information for firms with no employees and for small firms not in the sample was obtained from Federal administrative records.

The Census Bureau also conducts monthly and annual retail trade surveys to obtain more current data. These surveys are based on samples of firms with employees identified in the Census of Retail Trade, supplemented with samples of non-employers and recent "births" (newly created firms) identified from administrative records during the years between the 5-year retail censuses. Most of the data are obtained by mail. These surveys concentrate on a much narrower set of data items than the retail census – that is, monthly and annual sales, monthly and year-end inventories, and inventory/sales ratios.

The Retail Trade sector (sector 44-45) comprises establishments engaged in retailing merchandise, and rendering services incidental to the sale of merchandise. Retailers are organized to sell merchandise in small quantities to the general public.

In addition, this sector now includes industries previously classified in Wholesale Trade that sold merchandise using facilities open to the general public. Prominent examples of these are automotive supplies dealers, computer and peripheral equipment merchants, office supplies dealers, farm supplies dealers, and building materials dealers.

#### ***Consumer Expenditure Survey***

The CEX, which consists of two surveys (the quarterly Interview survey and the Diary survey), provides information on the buying habits of American consumers, including their expenditures, income, and consumer-unit (families and single consumers) characteristics. The surveys target the total non-institutionalized population (urban and rural) of the United States. The data are collected from the independent quarterly interview and weekly diary surveys of approximately 7,500 sample households. Each survey has its own independent sample, and each collects data on household income and socioeconomic characteristics.

The interview survey includes monthly out-of-pocket expenditures, such as housing, apparel, transportation, health care, insurance, and entertainment. The diary survey includes weekly expenditures of frequently purchased items, such as food and beverages, tobacco, personal care products, and nonprescription drugs and supplies. The current (2011) Retail Market Power data uses CEX surveys administered from 2003 through 2007.



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## Monroe Retail Trade Area Analysis by 'Lifestages'

The following analysis characterizes households in Monroe, Washington's primary retail trade area (see [map, Appendix 1](#)), which is located to the east of I-5 and US Hwy 9, extending from just east of Snohomish on the north and Echo Lake on the south to the east along U.S. Hwy. 2 through Monroe and as far east and south as Baring, along the Skykomish River. The trade area's households were segmented here into three major resident "Lifestages" based on 2011 data from "PRIZM" research by Nielsen Claritas (December 2011). The resulting data can help businesses identify opportunities in this local market. For further information, contact Monroe's Economic Development Manager, Jeff Sax, at 360-863-4521 or [jsax@ci.monroe.wa.us](mailto:jsax@ci.monroe.wa.us).

Lifestage 1: Younger and Middle Years includes heads of households predominantly less than 45 years old without children living at home. Lifestage 2: Family Life includes heads of households with children living at home. Lifestage 3: Mature Years includes heads of households predominantly age 55 and above, empty-nest couples and mature singles. Comprising these three major Lifestages are 11 Lifestage groups, ranked from 1 to 11 in terms of affluence. Underlying these 11 groups are 66 subgroups based on demographic and wealth data, consumer behavior, and geographic data (see [definitions in Appendix 2](#)).

In the tables below for Lifestage groups, the column numbers for the subgroups are added to form a group total at the bottom. An "index" score greater than 100 in the right-hand column indicates that a particular Monroe-area subgroup includes more residents than the US average distribution. A score of less than 100 indicates a subgroup less populous than the US average. Lifestage groups with high index scores (an index of 130 or more) are highlighted in green, and low index scores (70 or lower) are highlighted in red. These cutoffs are meant only as a convenience, and do not necessarily reflect a scientific margin of error.

Key findings: In 2011 Monroe's primary retail trade area was much more populous than US averages in the first two Lifestages, Younger and Middle Years, and Family Life. For Lifestage 1: Younger and Middle Years, the area had a high proportion of "Midlife Success" households, and was significantly lower for "Striving Singles" households compared with the US averages. For Lifestage 2: Family Life, the area had a high proportion of "Accumulated Wealth" and "Young Accumulators" households, and was relatively low in "Sustaining Families." For Lifestage 3: Mature Years, the area was lower than US averages for "Conservative Classics," "Cautious Couples," and "Sustaining Seniors."

### LIFESTAGE 1: YOUNGER AND MIDDLE YEARS

The 2011 Younger and Middle Years Lifestage included 41% of the households (7,137 people out of 17,413) in the Monroe primary retail trade area (the US average was 33.3%). There was a predominance of "Midlife Success" households, compared with US averages, and substantially fewer "Striving Singles" households.

'Midlife Success' Lifestage Group	Sub-group Code	Subgroup Name	Count for Monroe Retail Area Households	Percent Monroe	Count for US Base Households	Percent US	Index (100 = US avg)
Y1	3	Movers and Shakers	0	0.0%	1,878,356	1.6%	0
Y1	8	Executive Suites	0	0.0%	1,068,292	0.9%	0
Y1	11	God's Country	1,424	8.2%	1,699,924	1.5%	562.2
Y1	12	Brite Lites, Li'l City	432	2.5%	1,832,821	1.6%	158.2
Y1	19	Home Sweet Home	0	0.0%	2,127,048	1.8%	0
Y1	25	Country Casuals	2,303	13.2%	1,741,070	1.5%	887.7
Y1	30	Suburban Sprawl	0	0.0%	1,529,350	1.3%	0
Y1	3	Mayberryville	911	5.2%	2,756,347	2.4%	221.8
<b>Totals MID SUCCESS</b>			5,070	29.1%	14,633,208	12.5%	232.5

**LIFESTAGE 1: YOUNGER AND MIDDLE YEARS – cont’d.**

'Young Achievers' Lifestage Group	Sub-group Code	Subgroup Name	Count for Monroe Retail Area Households	Percent Monroe	Count for US Base Households	Percent US	Index (100 = US avg)
Y2	4	Young Digerati	0	0.0%	1,397,823	1.2%	0
Y2	16	Bohemian Mix	0	0.0%	2,052,684	1.8%	0
Y2	22	Young Influentials	0	0.0%	1,712,614	1.5%	0
Y2	23	Greenbelt Sports	937	5.4%	1,560,639	1.3%	402.9
Y2	24	Up-and-Comers	153	0.9%	1,510,327	1.3%	68
Y2	31	Urban Achievers	0	0.0%	1,794,520	1.5%	0
Y2	35	Boomtown Singles	218	1.3%	1,617,454	1.4%	90.5
<b>Totals for YOUNG ACHIEVERS</b>			1,308	7.5%	11,646,061	10.0%	75.4

'Striving Singles' Lifestage Group	Sub-group Code	Subgroup Name	Count for Monroe Retail Area Households	Percent Monroe	Count for US Base Households	Percent US	Index (100 = US avg)
Y3	42	Red, White and Blues	137	0.8%	1,278,769	1.1%	71.9
Y3	44	New Beginnings	0	0.0%	1,837,994	1.6%	0
Y3	45	Blue Highways	29	0.2%	1,809,961	1.6%	10.8
Y3	47	City Startups	299	1.7%	1,525,847	1.3%	131.5
Y3	48	Young and Rustic	224	1.3%	2,224,366	1.9%	67.6
Y3	53	Mobility Blues	35	0.2%	1,522,347	1.3%	15.4
Y3	56	Crossroad Villagers	35	0.2%	2,466,414	2.1%	9.5
<b>Totals for STRIVING SINGLES</b>			759	4.4%	12,665,698	10.8%	40.2

From a different perspective, among the 22 subgroups in Lifestage 1 the most populous in 2011 included a) "Country Casuals," b) "God's Country," c) "Greenbelt Sports," and d) "Mayberry-ville." This reflects the semi-rural and outdoors-orientation of the residents of Monroe's primary trade area.

**LIFESTAGE 2: FAMILY LIFE**

This stage in 2011 comprised 43% of the households (7,483 people) in Monroe's retail trade area (the US average was 29.8%). Compared with US average population percentages for the Family Life Lifestage 2, the Monroe trade area had a high number of "Accumulated Wealth" and "Young Accumulators" households, and a relatively low number of "Sustaining Families."

'Accumulated Wealth' Lifestage Group	Sub-group Code	Subgroup Name	Count for Monroe Retail Area Households	Percent Monroe	Count for US Base Households	Percent US	Index (100 = US avg)
F1	2	Blue Blood Estates	0	0.0%	1,129,199	1.0%	0
F1	5	Country Squires	1,914	11.0%	2,011,809	1.7%	638.5
F1	6	Winner's Circle	0	0.0%	1,283,240	1.1%	0
<b>Totals for ACCUMULATED WEALTH</b>			1,914	11.0%	4,424,248	3.8%	290.3

Note: The tables for Lifestage 2 are continued on the following page.

**LIFESTAGE 2: FAMILY LIFE, cont'd.**

'Young Accumulators' Lifestage Group	Sub-group Code	Subgroup Name	Count for Monroe Retail Area Households	Percent Monroe	Count for US Base Households	Percent US	Index (100 = US avg)
F2	13	Upward Bound	822	4.7%	1,955,876	1.7%	282.1
F2	18	Kids and Cul-de-Sacs	0	0.0%	1,872,955	1.6%	0
F2	18	Kids and Cul-de-Sacs	0	0.0%	1,872,955	1.6%	0
F2	20	Fast-Track Families	1,839	10.6%	1,861,697	1.6%	662.9
F2	29	American Dreams	0	0.0%	2,451,331	2.1%	0
<b>Totals YOUNG ACCUMULATORS</b>			2,661	15.3%	9,262,866	7.9%	192.8

'Mainstream Families' Lifestage Group	Sub-group Code	Subgroup Name	Count for Monroe Retail Area Households	Percent Monroe	Count for US Base Households	Percent US	Index (100 = US avg)
F3	32	New Homesteaders	1,909	11.0%	2,102,864	1.8%	609.3
F3	33	Big Sky Families	299	1.7%	2,130,960	1.8%	94.2
F3	34	White Picket Fences	167	1.0%	1,536,574	1.3%	72.9
F3	36	Blue-Chip Blues	0	0.0%	1,458,594	1.3%	0
F3	50	Kid Country, USA	139	0.8%	1,481,771	1.3%	63
F3	51	Shotguns and Pickups	15	0.1%	1,873,167	1.6%	5.4
F3	52	Suburban Pioneers	0	0.0%	1,240,482	1.1%	0
F3	54	Multi-Culti Mosaic	0	0.0%	1,947,324	1.7%	0
<b>Totals for MAINSTREAM FAMILIES</b>			2,529	14.5%	13,771,736	11.8%	123.2

'Sustaining Families' Lifestage Group	Sub-group Code	Subgroup Name	Count for Monroe Retail Area Households	Percent Monroe	Count for US Base Households	Percent US	Index (100 = US avg)
F4	63	Family Thrifts	310	1.8%	2,134,566	1.8%	97.5
F4	64	Bedrock America	69	0.4%	2,220,781	1.9%	20.9
F4	65	Big City Blues	0	0.0%	1,301,418	1.1%	0
F4	66	Low-Rise Living	0	0.0%	1,693,512	1.5%	0
<b>Totals for SUSTAINING FAMILIES</b>			379	2.2%	7,350,277	6.3%	34.6

Another perspective on Lifestage 2: Family Life was that among the 20 subgroups the most populous were a) "Country Squires," b) "New Homesteaders," c) and "Fast-Track Families." This indicated a substantial mix of settled and newly establishing families.

**LIFESTAGE 3: MATURE YEARS**

The Mature Years Lifestage for the Monroe primary retail trade area in 2011 included only 16% of the households (the US average was 36.9%). The area tended to have substantially fewer "Conservative Classics," "Cautious Couples," and "Sustaining Seniors" than US average population percentages.

'Affluent Empty Nests' Lifestage Grp.	Sub-group Code	Subgroup Name	Count for Monroe Retail Area Households	Percent Monroe	Count for US Base Households	Percent US	Index (100 = US avg)
M1	1	Upper Crust	0	0.0%	1,770,473	1.5%	0
M1	7	Brainy Big Money	0	0.0%	2,257,088	1.9%	0
M1	9	Big Fish, Small Pond	947	5.4%	2,498,189	2.1%	254.4
M1	10	Second City Elite	83	0.5%	1,449,265	1.2%	38.4
<b>AFFLUENT EMPTY NESTS</b>			1,030	5.9%	7,975,015	6.8%	86.7

'Conservative Classics' Lifestage Group	Sub-group Code	Subgroup Name	Count for Monroe Retail Area Households	Percent Monroe	Count for US Base Households	Percent US	Index (100 = US avg)
M2	14	New Empty Nests	0	0.0%	1,242,671	1.1%	0
M2	15	Pools and Patios	0	0.0%	1,530,890	1.3%	0
M2	21	Gray Power	0	0.0%	1,093,066	0.9%	0
M2	26	The Cosmopolitans	0	0.0%	1,321,917	1.1%	0
M2	27	Middleburg Managers	194	1.1%	2,276,009	2.0%	57.2
M2	28	Traditional Times	609	3.5%	3,300,488	2.8%	123.8
<b>CONSRV. CLASSICS</b>			803	4.6%	10,765,041	9.2%	50.1

'Cautious Couples' Lifestage Group	Sub-group Code	Subgroup Name	Count for Monroe Retail Area Households	Percent Monroe	Count for US Base Households	Percent US	Index (100 = US avg)
M3	38	Simple Pleasures	125	0.7%	2,754,587	2.4%	30.5
M3	39	Domestic Duos	0	0.0%	1,398,562	1.2%	0
M3	40	Close-In Couples	0	0.0%	1,327,575	1.1%	0
M3	41	Sunset City Blues	261	1.5%	2,083,443	1.8%	84.1
M3	43	Heartlanders	110	0.6%	2,334,924	2.0%	31.6
M3	46	Old Glories	0	0.0%	1,155,944	1.0%	0
M3	49	American Classics	0	0.0%	1,211,533	1.0%	0
<b>CAUTIOUS COUPLES</b>			496	2.9%	12,266,568	10.5%	27.1

'Sustaining Seniors' Lifestage Group	Sub-group Code	Subgroup Name	Count for Monroe Retail Area Households	Percent Monroe	Count for US Base Households	Percent US	Index (100 = US avg)
M4	55	Golden Ponds	97	0.6%	1,985,453	1.7%	32.8
M4	57	Old Milltowns	49	0.3%	1,845,943	1.6%	17.8
M4	58	Back Country Folks	6	0.0%	2,658,532	2.3%	1.5
M4	59	Urban Elders	0	0.0%	1,532,998	1.3%	0
M4	60	Park Bench Seniors	220	1.3%	1,345,679	1.2%	109.7
M4	61	City Roots	0	0.0%	1,326,369	1.1%	0
M4	62	Hometown Retired	92	0.5%	1,406,698	1.2%	43.9
<b>SUSTAIN. SENIORS</b>			464	2.7%	12,101,672	10.4%	25.7

For further perspective on the Mature Years Lifestage, the most populous of the 24 subgroups were "Affluent Empty Nests" and "Conservative Classics."

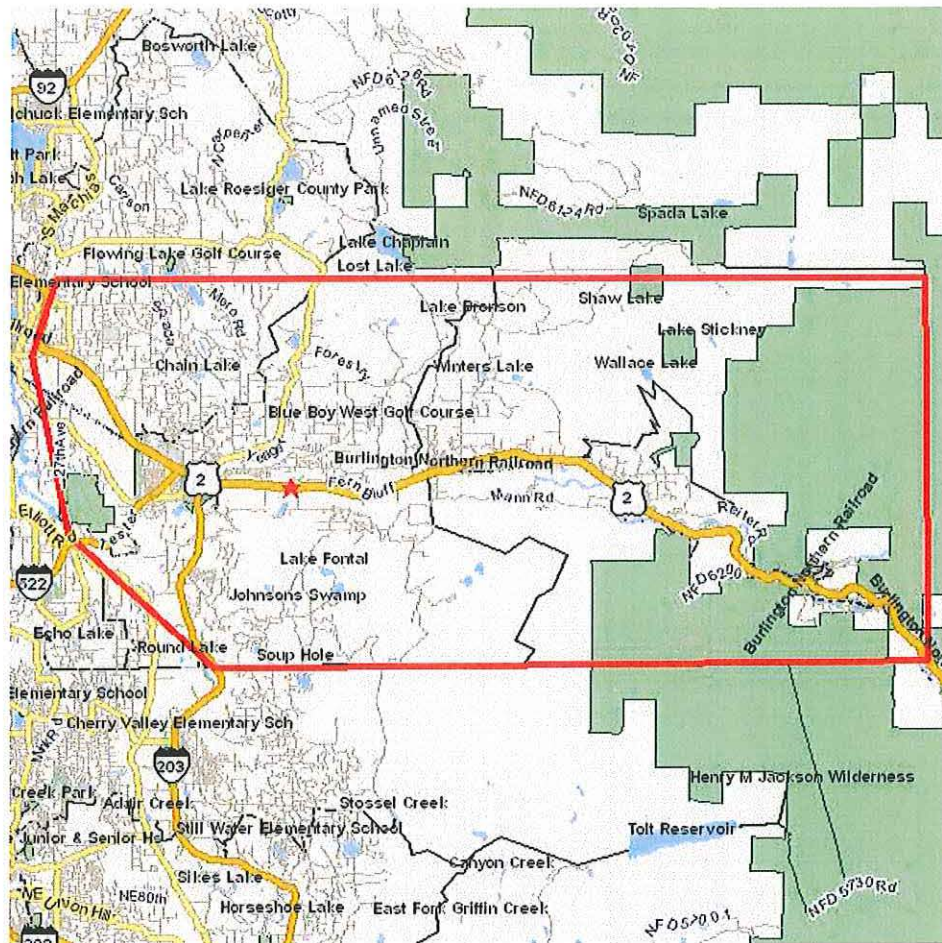
**Note on Grand Totals:** These are the grand totals – for the "bottom line" of the tables above, obtained by adding the totals for all 11 Lifestage groups.

			County for Monroe Retail Area Households		Count for US Base Households		
<b>GRAND TOTALS</b>			17,413		116,862,390		

**APPENDIX 1:**

***Monroe, Washington Primary Trade Area***

As the rough outline map below indicates, the City of Monroe's (the star represents City Hall) primary trade area, which is northeast of Seattle and east of Interstate 5, extends from just east of Snohomish and Echo Lake, and centers along US Hwy 2 running east and then southeast to the eastern side of a trade area, with the Snohomish County line forming the southern border.





## **APPENDIX 2:**

### ***Definitions of Claritas PRIZM's 11 Lifestage Groups***

The Claritas PRIZM combines 66 underlying segments – defined below – into 11 broader Lifestage Groups. The Lifestage Groups capture a combination of three variables—affluence, householder age, and whether there are children living at home.

The three Lifestage Groups that comprise Lifestage 1: Younger and Middle Years are for the most part young and childless households. The three groups are listed in rank-order of affluence. So, what differentiates the “Midlife Success” group from “Young Achievers” is the level of affluence each has achieved at these younger ages. The “Striving Singles” group is the least affluent.

Similarly, the four groups of segments that make up Lifestage 2: Family Life are likely to have children in common. The most affluent Family Life segment is the “Accumulated Wealth” group; also affluent but less so are the “Young Accumulators.” Then come “Mainstream Families” followed by the least affluent, “Sustaining Families.”

The groups categorized as Lifestage 3: Mature Years are mostly empty-nesters, age 55 and above. The included groups ranging from most to least affluent are “Affluent Empty Nests” and “Conservative Classics,” followed by “Cautious Couples” and “Sustaining Seniors.”

### ***Definitions of 66 Underlying PRIZM Lifestyle Segments***

#### **01 Upper Crust: *Wealthy, Older w/o Kids***

The nation’s most exclusive address, Upper Crust is the wealthiest lifestyle in America—a haven for empty-nesting couples between the ages of 45 and 64. No segment has a higher concentration of residents earning over \$100,000 a year or possessing a postgraduate degree. And none has a more opulent standard of living. Key factors: Wealthy, Age 45-64

#### **02 Blue Blood Estates: *Wealthy, Older w/ Kids***

Blue Blood Estates is a family portrait of suburban wealth, a place of million-dollar homes and manicured lawns, high-end cars and exclusive private clubs. The nation’s second-wealthiest lifestyle is characterized by older married couples with children, college graduates, a significant percentage of Asian Americans, and six-figure incomes earned by business executives, managers, and professionals. Key factors: Wealthy, Age 45-64

#### **03 Movers & Shakers: *Wealthy, Middle Age w/o Kids***

Movers & Shakers is home to America’s up-and-coming business class: a wealthy suburban world of dual-income couples who are highly educated, typically between the ages of 35 and 54. Given its high percentage of executives and white-collar professionals, there’s a decided business bent to this segment: members of Movers & Shakers rank number one for owning a small business and having a home office. Key factors: Wealthy, Age 35-54

#### **04 Young Digerati: *Upscale, Younger Mix***

Young Digerati are tech-savvy and live in fashionable neighborhoods on the urban fringe. Affluent, highly educated, and ethnically mixed, Young Digerati communities are typically filled with trendy apartments and condos, fitness clubs and clothing boutiques, casual restaurants and all types of bars—from juice to coffee to microbrew. Upscale Age 25-44

#### **05 Country Squires: *Upscale, Middle Age w/ Kids***

The wealthiest residents in exurban America live in Country Squires, an oasis for affluent Baby Boomers who’ve fled the city for the charms of small-town living. In their bucolic communities noted for their recently built homes on sprawling properties, the families of executives live in six-figure comfort. Country Squires enjoy country club sports like golf, tennis, and swimming as well as skiing, boating, and biking. Upscale Age 35-54

**06 Winner's Circle: *Wealthy, Younger w/ Kids***

Among the wealthy suburban lifestyles, Winner's Circle is the youngest, a collection of mostly 25- to 44-year-olds with large families in new-money subdivisions. Surrounding their homes are the signs of upscale living: recreational parks, golf courses, and upscale malls. With an income nearly double the national median, Winner's Circle residents are big spenders who like to travel, ski, go out to eat, shop at clothing boutiques, and take in a show. *Wealthy, Age 25-44*

**07 Brainy Big Money: *Upscale, Older Mix***

The residents of Money & Brains seem to have it all: high incomes, advanced degrees, and sophisticated tastes to match their credentials. Many of these city dwellers are married couples with few children who live in fashionable homes on small, manicured lots. *Upscale, Age 45-64*

**08 Executive Suites: *Upper-Mid, Middle Age w/o Kids***

Executive Suites consists of upper-middle-class singles and couples typically living just beyond the nation's beltways. Filled with significant numbers of Asian Americans and college graduates—both groups are represented at more than twice the national average—this segment is a haven for white-collar professionals drawn to comfortable homes and apartments within a manageable commute to downtown jobs, restaurants, and entertainment. *Upper-Mid, Age 35-54*

**09 Big Fish, Small Pond: *Upscale, Older w/o Kids***

Older, upper classes, college-educated professionals, the members of Big Fish, Small Pond are often among the leading citizens of their small-town communities. These upscale, empty-nesting couples enjoy the trappings of success, including belonging to country clubs, maintaining large investment portfolios, and spending freely on computer technology. *Upscale, Age 45-64*

**10 Second City Elite: *Upscale, Older w/o Kids***

There's money to be found in the nation's smaller cities, and you're most likely to find it in Second City Elite. The residents of these satellite cities tend to be prosperous executives who decorate their homes with multiple computers, large-screen TV sets, and an impressive collection of wines. With more than half holding college degrees, Second City Elite residents enjoy cultural activities—from reading books to attending theater and dance productions. *Upscale, Age 45-64*

**11 God's Country: *Upscale, Middle Age w/o Kids***

When city dwellers and suburbanites began moving to the country in the 1970s, God's Country emerged as the most affluent of the nation's exurban lifestyles. Today, wealthier communities exist in the hinterlands, but God's Country remains a haven for upscale couples in spacious homes. Typically college-educated Baby Boomers, these Americans try to maintain a balanced lifestyle between high-power jobs and laid-back leisure. *Upscale, Age 35-54*

**12 Brite Lites, Li'l City: *Upscale, Middle Age w/o Kids***

Not all of America's chic sophisticates live in major metros. Brite Lights, Li'l City is a group of well-off, middle-aged couples settled in the nation's satellite cities. Residents of these typical double income, no kids households have college educations, well-paying business and professional careers, and swank homes filled with the latest technology. *Upscale, Age 35-54*

**13 Upward Bound: *Upscale, Middle Age w/ Kids*** More than any other segment, Upward Bound appears to be the home of those legendary Soccer Moms and Dads. In these small satellite cities, upper-class families boast dual incomes, college degrees, and new split-levels and colonials. Residents of Upward Bound tend to be kid-obsessed, with heavy purchases of computers, action figures, dolls, board games, bicycles, and camping equipment. *Upscale, Age 35-54*

**14 New Empty Nests: *Upper-Mid, Mature w/o Kids***

With their grown-up children recently out of the house, New Empty Nests is composed of upscale older Americans who pursue active—and activist—lifestyles. Nearly three-quarters of residents are over 65 years old, but they show no interest in a rest-home retirement. This is the top-ranked segment for all-inclusive travel packages; the favorite destination is Italy. *Upper-Mid, Age 65+*

**15 Pools & Patios: *Upper-Mid, Older w/o Kids***

Formed during the postwar Baby Boom, Pools & Patios has evolved from a segment of young suburban families to one for older, empty-nesting couples. In these stable neighborhoods graced with backyard pools and patios—the highest proportion of homes were built in the 1960s—residents work as white-collar managers and professionals, and are now at the top of their careers. *Upper-Mid Age, 45-64*

**16 Bohemian Mix: *Midscale, Younger Mix***

A collection of younger, mobile urbanites, Bohemian Mix represents the nation's most liberal lifestyles. Its residents are an ethnically diverse, progressive mix of young singles, couples, and families ranging from

students to professionals. In their row houses and apartments, Bohemian Mixers are the early adopters who are quick to check out the latest movie, nightclub, laptop, and microbrew. Midscale, Age <55 White

**17 Beltway Boomers: Upper-Mid, Older w/ Kids**

The members of the postwar Baby Boom are all grown up. One segment of this huge cohort—college-educated, upper-middle class, and home-owning—is found in Beltway Boomers. Like many of their peers who married late, these Boomers are still raising children in comfortable suburban subdivisions, and they're pursuing kid-centered lifestyles. Upper-Mid, Age 45-64

**18 Kids & Cul-de-Sacs: Upper-Mid, Younger w/ Kids**

Upper-middle class, suburban, married couples with children— that's Kids & Cul-de-Sacs, an enviable lifestyle of large families in recently built subdivisions. With a high rate of Hispanic and Asian Americans, this segment includes college-educated, white-collar professionals with administrative jobs and upper-middle-class incomes. Their nexus of education, affluence, and children translates into large outlays for child-centered products and services. Upper-Mid, Age 25-44

**19 Home Sweet Home: Upper-Mid, Younger w/o Kids**

Widely scattered across the nation's suburbs, the residents of Home Sweet Home tend to be upper-middle-class married couples living in mid-sized homes with few children. The adults in the segment, mostly between the ages of 25 and 54, have gone to college and hold professional and white-collar jobs. With their upper-middle-class incomes and small families, these folks have fashioned comfortable lifestyles, filling their homes with toys, TV sets, and pets. Upper-Mid, Age <55

**20 Fast-Track Families: Upscale, Middle Age w/ Kids**

With their upscale incomes, numerous children, and spacious homes, Fast-Track Families are in their prime acquisition years. These middle-aged parents have the disposable income and educated sensibility to want the best for their children. They buy the latest technology with impunity: new computers, DVD players, home theater systems, and video games. They take advantage of their rustic locales by camping, boating, and fishing. Upscale, Age 35-54

**21 Gray Power: Midscale, Mature Mostly w/o Kids**

The steady rise of older, healthier Americans over the past decade has produced one important by-product: middle-class, home-owning suburbanites who are aging in place rather than moving to retirement communities. Gray Power reflects this trend, a segment of older, midscale singles and couples who live in quiet comfort. Midscale, Age 65+

**22 Young Influentials: Midscale, Younger w/o Kids**

Once known as the home of the nation's yuppies, Young Influentials reflects the fading glow of acquisitive yuppiedom. Today, the segment is a common address for younger, middle-class singles and couples who are more preoccupied with balancing work and leisure pursuits. Having recently left college dorms, they now live in apartment complexes surrounded by ball fields, health clubs, and casual-dining restaurants. Midscale, Age <45

**23 Greenbelt Sports: Upper-Mid, Middle Age w/o Kids**

A segment of upper-middle-class exurban couples, Greenbelt Sports is known for its active lifestyle. Most of these middle-age residents are married, college-educated, and own new homes. And few segments have higher rates for pursuing outdoor activities such as skiing, canoeing, backpacking, boating, and mountain biking. Upper-Mid, Age 35-54

**24 Up-and-Comers: Midscale, Younger w/o Kids**

Up-and-Comers is a stopover for younger, midscale singles before they marry, have families, and establish more deskbound lifestyles. Found in second-tier cities, these mobile twentysomethings include a disproportionate number of recent college graduates who are into athletic activities, the latest technology, and nightlife entertainment. Midscale, Age 25-44

**25 Country Casuais: Upscale, Middle Age w/o Kids**

There's a laid-back atmosphere in Country Casuais, a collection of middle-aged, upper-middle-class households that have started to empty-nest. Most households boast two earners who have well-paying blue- or white-collar jobs or own small businesses. Today these Baby-Boom couples have the disposable income to enjoy traveling, owning timeshares, and going out to eat. Upscale Age 35-54

**26 The Cosmopolitans: Midscale, Older Mostly w/o Kids**

Educated, midscale, and ethnically diverse, The Cosmopolitans are urbane couples in America's fast-growing cities. Concentrated in a handful of metros—such as Las Vegas, Miami, and Albuquerque—these households feature older, empty-nesting homeowners. A vibrant social scene surrounds their older homes and apartments, and residents love the nightlife and enjoy leisure-intensive lifestyles. Midscale, Age 55+

*Robert Weis, PhD*

*For City of Monroe, December 2011*  
EXHIBIT E

**27 Middleburg Managers: Midscale, Older w/o Kids**

Middleburg Managers arose when empty nesters settled in satellite communities that offered a lower cost of living and more relaxed pace. Today, segment residents tend to be middle-class with solid managerial jobs or comfortable retirements. In their older homes, they enjoy reading, playing musical instruments, indoor gardening, and refinishing furniture. Midscale, Age 45-64

**28 Traditional Times: Upper-Mid, Older w/o Kids**

Traditional Times is the kind of lifestyle where small-town couples nearing retirement are beginning to enjoy their first empty-nest years. Typically in their fifties and sixties, these upper-middle-class Americans pursue a kind of granola-and-grits lifestyle. On their coffee tables are magazines with titles ranging from *Country Living* and *Country Home* to *Gourmet* and *Forbes*. But they're big travelers, especially in recreational vehicles and campers. Upper-Mid, Age 55+

**29 American Dreams: Midscale, Middle Age Mix**

American Dreams is a living example of how ethnically diverse the nation has become: more than half the residents are Hispanic, Asian, or African-American. In these multilingual neighborhoods—one in ten speaks a language other than English—middle-aged immigrants and their children live in middle-class comfort. Midscale, Age 35-54

**30 Suburban Sprawl: Midscale, Middle Age w/o Kids**

Suburban Sprawl is an unusual American lifestyle: a collection of midscale, middle-aged singles and couples living in the heart of suburbia. Typically members of the Baby Boom generation, they hold decent jobs, own older homes and condos, and pursue conservative versions of the American Dream. Among their favorite activities are jogging on treadmills, playing trivia games, and renting videos. Midscale, Age 35-54

**31 Urban Achievers: Lower-Mid, Younger Mix**

Concentrated in the nation's port cities, Urban Achievers is often the first stop for up-and-coming immigrants from Asia, South America, and Europe. These young singles, couples, and families are typically college-educated and ethnically diverse: about a third are foreign-born, and even more speak a language other than English. Lower-Mid, Age <45

**32 New Homesteaders: Upper-Mid, Younger w/ Kids**

Young, upper-middle-class families seeking to escape suburban sprawl find refuge in New Homesteaders, a collection of small rustic townships filled with new ranches and Cape Cods. With decent-paying jobs in white-collar industries, these dual-income couples have fashioned comfortable, child-centered lifestyles; their driveways are filled with campers and powerboats, their family rooms with PlayStations and Game Boys. Upper-Mid, Age 25-44

**33 Big Sky Families: Upper-Mid, Younger w/ Kids**

Scattered in placid towns across the American heartland, Big Sky Families is a segment of younger rural families who have turned high school educations and blue-collar jobs into busy, upper-middle-class lifestyles. Residents enjoy baseball, basketball, and volleyball, as well as fishing, hunting, and horseback riding. To entertain their sprawling families, they buy virtually every piece of sporting equipment on the market. Upper-Mid, Age 25-44

**34 White Picket Fences: Midscale, Younger w/ Kids**

Midpoint on the socioeconomic ladder, residents in White Picket Fences look a lot like the stereotypical American household of a generation ago: young, middle-class, and married with children. But the current version is characterized by modest homes and ethnic diversity—including a disproportionate number of Hispanics and African-Americans. Midscale, Age 25-44

**35 Boomtown Singles: Lower-Mid, Younger w/o Kids**

Affordable housing, abundant entry-level jobs, and a thriving singles scene—all have given rise to the Boomtown Singles segment in fast-growing satellite cities. Younger, single, and working-class, these residents pursue active lifestyles amid sprawling apartment complexes, bars, convenience stores, and laundromats. Lower-Mid, Age <45

**36 Blue-Chip Blues: Midscale, Younger w/ Kids**

Blue-Chip Blues is known as a comfortable lifestyle for ethnically diverse, young, sprawling families with well-paying blue-collar jobs. The segment's aging neighborhoods feature compact, modestly priced homes surrounded by commercial centers that cater to child-filled households. Midscale, Age 25-44

**37 Mayberry-ville: Upper-Mid, Middle Age w/o Kids**

Like the old Andy Griffith Show set in a quaint picturesque berg, Mayberry-ville harks back to an old-fashioned way of life. In these small towns, upper-middle-class couples like to fish and hunt during the day,

and stay home and watch TV at night. With lucrative blue-collar jobs and moderately priced housing, residents use their discretionary cash to purchase boats, campers, motorcycles, and pickup trucks. Upper-Mid, Age 35-54

**38 Simple Pleasures: Lower-Mid, Mature Mostly w/o Kids**

With more than two-thirds of its residents over 65 years old, Simple Pleasures is mostly a retirement lifestyle: a neighborhood of lower-middle-class singles and couples living in modestly priced homes. Many are high school-educated seniors who held blue-collar jobs before their retirement. And a disproportionate number served in the military, so no segment has more residents who are members of veterans clubs. Lower-Mid, Age 65+

**39 Domestic Duos: Midscale, Older Mostly w/o Kids**

Domestic Duos represents a middle-class mix of mainly over-55 singles and married couples living in older suburban homes. With their high-school educations and fixed incomes, segment residents maintain an easy-going lifestyle. Residents like to socialize by going bowling, seeing a play, meeting at the local fraternal order, or going out to eat. Midscale, Age 55+

**40 Close-In Couples: Lower-Mid, Older Mostly w/o Kids**

Close-In Couples is a group of predominantly African-American couples living in older homes in the urban neighborhoods of mid-sized metros. High school educated and empty nesting, these mostly older residents typically live in older city neighborhoods, enjoying their retirements. Lower-Mid, Age 55+

**41 Sunset City Blues: Lower-Mid, Mature Mostly w/o Kids**

Scattered throughout the older neighborhoods of small cities, Sunset City Blues is a segment of lower-middle-class singles and couples who have retired or are getting close to it. These empty nesters tend to own their homes but have modest educations and incomes. They maintain a low-key lifestyle filled with newspapers and television by day, and family-style restaurants at night. Lower-Mid, Age 65+

**42 Red, White & Blues: Lower-Mid, Middle Age w/o Kids**

The residents of Red, White & Blues typically live in exurban towns rapidly morphing into bedroom suburbs. Their streets feature new fast-food restaurants, and locals have recently celebrated the arrival of chains like Wal-Mart, Radio Shack, and Payless Shoes. Middle-aged, high school educated, and lower-middle class, these folks tend to have solid, blue-collar jobs in manufacturing, milling, and construction. Lower-Mid Age, 35-54

**43 Heartlanders: Lower-Mid, Older Mostly w/o Kids**

America was once a land of small working-class towns, which can still be found today among Heartlanders. This widespread segment consists of middle-aged couples with working-class jobs living in sturdy, unpretentious homes. In these communities of small families and empty-nesting couples, Heartlanders residents pursue a rustic lifestyle where hunting and fishing remain prime leisure activities along with cooking, sewing, camping, and boating. Lower-Mid, Age 45-64

**44 New Beginnings: Downscale, Younger Mix**

Filled with young, single adults, New Beginnings is a magnet for adults in transition. Many of its residents are twentysomething singles and couples just starting out on their career paths—or starting over after recent divorces or company transfers. Ethnically diverse, New Beginnings households tend to have the modest living standards typical of transient apartment dwellers. Downscale, Age <45

**45 Blue Highways: Lower-Mid, Middle Age w/o Kids**

On maps, blue highways are often two-lane roads that wind through remote stretches of the American landscape. Among lifestyles, Blue Highways is the standout for lower-middle-class residents who live in isolated towns and farmsteads. Here, Boomer men like to hunt and fish; the women enjoy sewing and crafts, and everyone looks forward to going out to a country music concert. Lower-Mid, Age 35-54

**46 Old Glories: Downscale, Mature Mostly w/o Kids**

The residents of Old Glories are the nation's downscale suburban retirees, Americans aging in place in older apartment complexes. Households in this racially-diverse segment often contain widows and widowers living on fixed incomes who tend to lead home-centered lifestyles. They're among the nation's most ardent television fans, watching game shows, soaps, talk shows, and news magazines at high rates. Downscale, Age 65+

**47 City Startups: Low Income, Younger w/o Kids**

In City Startups, young, multi-ethnic singles have settled in neighborhoods filled with cheap apartments and a commercial base of cafés, bars, laundromats, and clubs that cater totwenty-somethings. One of the youngest segments in America—with ten times as many college students as the national average — these neighborhoods feature low incomes and high diversity. Low Income, Age <45

**48 Young & Rustic: Lower-Mid, Younger w/o Kids**

Like the soap opera that inspired its nickname, Young & Rustic is composed of young, restless singles. Unlike the glitzy soap denizens, however, these folks tend to be lower income, high school-educated and live in tiny apartments in the nation's exurban towns. With their service industry jobs and modest incomes, these folks still try to fashion fast-paced lifestyles centered on sports, cars, and dating. Lower-Mid, Age <55

**49 American Classics: Downscale, Mature Mostly w/o Kids**

They may be mature, downscale, and retired, but the residents of American Classics are still living the American Dream of home ownership. Few segments rank higher in their percentage of home owners, and that fact alone reflects a more comfortable lifestyle for these predominantly white singles and couples with deep ties to their neighborhoods. Downscale, Age 65+

**50 Kid Country, USA: Lower-Mid, Younger, w/ Kids**

Widely scattered throughout the nation's heartland, Kid Country, USA is a segment dominated by large families living in small towns. These young, working-class households include homeowners, renters, and military personnel living in base housing; about 20 percent of residents own mobile homes. Lower-Mid, Age 25-44

**51 Shotguns & Pickups: Lower-Mid, Younger w/ Kids**

The segment known as Shotguns & Pickups came by its moniker honestly: it scores near the top of all lifestyles for owning hunting rifles and pickup trucks. These Americans tend to be young, lower-middle-class large families—more than half have two or more kids—living in small homes and manufactured housing. Nearly a third of residents live in mobile homes, more than anywhere else in the nation. Lower-Mid, Age 25-44

**52 Suburban Pioneers: Downscale, Younger Mix**

Suburban Pioneers represents one of the nation's eclectic lifestyles, a mix of young singles, recent divorcees, and single parents who have moved into older, inner-ring suburbs. They live in aging homes and garden-style apartment buildings, where the jobs are blue collar and the money is tight. But what unites these residents — a diverse mix — is a working-class sensibility and an appreciation for their off-the-beaten-track neighborhoods. Downscale, Age <55

**53 Mobility Blues: Low Income, Younger w/o Kids**

Mobility Blues is a segment of young singles in working-class neighborhoods in America's satellite cities. Ethnically diverse and young, these transient Americans tend to have modest lifestyles due to their lower-income blue-collar jobs. Surveys show they excel in going to movies, playing basketball, and shooting pool. Low Income, Age <55

**54 Multi-Culti Mosaic: Lower-Mid, Middle Age Mix**

An immigrant gateway community, Multi-Culti Mosaic is the urban home for a mixed populace of middle-aged, ethnically diverse singles and families. With nearly a quarter of the residents foreign born, this segment is a mecca for first-generation Americans who are striving to improve their lower-middle-class status. Lower-Mid Age, 35-54

**55 Golden Ponds: Downscale, Mature Mostly w/o Kids**

Golden Ponds is mostly a retirement lifestyle, dominated by downscale singles and couples over 65 years old. Found in small bucolic towns around the country, these high school-educated seniors live in small apartments on less than \$30,000 a year; one in five resides in a nursing home. For these elderly residents, daily life is often a succession of sedentary activities such as reading, watching TV, playing bingo, and doing craft projects. Downscale, Age 65+

**56 Crossroads Villagers: Downscale, Middle Age w/o Kids**

With a population of middle-aged, blue-collar couples and singles, Crossroads Villagers is a classic rural lifestyle. Residents are high school-educated, with downscale incomes and modest housing; one-quarter live in mobile homes. And there's an air of self-reliance in these households as Crossroads Villagers help put food on the table through fishing, gardening, and hunting. Downscale, Age 35-54

**57 Old Milltowns: Downscale, Mature Mostly w/o Kids**

America's once-thriving mining and manufacturing towns have aged—as have the residents in Old Milltowns communities. Today, the majority of residents are retired singles and couples, living on downscale incomes in pre-1960 homes and apartments. For leisure, they enjoy gardening, sewing, socializing at veterans clubs, or eating out at casual restaurants. Downscale, Age 65+

**58 Back Country Folks: Low Income, Mature Mostly w/o Kids**

Strewn among remote farm communities across the nation, Back Country Folks are a long way away from

economic paradise. The residents tend to be poor, over 65 years old, and living in older, modest-sized homes and manufactured housing. Typically, life in this segment is a throwback to an earlier era when farming dominated the American landscape. Low Income Age 65+

**59 Urban Elders: Downscale, Older Mostly w/o Kids**

For Urban Elders—a segment located in the downtown neighborhoods of such metros as New York, Chicago, Las Vegas, and Miami—life is often an economic struggle. These communities tend to be downscale, with singles living in older apartment rentals. Downscale, Age 55+

**60 Park Bench Seniors: Low Income, Older Mostly w/o Kids**

Park Bench Seniors are typically retired singles living in the racially diverse neighborhoods of the nation's satellite cities. With modest educations and incomes, these residents maintain low-key, sedentary lifestyles. This is one of the top-ranked segments for TV viewing, especially daytime soaps and game shows. Low Income, Age 55+

**61 City Roots: Downscale, Mature Mostly w/o Kids**

Found in urban neighborhoods, City Roots is a segment of downscale retirees, typically living in older homes and duplexes they've owned for years. In these ethnically diverse neighborhoods—more than a third are African-American or Hispanic—residents are often widows or widowers living on fixed incomes and maintaining low-key lifestyles. Downscale, Age 65+

**62 Hometown Retired: Low Income, Mature Mostly w/o Kids**

With three-quarters of all residents over 65 years old, Hometown Retired is one of the oldest segments. These racially diverse seniors tend to live in aging homes—half were built before 1958—and typically get by on social security and pensions. Because most never made it beyond high school and spent their working lives at blue-collar jobs, their retirements are extremely modest. Low Income, Age 65+

**63 Family Thrifts Lower-Mid, Younger w/ Kids**

The small-city cousins of inner-city districts, Family Thrifts contain young, ethnically diverse parents who have lots of children and work entry-level service jobs. In these apartment-filled neighborhoods, visitors find the streets jam-packed with babies and toddlers, tricycles and basketball hoops. Lower-Mid, Age <45

**64 Bedrock America: Low Income, Younger w/ Kids**

Bedrock America consists of young, economically challenged families in small, isolated towns located throughout the nation's heartland. With modest educations, sprawling families, and blue-collar jobs, many of these residents struggle to make ends meet. One quarter live in mobile homes. One in three haven't finished high school. Rich in scenery, Bedrock America is a haven for fishing, hunting, hiking, and camping. Low Income, Age <45

**65 Big City Blues: Lower-Mid, Younger Mix**

Big City Blues is the multi-ethnic address for lower-middle-income, many occupying older inner-city apartments. Concentrated in a handful of major metros, these young singles and single-parent families face enormous challenges: low incomes, uncertain jobs, and modest educations. Roughly 40 percent haven't finished high school. Lower-Mid, Age <45

**66 Low-Rise Living: Low Income, Younger Mix**

The most economically challenged urban segment, Low-Rise Living is known as a transient world for younger, ethnically diverse singles and single parents. Home values are low—about half the national average — and even then less than a quarter of residents can afford to own real estate. Typically, the commercial base of Mom-and-Pop stores is struggling and in need of a renaissance. Low Income. Age <45





## **Exhibit F**

# **City of Monroe 2005-2025 Comprehensive Plan Proposed Text Amendments**

## **TRACK CHANGES TEXT REVISED THROUGH 12/12/2013**

### **Capital Facilities Element**

*(Amended 1997-1998, Ordinance 1167)*

*(Amended 2000, Ordinance 1201)*

*(Amended 2003, Ordinance 015/2003)*

*(Amended 2004, Ordinance 029/2004)*

*(Amended 2005, Ordinance 038/2005)*

*(Amended 2006, Ordinance 026/2006)*

*(Amended 2008, Ordinance 036/2008)*

*(Amended 2010, Ordinance 009/2010)*

## School Capital FacilitiesPublic Schools

~~The City of Monroe adopted the updated Monroe School District Capital Facilities Plan (CFP) in 2011. The plan is intended to provide the Districts, City of Monroe, Snohomish County and other jurisdictions with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next fifteen (2010-2025) years, as well as a more detailed schedule and financing program for capital improvements over the next six years (2010-2015). In accordance with the Growth Management Act the CFP contains the following:~~

- ~~• An inventory of existing capital facilities owned by the School District, showing the locations and capacities of the facilities.~~
- ~~• A forecast of the future needs for capital facilities owned and operated by the School District.~~
- ~~• A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes.~~
- ~~• The proposed locations and capacities of expanded or new capital facilities.~~

~~Prompted by a 2008 annexation and property located in the city's Urban Growth Area, Monroe adopted the Snohomish School District's Capital Facilities Plan in 2010. The Capital facilities Plan is intended to provide the Snohomish School District and associated jurisdictions a description of the facilities needed to accommodate projected student enrolment at acceptable levels of service, including detailed schedule and financing program for capital improvements, over the six-year period of 2008-2013. The Monroe Urban Growth Area is served by two public school districts, Monroe School District #103 and Snohomish School District #201, which are special units of government created by the State of Washington that are operated and governed by locally elected school boards. Detailed information regarding each school district's school facilities can be found in the adopted school capital facilities plans.~~

### **Capital Facilities Plan**

~~The City of Monroe, by ordinance, adopts the school capital facilities plans by reference as part of the City of Monroe Comprehensive Plan. The school capital facilities plans are usually updated by the school districts on a two-year cycle. The Growth Management Act requires reassessment of the land use element if probable funding falls short of meeting existing needs. This is necessary to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. This Capital Facilities Plan is intended to provide local jurisdictions with information on the School District's ability to accommodate projected population and enrollment demands anticipated through implementation of various comprehensive plan land use alternatives.~~

~~In addition to the elements required by the Growth Management Act, the school capital facilities plans CFP provides supporting documentation for the variables used to calculate development impact fees.~~

~~The fifteen-year Capital Facilities Plan (2010-2025) and six-year Capital Facilities Plan (2010-2015) for the Monroe School District are hereby adopted as part of this Capital Facilities Element of the Monroe Comprehensive Plan as if set forth in full.~~

## Impact Fees

The State Environmental Policy Act and the Growth Management Act authorize jurisdictions to require mitigation for impacts directly related to a proposed development. The Growth Management Act authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing “existing facility deficiencies (*Paying for Growths’ Impact – A Guide to Impact Fees*, State of Washington Department of Community Development Growth Management Division, January, 1992).

The City of Monroe ~~has been~~began collecting school impact fees ~~since in~~ 1991, using the State Environmental Policy Act as the collection method prior to the adoption of impacts fees consistent with the Growth Management Act in 2002. The City of Monroe has chosen to use Growth Management Act based fees to provide consistent treatment and to eliminate undo expenses for new housing developments.

In September 2002, the city adopted a school impact fee ordinance, Chapter 20.07 of the Monroe Municipal Code (MMC). The Snohomish and Monroe School District receive impact fees from development within the City of Monroe according to the provisions of MMC Chapter 20.07, and consistent with the Monroe School District No. 103 and the Snohomish School District Six-Year Capital Facilities Plan.

~~When the Council approved the ordinance approving Chapter 20.07 (School impact fees mitigation program), they deviated from Snohomish County’s established discount rate of fifty-percent for the Monroe School District. The City Council is not required to impose the same discount rate as the County. The City Council stated that a twenty-five percent discount was more appropriate in Monroe because the city has the largest and fastest growing school population in the District’s boundary. The Council also stated their desire to see new growth pay its proportionate share of impacts on District’s facilities; the twenty-five percent strives towards the general policy of making growth pay for the impacts of growth.~~

The impact fees ~~calculation is~~ are based on the ~~District’s~~districts’ cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install temporary facilities. As required under GMA, credits have also been applied for State Match Funds, property taxes and capital project funds to be proposed for future bond measures. The formula worksheet used to calculate the basis for impact fees for residential development proposed within the City of Monroe Monroe School District are provided in the school capital facilities plans~~District’s Capital Facilities Plan, Appendix C.~~

The Monroe City Council will establish the school impact fees for residential development based on the school capital facilities fees for the school district in which the development is located. The City declines to adopt the proposed impact fee schedules contained in the school facilities plans, disclaims any binding effect of the proposed impact fee schedules contained in the school facilities plans and will establish the percentage discount, if any, in and through its School Impact Fee ordinance (Chapter 20.07 of the Monroe Municipal Code).

## **Capital Facilities Goals, Policies, and Actions Goals**

To ensure that decisions to provide, extend, or expand capital facilities are coordinated with the goals and policies of the land use element and are in place concurrent with the impacts of new development warranting such capital facilities.

To guarantee continuous, reliable and cost-effective capital facilities and public services to development in the Urban Growth Area in a phased, efficient matter reflecting the sequence of development as shown in the Land Use Element of the Comprehensive Plan.

To enhance the quality of life in Monroe through planned provision of public capital facilities either directly by the City or via coordination with other public and private entities.

To ensure that public facilities necessary to support new development are adequate to serve the development at the time the development is available for occupancy and use based on locally adopted level of service and in accordance with state law.

To achieve consistency in capital facility service standards within the Monroe planning area for each public service provided by multiple purveyors.

To achieve consistency in capital levels of service standards between Monroe's planning area and surrounding jurisdictions' planning areas within designated urban growth areas.

To ensure the efficient and equitable siting of essential regional capital facilities through cooperative and coordinated planning with other jurisdictions in the region.

To ensure that new growth and development pay for a proportionate share of the cost of new facilities needed to serve such growth and development.

## **Policies**

*CFPI* - Develop a capital facilities plan consistent with the provisions of the comprehensive plan for scheduling of community services and facilities such as:

- Street and sidewalk improvements
- Sewer, water, and stormwater system improvements
- Parks and recreation facilities improvements
- Public safety, including police and fire protection

Seek outside sources of funding, such as federal grant programs for municipal improvements, for these purposes.

*CFP2* - Expand community utilities and facilities in a manner that will most efficiently and effectively serve the needs of the public and implement the policies of the Comprehensive Plan.

*CFP3* - Encourage the full use of existing utility systems before allowing expansion, which would promote under-utilization of existing systems, increased costs to present and future users, and possible —leapfrog development.

*CFP4* - Disallow development of un-sewered residences in areas where public sewers are available or are being installed.

*CFP5* - Consolidate new utility systems into existing rights-of-way and easements whenever possible.

*CFP6* - Conserve water by promoting programs to conserve and minimize use.

*CFP7* - Phase in development of sewer and water services according to future land use needs and to meet GMA concurrency requirements. Extension of city-operated capital facilities and public services should not occur beyond the urban growth boundary during the planning period, unless accepted by update to the comprehensive plan, for emergency reasons, to remedy a health hazard, or to provide urban service to an essential public facility.

*CFP8* - Monroe's water, sanitary sewer and stormwater management plans (and future updates and amendments to those plans) are incorporated by reference, as part of this comprehensive plan.

*CFP9* - The City shall coordinate its land use and public works planning activities with an ongoing program of long-range financial planning to conserve fiscal resources available to implement the capital facilities plan.

*CFP10* - Coordinate with other public entities that provide public services within the Monroe planning area in development of consistent level of service standards.

*CFP11* - Promote cooperation between the City, Snohomish School District, and the Monroe School District in providing sufficient opportunities for community utilization of school facilities.

*CFP12* - Evaluate the impact of future school district plans on opportunities for public use of school facilities.

*CFP13* - Keep the school districts informed of any land use changes or City actions that could impact school facilities. While the City has no authority with regard to either school districts policy in maintaining classroom size levels or student/teacher ratios, the City supports maintaining the highest possible levels of these services within the Districts.

*CFP14* - The City adopts the Monroe and Snohomish School District Capital Facilities Plan to enable the district to collect impact mitigation fees. Subsequent updates to each Districts' CFP shall be reviewed and approved by the City Council by ordinance in order to continue the authorization to collect impact mitigation fees and to provide an opportunity for the Districts and the City to coordinate discussion of current issues and future planning efforts. However, the Monroe City Council will establish the school impact fees for residential development based on the school capital facilities fees for the school district in which the development is located. The City declines to adopt the proposed impact fee schedules contained in the school facilities plans, disclaims any binding effect of the proposed impact fee schedules contained in the school facilities plans and will establish the percentage discount, if any, in and through its School Impact Fee ordinance (Chapter 20.07 of the Monroe Municipal Code).

*CFP15* – Provide predictability for impact fee assessments by adopting current or amending proposed impact fees only when adopting School District Capital Facilities Plans.

*CFP16* - Coordinate parks planning with school site planning to develop shared use of parks and school facilities to minimize public costs of acquisition, maintenance, and use.

*CFP17* - Encourage the shared use of community facilities such as parks, libraries, and schools.

- | *CFP187* - Retain and protect critical areas, unique, or fragile natural features to maintain scenic, educational, and natural resource values. Integrate sensitive areas into a linear park and trail system where possible.
- | *CFP198* - Maintain existing public access to community shorelines, particularly Al Borlin City Park, Skykomish River Park, and the Skykomish River.
- | *CFP2019* - Require standards for general open space, neighborhood parks, and mini-parks as integral components of all new development proposals.
- | *CFP210* - Develop and maintain public properties in an exemplary manner for community use.
- | *CFP221* - Incorporate safety, access to public transit, environmental protection construction standards, and aesthetic design features into the development of all public service facilities to ensure compatibility with surrounding land uses.
- | *CFP232* - The following level of service guidelines should be used to evaluate whether existing public facilities are adequate to accommodate the demands of new development:
  - Water* - Require that new development have adequate water supply for consumption and fire flow outlined in the 2008 Comprehensive Water System Plan.
  - Stormwater Management* - Require that new development and redevelopment to comply with the requirements of the 2009 Comprehensive Stormwater System Plan.
  - Wastewater* - Require that adequate wastewater treatment capacity, transmission, and collection facilities are in place to accommodate new development. The treatment plant minimum level of service shall maintain the following capacities: an influent flow of 1,000 cubic feet per month per ERU, 17.5 pounds of influent biochemical oxygen per month per ERU, and 17.5 pounds of suspended solids per month per ERU.
  - Recreation* – See Chapter 3 of the Parks, Recreation, and Open Space Element for a complete list of minimum level of service standards by park and recreation facility type. The City no longer uses the mini, neighborhood, and community park standards and has instead adopted specific standards by recreation type including, but not limited to land types, trails, playgrounds, community centers, special use facilities, and support facilities.
  - Police Protection* - The City of Monroe adopts the Monroe Police Department minimum level-of-service standard of a service response time of three minutes or less for —in progress requests for service within the urban growth area.
  - Fire Protection* – The City of Monroe adopts the Monroe Fire District #3 minimum level-of-service standards of an alarm response time of less than six and one quarter (6.25) minutes within the City of Monroe.
  - Transportation* - Maintain LOS —C on all local and collector street intersections, except for intersections with state highways. Maintain LOS —D at all non-state highway arterial intersections within the city. Establish LOS —D for state highway segments, including intersections with city streets or private driveways, subject to the Interlocal Agreement between the City of Monroe and the WSDOT dated 2-22-90 and as may be amended in the future.

*Schools* – The City of Monroe adopts the Monroe and Snohomish School District minimum educational service standards outlined in the associated Capital-capital Facilities-facilities Planplans.

*CFP24* - A development shall not be approved if it causes the level of service on a capital facility to decline below the standards set forth in Policy CFP22, unless capital improvements or a strategy to accommodate the impacts are made concurrent with the development for the purposes of this policy. Concurrent with the development shall mean that improvements or strategies are in place at the time of the development or that a financial commitment is in place to complete the improvements or strategies within six years.

*CFP254* - If adequate facilities are currently unavailable (or cannot be made concurrent with the development as defined in Policy CFP23) and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.

*CFP265* - Maintain an inventory of existing capital facilities owned by public entities. This inventory shall include location capacities of such facilities and should be updated annually.

*CFP276* - Project needed capital facilities space based on adopted levels of service standards and forecasted growth in accordance with the land use element and the comprehensive plan. This projection should be updated annually.

*CFP278* - Maintain at least a six-year Capital Facilities Plan to finance needed capital facilities as determined within projected funding capacities. The plan shall clearly identify sources of public money for capital facilities. If projected funding is inadequate to finance projected capital facilities needs based on adopted levels of service standards and forecasted growth, adjustments shall be made to the level of service standards, land use element or both to achieve a balance between funding capacities and needed facilities. The Capital Facilities Plan should be reviewed annually prior to the city budget process.

*CFP298* - Capital projects that are not included in the six-year Capital Facilities Plan or which are potentially inconsistent with the comprehensive plan shall be evaluated by means of the comprehensive planning process prior to their inclusion into the City's annual budget.

*CFP3029* - The burden for financing capital should be borne by the primary beneficiaries of the facility.

*CFP310* - General revenues should be used only to fund projects that provide a general benefit to the entire community.

*CFP321* - Long-term borrowing for capital facilities should be considered as an appropriate method of financing large facilities that benefit more than one generation of users.

*CFP332* - Where possible, special assessment (local improvement districts), revenue and other self-supporting bonds and impact fees will be used instead of tax supported general obligation bonds.

*CFP343* - Develop and adopt new impact fees or refine existing impact fees in accordance with the Growth Management Act as part of the financing for public facilities. Such financing shall provide for a balance between impact fees and other sources of public funds and shall not solely rely on impact fees. Public facilities for which impact fees may be collected shall include, but not be limited to, public streets and roads; public owned parks, open space and recreation facilities; school facilities; and city fire protection facilities.

- | *CFP3~~54~~* - The City shall adopt a concurrency management ordinance, in accordance with the GMA.
- | *CFP3~~65~~* - Require that development proposals are reviewed by the various providers of services, such as school districts, sewer, water, police, and fire departments, for available capacity and needed system improvements to accommodate development.
- | *CFP3~~76~~* - New or expanded capital facilities should be compatible with surrounding land uses; such facilities should have a minimal impact on the natural or built environment.
- | *CFP3~~87~~* - City plans and development regulations should identify and allow for the siting of essential public facilities. Cooperatively work with other municipalities and Snohomish County during the siting and development of facilities of regional significance.

### **Actions**

*CFA1* - Regularly update the capital facilities inventory, needs projections and finance plan. Monitor capital facilities for adherence to adopted level service of standards.

*CFA2* - Adopt or amend ordinances as necessary to enable collection of impact fees for qualified system improvements.

*CFA3* - Establish an annual review of development activities to determine the extent to which the goals and policies of the Comprehensive Plan are being accomplished.

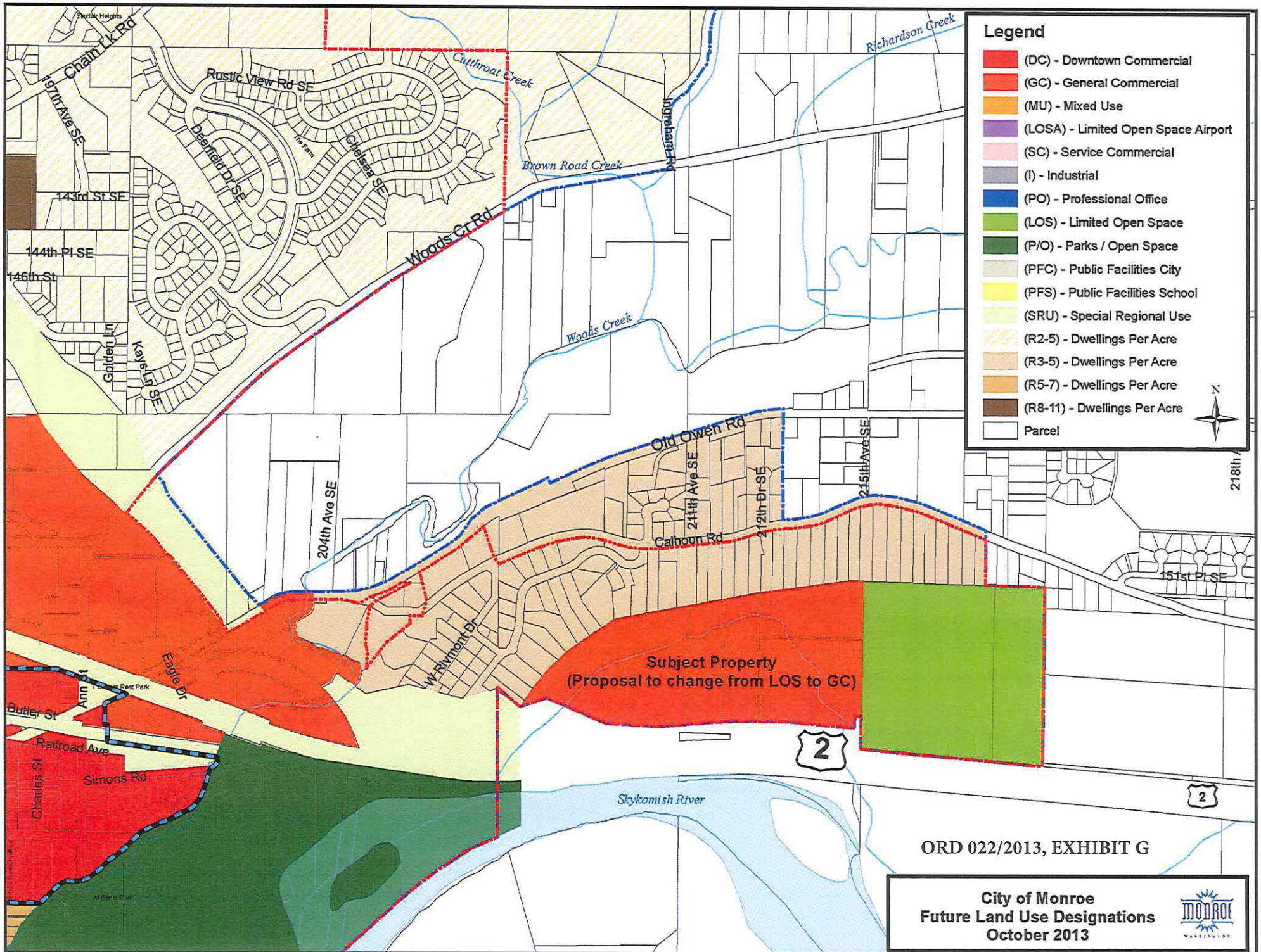
*CFA4* - Require the Planning Commission to review annually the Comprehensive Plan and the events that have occurred throughout the year and prepare an evaluative report for the City Council detailing the extent to which the established goals and policies of the Comprehensive Plan have been implemented.

*CFA5* - Utilize the Comprehensive Plan in review of the zoning ordinance, other pertinent ordinances, the Capital Improvements Program, other City projects, and the annual budget.

*CFA6* - Undertake a comprehensive update of the Comprehensive Plan no more than once a year and no less than once every five years.

*CFA7* - Encourage initiation of the GMA Phase 2 planning reconciliation process with Snohomish County as soon as possible to begin the analysis and coordination necessary to review and examine development potential within the UGA and the potential future expansion of the Urban Growth Boundary.





### Legend

- (DC) - Downtown Commercial
- (GC) - General Commercial
- (MU) - Mixed Use
- (LOSA) - Limited Open Space Airport
- (SC) - Service Commercial
- (I) - Industrial
- (PO) - Professional Office
- (LOS) - Limited Open Space
- (P/O) - Parks / Open Space
- (PFC) - Public Facilities City
- (PFS) - Public Facilities School
- (SRU) - Special Regional Use
- (R2-5) - Dwellings Per Acre
- (R3-5) - Dwellings Per Acre
- (R5-7) - Dwellings Per Acre
- (R8-11) - Dwellings Per Acre
- Parcel

**Subject Property  
(Proposal to change from LOS to GC)**

ORD 022/2013, EXHIBIT G

**City of Monroe**  
**Future Land Use Designations**  
**October 2013**



## Exhibit H1

### FINDINGS AND CONCLUSIONS

#### 2013 Comprehensive Plan Text Amendments City of Monroe CPA2013-A December 09, 2013

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The 2013 Comprehensive Plan Text Amendments, including the Natural Environment, Land Use, Housing and Economic Development Elements, are analyzed under the procedures and criteria outlined below.

***Compliance with Resolution 2012/020 – procedures and criteria for amending the Comprehensive Plan. Each plan shall:***

- a. Shall not adversely affect public health, safety, or welfare in any significant way.
- b. Shall be consistent with the overall goals and intent of the comprehensive plan.
- c. Shall be in compliance with the Growth Management Act and other State and Federal laws.
- d. Must be weighed in light of cumulative effects of other amendments being considered.

***a. Public Health, Safety or Welfare***

**Findings**

The proposed amendments, initiated by the City, revises and updates narrative, statistics, goals and policies of plan elements. The updates have no direct relation or impact to public health, safety, infrastructure systems, or police and fire services.

***b. Goals and Intent of the Comprehensive Plan***

**Findings**

The proposed amendments remove regulatory language and amend current descriptive language, goals and policies. The amendments are being updated with current population, employment and development data in preparation for the 2015 Comprehensive Plan Update. The revisions in these amendments clarify and update strategies and policies to support goals as listed below.

*Land Use Goals*

LUG1 - To pursue well-managed, orderly expansion of the City and actively influence the character of the City by managing land use change and by developing City regulations, facilities and services in a manner that directs and controls land use patterns and intensities.

LUG3 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.

LUG-6 - Promote new residential development that is compatible with the present housing stock and provides for a diverse range of varied housing types and densities.

LUG8 - Provide for increased commercial development in the Monroe area that will enhance the character of major traffic corridors, downtown Monroe, and provide opportunities for neighborhood convenience shopping facilities within primarily residential areas.

LUG-12- Promote industrial growth to support a healthy employment base for local citizens.

*Economic Development Goals*

EDG1 - Promote a strong, diversified, and sustainable local and regional economy, respecting the natural environment and preserving or enhancing the quality of life in the community.

EDG2 - Encourage economic development activities which take into consideration the capacities of the area's natural resources, public services, and facilities.

**c. Growth Management Act and other State and Federal Laws**

**Findings**

The proposal addresses the following Planning Goals listed in RCW 36.70A.020:

- Urban Growth
- Reduce Sprawl
- Housing
- Economic Development
- Environment
- Citizen Participation
- Public Facilities and Services

The city has provided notice through the City's webpage, posting at City Hall, and publication of hearing notices in the Monroe Monitor.

**d. Cumulative Effects of Other Amendments**

**Findings**

These amendments have been weighed by the Planning Commission and City Council in light of the other amendments.

**Conclusions**

The proposed amendments are consistent with Resolution 2012/020 and the mandatory review criteria outlined above. Amending the Comprehensive Plan text as proposed does not adversely affect the public health, safety, or welfare. The application is consistent with the city's goals and policies with expanded and updated text, supporting information and policies.

***In addition to the above mandatory requirements, any proposed amendment must meet the following criteria unless compelling reasons justify its adoption without meeting them:***

- a. Addresses needs or changing circumstances of the city as a whole or resolves inconsistencies between the Monroe Comprehensive Plan and other city plans or ordinances.
- b. Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.
- c. Is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.
- d. Is compatible with neighboring land uses and surrounding neighborhoods, if applicable.
- e. Is consistent with other plan elements and the overall intent of the comprehensive plan.

**Conclusions**

The amendments are also consistent with the criteria listed above. The proposed amendments specifically address changing circumstances of the city. The environmental checklist and other application materials led to a Determination of Non-Significance for environmental impacts. The proposed amendments are consistent with the land uses, growth projections and goals and policies that form the basis of the Comprehensive Plan and are consistent with other plan elements and the overall intent of the Comprehensive Plan.

***Compliance with Monroe Municipal Code (MMC) Chapter 20.04 (State Environmental Policy Act)*****Findings**

The applicant submitted an environmental checklist addressing potential environmental impacts associated with the approval of the proposed amendment-. The City of Monroe SEPA Official issued a Determination of Non-Significance (DNS) for this proposal on November 12, 2013. No comments or appeals were received on the determination.

**Conclusion**

The proposed amendments meet the requirements of SEPA Chapter 20.04 MMC and Chapter 197-11 WAC.

## Exhibit H2

### FINDINGS AND CONCLUSIONS

#### School Mitigation Fees City of Monroe CPA2013-D December 09, 2013

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The 2013 School Mitigation Fees Comprehensive Plan Amendment is analyzed under the procedures and criteria outlined below.

**Compliance with Resolution 2012/020 – procedures and criteria for amending the Comprehensive Plan. Each plan shall:**

- a. Shall not adversely affect public health, safety, or welfare in any significant way.
- b. Shall be consistent with the overall goals and intent of the comprehensive plan.
- c. Shall be in compliance with the Growth Management Act and other State and Federal laws.
- d. Must be weighed in light of cumulative effects of other amendments being considered.

***a. Public Health, Safety or Welfare***

**Findings**

- a. The proposed amendment, initiated by the City, revises and updates language and policies of the Capital Facilities Elements. The amendment will actually allow the City to amend the current school impact fees to mitigate the impacts of new development on school district facilities.
- b. The updates have no direct relation or impact to public health, safety, infrastructure systems, or police and fire services.

***b. Goals and Intent of the Comprehensive Plan***

**Findings**

- a. The Capital Facilities Element of the Comprehensive Plan incorporates the Monroe and Snohomish School Districts' CFP by reference and includes specific goal and policy statements including:
  - i. Goal - To ensure that public facilities necessary to support new development are adequate to serve the development at the time the development is available for occupancy and use based on locally adopted level of service and in accordance with State Law.
  - ii. Goal - To enhance the quality of life in Monroe through plan provision of public capital facilities either directly by the city or via coordination with other public entities.
  - iii. Goal - To ensure that new growth and development pay for a proportionate share of the cost of new facilities needed to serve such growth and development.
  - iv. Policy CFP 15 - The City adopts the Snohomish School District Capital Facilities Plan to enable the district to collect impact mitigation fees. Subsequent updates to the School District's CFP shall be reviewed and approved by the City Council in order to continue the authorization to collect impact mitigation fees and to provide an opportunity

for the District and the City to coordinate discussion of current issues and future planning efforts.

b. As the population continues to grow, the Snohomish School District will need to change in order to meet the growing needs of the community. Their CFP is amended annually to identify costs and revenue sources to meet the growing demands of the District.

c. The proposed CFP and subsequent Comprehensive Plan amendments are being proposed for consistency with the District's school enrollment projections for the next six years.

d. Included in the CFP are proposed site locations for future schools. The proposed locations are consistent with the Land Use Element and will be compatible with the proposed neighborhoods they are being sited for.

e. The facilities identified in the District's CFP are consistent with those identified in the Land Use and Capital Facility Elements of the Comprehensive Plan.

### **Conclusion**

The proposed Capital Facilities Plan and amendments to the City of Monroe Comprehensive Plan are consistent with the Capital Facilities Plan

### ***c. Growth Management Act and other State and Federal Laws***

#### **Findings**

a. The subject CFP includes all GMA required elements as stated in RCW Section 36.70A.070.3 (Comprehensive plans – mandatory elements – capital facilities plan).

b. RCW 82.02. 070 (Impact fees – definitions) states that impact fees may be collected for school facilities.

c. The City of Monroe adopted Ordinance 1205, establishing the authority to collect school impact fees as well as establishing the first school mitigation program under GMA.

d. The city has provided notice through the City's webpage, posting at City Hall, and publication of hearing notices in the Monroe Monitor.

### **Conclusion**

The proposed Capital Facilities Plan and amendments to the City of Monroe Comprehensive Plan are consistent with the requirements of the Growth Management Act.

### ***d. Cumulative Effects of Other Amendments***

#### **Findings**

These amendments have been weighed by the Planning Commission and City Council in light of the other amendments.

***In addition to the above mandatory requirements, any proposed amendment must meet the following criteria unless compelling reasons justify its adoption without meeting them:***

a. Addresses needs or changing circumstances of the city as a whole or resolves inconsistencies between the Monroe Comprehensive Plan and other city plans or ordinances.

- b. Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.
- c. Is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.
- d. Is compatible with neighboring land uses and surrounding neighborhoods, if applicable.
- e. Is consistent with other plan elements and the overall intent of the comprehensive plan.

### **Conclusions**

The amendments are also consistent with the criteria listed above. The proposed amendments specifically address changing circumstances of the city. The environmental checklist and other application materials led to a Determination of Non-Significance for environmental impacts. The proposed amendments are consistent with the land uses, growth projections and goals and policies that form the basis of the Comprehensive Plan and are consistent with other plan elements and the overall intent of the Comprehensive Plan.

### ***Compliance with Monroe Municipal Code (MMC) Chapter 20.04 (State Environmental Policy Act)***

#### **Findings**

a. Snohomish County Staff conducted environmental review by preparing and issuing an addendum to the 2005 Final Environmental Impact Statement (FEIS) for the Growth Management Act Comprehensive Plan (GMACP) in compliance with the State Environmental Policy Act (SEPA). The recommended amendments are within the scope of analysis contained in the FEIS and associated adopted environmental documents and result in no new significant adverse environmental impacts.

b. The City of Monroe SEPA Official issued a Determination of Non-Significance (DNS) for this proposal on April 20, 2010. No comments or appeals were received on the determination.

#### **Conclusion**

The proposed amendments meet the requirements of SEPA Chapter 20.04 MMC and Chapter 197-11 WAC.

### ***COMPLIANCE WITH MONROE MUNICIPAL CODE***

#### **Findings**

a. The proposed CFP is consistent with Section 20.07.060(2) (Updating of school district plan), which states the CFP may be amended annually if the District finds it necessary to adjust the impact fee.

b. The proposed CFP is adjusting the existing impact fees to reflect the most current student enrollment counts for the 2008-2013 planning period.

#### **Conclusion**

The proposed amendment is consistent with Monroe Municipal Code.



**Exhibit H3**  
**FINDINGS AND CONCLUSIONS**

**East Monroe Development Group Comprehensive Plan Amendment**  
**City of Monroe CPA2011-01**  
**December 09, 2013**

The East Monroe Development Group Comprehensive Plan amendment is analyzed under the procedures and criteria outlined below. As set forth below, the proposed amendment satisfies all applicable criteria for adoption.

**1. Compliance with resolution 2012/020 – Comprehensive Plan Amendment Procedures.**

**A. Each plan amendment shall:**

- i. Shall not adversely affect public health, safety, or welfare in any significant way.

*Findings: The proposed amendment will increase transportation demands as the acreage is permitted and developed, but is not likely to adversely affect public services and utilities. The area has the ability to be served by utilities and the proposal falls within the capacity range for the city's sewer and water systems. Police and fire coverage will not be adversely increased as certain limited types of "commercial" uses, such as airports, garden produce and greenhouse retail stores, are already permitted. As explained further in the findings below regarding consistency with the Comprehensive Plan, the proposed amendment will not adversely affect the neighboring residential properties in any significant manner because of the buffers provided by the unbuildable steep slopes, streams, wetlands, and Native Growth Protection areas. Other environmental impacts will be addressed through mitigation at the project level, as also discussed in further detail below. Overall, the City concludes that the benefits of commercial development along the US-2 traffic corridor will positively impact the Monroe community.*

- ii. Shall be consistent with the overall goals and intent of the Comprehensive Plan.

*Findings: The East Monroe Comprehensive Plan amendment is consistent with the overall goals and intent of the Comprehensive Plan. The relevant goals and provisions of the Comprehensive Plan are analyzed below. More specifically this amendment is consistent with Comprehensive Plan in the following ways:*

1. *The Comprehensive Plan amendment supports the vision statement of the Comprehensive Plan by assisting with the transition of Monroe from a small rural town “into a city of regional importance and sustained growth” (LU-3). The Comprehensive Plan anticipates that because of Monroe’s proximity to Seattle, Everett, and the Eastside, the city’s needs and priorities will continually change as Monroe experiences growth, including economic growth.*
2. *The Comprehensive Plan amendment is supported by the Growth Management Act (GMA) in establishing procedures for cities and counties to adopt comprehensive plans and Urban Growth Areas. The GMA requires counties planning under the Act to designate an urban growth area or areas “within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature” (LU-7). The growth and development that would be authorized and encouraged by this amendment is appropriate for the City’s UGA and consistent with long-standing Growth Management Act principles governing land use planning and development within incorporated areas.*
3. *The land to be redesignated (approximately 43 acres) was originally annexed in 1970 with the intention that the property be developed for commercial use, though the zoning designation originally assigned was RS-9600. Later, the area was down-zoned to Limited Open Space with a residential density of one dwelling unit per five acres.*

*In accordance with LUP 5.1, the City discourages annexation of agricultural lands into the city limits unless the intent is to devote such lands to higher, urban land uses. The Comprehensive Plan amendment will facilitate that goal by redesignating the land within city limits to a higher, urban land use (commercial) that is compatible with the original intention of the annexation’s proponents.*

4. *Adoption of the Comprehensive Plan amendment allows the City to realize Land Use Goal 8 relating to Commercial*

*Development and, specifically, LUP 8.1. As amended, LUG 8 provides for “for increased commercial development that will diversify the commercial base of Monroe, enhance the character of major traffic corridors and the downtown Monroe, and provide opportunities for neighborhood commercial centers. LUP 8.1 further provides that the City will “locate new commercial development near major traffic corridors, parking areas and enhanced pedestrian circulation.” Because of the property’s prime location on US 2, the City’s major traffic corridor, the property is uniquely situated to realize this Goal and to serve the “increasing number of travelers” that utilize US 2 (LU-6). As stated in the Comprehensive Plan, “most of the city’s commercial development is located along US-2, comprised of strip highway-oriented commercial uses” (LU-29). Consequently, use of the property for commercial development will be compatible with the uses already recognized in the US-2 corridor. The applicant has further indicated its intent to enhance the US 2 traffic corridor by providing a gateway presence at the eastern entry into the City.*

- 5. While the Comprehensive Plan generally envisions that commercial and industrial development be constructed primarily in commercial and industrial zones and away from single-family neighborhoods, it does not require that commercial development occur exclusively in locations away from residential development or specify any particular separation distance. As discussed previously, the LOS designation already allows certain types of commercial development on the property, such as garden produce and greenhouse retail, along with other conditional uses such as schools, day care centers, bed and breakfasts, and airports. Rather, LUP 8.4 provides the City should “[r]equire adequate buffering where new commercial or industrial uses abut residential neighborhoods,” demonstrating that the Comprehensive Plan contemplates and anticipates that new commercial and industrial uses may be located alongside residential uses. In the case of this amendment, adequate buffering is provided from the Rivmont Ridge*

*residential neighborhood (R 3-5) due to the numerous environmental limitations on the property. The Final Environmental Impact Statement (FEIS) projects that the developable area is limited to approximately 11.3 acres of the approximately 43-acre property that is immediately adjacent to US-2 because of the environmental constraints on the property, which are further outlined in the FEIS prepared for the applicant by a professional environmental consultant team. Native Growth Protection Areas are further outlined on the property's Boundary Line Adjustment 199003 recorded under Snohomish County Recording #200405035217. The environmental constraints include steep slopes, Class 2 streams, and Class 2 wetlands, all of which will provide a natural buffer between commercial development and the Rivmont Ridge neighborhood.*

6. *Adoption of the Comprehensive Plan amendment further allows the City to realize Land Use Goal 8 which promotes "commercial developments that are economically feasible and provide active focal points in the community." The applicant has indicated its intention to implement this goal by developing a commercial gateway at the eastern entrance of the City along US-2, thereby creating an attractive gateway focal point in the community. In accordance with LUP 9.1 any such development will be "located and drainage patterns and other related issues on surrounding land uses" by planning for mitigation of adverse impacts at the project level and, as discussed previously, the applicant has indicated its intent to build on the developable area of approximately 11.3 acres of the property immediately adjacent to US-2. The precise mitigation measures and site configurations have been fully addressed in the FEIS and will be further defined with additional environmental review at the time an actual development application is received.*
  
7. *The Comprehensive Plan amendment supports the General Goal Statements as follows:*
  - Natural Environment - Protect areas and wildlife habitat, preserve open spaces and natural*

resources, and encourage development to be designed around the natural landscape while protecting private property rights.

8. *This amendment protects the private property rights of the property owner by allowing and facilitating development of parts of the property in accordance with the owner's intent. The amendment also protects the environment by identifying all shoreline and critical areas of the property, including wetlands and streams, and areas protected as native growth protection areas. The reduction in the original size of the proposed amendment, as well as the analysis and mitigation contained in the FEIS, will help to ensure that any future development on the property is appropriately protective of environmental concerns. While the property is not in a special flood hazard area per the National Flood Insurance Program, it does meet the City's definition of a "Frequently Flooded Area." The precise mitigation measures and site configurations have been fully addressed in the FEIS and will be further defined with additional environmental review at the time an actual development application is received.*

a. Land Use - Create a balance between single-family, multi-family, professional office, commercial, and industrial land uses to create a vibrant and diverse living environment within the Monroe UGA. Continue to separate incompatible land uses through the Comprehensive Land Use Plan and zoning regulations, and promote mixed-use developments where appropriate. Encourage infill development within the UGA before developing "vacant areas" that lack public facilities and services.

*This amendment will allow for the enrichment of the vibrancy and diversity of the community by creating a commercial focal point at the eastern entrance to the City. The Comprehensive Plan amendment strikes the balance between single-family development and commercial development and adequately separates these land uses because of the buffer provided by*

*native growth protection areas, shorelines, and unbuildable steep slopes. The City has previously encouraged infill development by providing for density credits for infill developments and previously amending the Comprehensive Plan and Zoning Regulations to allow for mixed use development along Main Street.*

- b. Economic Development – Promote a healthy economy by supporting local businesses, ensuring adequate land is designated for commercial and industrial development, and working with local, county and state economic development offices to encourage new businesses to locate within the community to guarantee long-term fiscal stability and a variety of employment opportunities within the Monroe urban growth area.

*This amendment is consistent with these goals by increasing the amount of land that might be developed commercially and provides opportunities for new businesses to locate within Monroe. The additional commercial development will enhance the City's tax base and will complement the City's existing economic and commercial community.*

- iii. Shall be in compliance with the Growth Management Act and other State and Federal laws.

- 1. The goals listed in RCW 36.70A.020 have all been considered during the analysis of this recommendation.

- a. The proposal addresses the following Planning Goals listed in RCW 36.70A.020:

The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

*Findings: The Comprehensive Plan amendment encourages urban development within the city limits, rather than continuing the Limited Open Space designation, which allows a residential density of one unit per five acres. The property has the ability to be served by public utilities, and other significant adverse impacts, such as traffic impacts, have been identified and mitigation measures will be addressed at the project level. Because urban development will be encouraged within city limits, the goals of Vision 2040 will be implemented, which provide that the region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character.*

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

*Findings: This amendment will not result in conversion of undeveloped land to sprawling, low-density development, but will instead provide a commercial gateway on the US-2 traffic corridor.*

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

*Not applicable.*

(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

*Findings: The redesignation of the property from Limited Open Space to General Commercial will have a negligible impact upon the availability of affordable housing and residential property within the City because the Limited Open Space designation*

*allows only one dwelling unit per five acres.*

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

*Findings: This amendment will increase the area in Monroe that may be developed commercially and will create a gateway focal point at the eastern entrance to the City. The additional commercial development will enhance the City's tax base and will complement the City's existing economic and commercial community. The City concludes that consistency with the Comprehensive Plan has been demonstrated, as discussed above.*

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

*Findings: The amendment will protect private property rights by removing the very restrictive Limited Open Space designation and allowing commercial development to the extent supported by market demand.*

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

*Not applicable.*



(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

*Not applicable.*

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

*Findings: Although the proposed amendment will redesignate the property from Limited Open Space to commercial, the property itself is environmentally constrained as demonstrated in the FEIS and on the boundary line adjustment identifying Native Growth Protection Areas. Consequently, the developable area, as projected in the FEIS, is limited to approximately 11.3 acres of the approximately 43 - acre property. Therefore, natural resources and fish and wildlife habitat will be conserved. Moreover, the City has conducted an open space inventory and has concluded that the City has adequate open space without the particular East Monroe area designated as Limited Open Space. The November 2008 City of Monroe Parks, Recreation & Open Space Plan, Section 3.4, further states that there are no specific standards for the amount of open space/conservation land that a community ought to have.*

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

*Findings: The previous findings in (9) are equally applicable.*

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

*Findings: All applicable notices and procedures required by applicable City regulations and state law have been satisfied with respect to the proposed amendment. Numerous public meetings have been held on the proposed amendment before the Planning and City Council, including an unrequired staff public hearing for the Draft Environmental Impact Statement and public hearings on the amendment in April 2012 and November 2013.*

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

*Findings: Specific mitigation measures will be handled at the project level to ensure that adequate facilities are available to serve the development at the time it is available for occupancy.*

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

*Not applicable.*

(14) Shoreline Management Act Goals as delineated in RCW 36.70A.480(1)

*Findings: This amendment is consistent with all relevant goals and policies of the Shoreline Master Program.*

b. Public Notice

*Findings: The city has provided notice through the City's webpage, posting at City Hall, direct mailing to*

*property owners and publication of hearing notices in the Monroe Monitor.*

- iv. Must be weighed in light of cumulative effects of other amendments being considered.

*Findings: The East Monroe Comprehensive Plan amendment has been considered along with the other Comprehensive Plan amendments so that the cumulative impact of all the amendments can be assessed.*

**B. In addition to the above mandatory requirements, any proposed amendment must meet the following criteria unless compelling reasons justify its adoption without meeting them:**

- i. Addresses needs or changing circumstances of the city as a whole or resolves inconsistencies between the Monroe Comprehensive Plan and other city plans or ordinances.

*Findings: The amendment supports the vision statement of the Comprehensive Plan by assisting with the transition of Monroe from a small rural town “into a city of regional importance and sustained growth” (LU-3). The Comprehensive Plan anticipates that because of Monroe’s proximity to Seattle, Everett, and the Eastside, the city’s needs and priorities will continually change as Monroe experiences growth, including economic growth. The amendment addresses the needs of the City to encourage commercial development along major traffic corridors as identified in Land Use Goal 9.*

- ii. Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.

*Findings: A Final Environmental Impact Statement (FEIS) was prepared for the applicant by a professional environmental consultant team that identifies potential impacts and defines mitigation measures. The precise mitigation measures and site configurations have been fully addressed in the FEIS and will be further defined with additional environmental review at the time an actual development application is received.*

- iii. Is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.

*Findings: The proposal is consistent with the 2025 growth projections and the preliminary 2040 projects which have higher levels of population and*

*employment.*

iv. Is compatible with neighboring land uses and surrounding neighborhoods, if applicable.

*Findings: As discussed at length above, mitigation measures required by the Monroe Municipal Code and the existing buffers on the property provide for compatibility with the neighboring land uses.*

v. Is consistent with other plan elements and the overall intent of the comprehensive plan.

*Findings: The Comprehensive Plan amendments are consistent with all relevant provisions of the Comprehensive Plan.*

*Conclusion: The East Monroe Comprehensive Plan amendment meets the review criteria contained in Resolution 2012/020.*

## **2. Compliance with Monroe Municipal Code (MMC) Chapter 20.04 (State Environmental Policy Act)**

*Findings: The applicant submitted an environmental checklist addressing potential environmental impacts associated with the approval of the proposed amendment. The City of Monroe SEPA Official issued a Determination of Significance (DS) for this proposal on July 21, 2011. A Draft Phased Environmental Impact Statement (DPEIS) was issued by the City of Monroe on February 29, 2012, and a Final Phased EIS (FPEIS) April 23, 2012. The FPEIS was appealed for inadequacy, and the Monroe Hearing Examiner concluded that the FPEIS was inadequate as a matter of law.*

*After consideration of the 2012 Hearing Examiner decision, the size of the proposal was reduced to exclude an easternmost parcel (formerly known as Lot F). In response to the Hearing Examiner findings, the applicant initiated preparation of a full Environmental Impact Statement to inform the decision making process for amending the Comprehensive Plan. The City of Monroe issued a Draft EIS on August 14, 2013 and a Final EIS on September 27, 2013. The City received an appeal of the FEIS and held a public hearing before the City's Hearing Examiner on November 7, 2013. The Hearing Examiner issued a Decision and Order on December 05, 2013 that denied the appeal and found the FEIS to have reasonably sufficient discussion and analysis of potential development impacts and mitigating measures.*

*When and if an application for actual development on the underlying property is received, additional environmental review will occur.*

*Conclusion: The East Monroe Comprehensive Plan amendment complies with Monroe Municipal Code Chapter 20.04.*



## Exhibit I Additional City Council Findings

While the Monroe City Council generally concurs with and adopts by reference the Planning Commission findings contained in Exhibit H, the City Council hereby further adopts the additional findings set forth below in support of the Comprehensive Plan amendments effectuated by Ordinance No. 022/2013. The additional City Council findings are specific to the Land Use Map amendment for the East Monroe area and the related text amendments to the Land Use Element of the Comprehensive Plan.

These additional findings are intended to supplement the Planning Commission's findings. However, to the extent of any irreconcilable conflict between any Planning Commission finding contained in Exhibit H and any finding set forth below, the finding set forth below shall be deemed to supersede and control.

**1. Consistency with the Growth Management Act.** The City Council finds that the proposed amendments conform to and are consistent with all applicable provisions of the Growth Management Act (GMA). Without limitation of the foregoing, the City Council has specifically considered, and the proposed amendments conform to, the relevant GMA Planning Goals codified at RCW 36.70A.020:

*(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

The amendments acknowledge that the East Monroe area is located within the incorporated jurisdiction of the City of Monroe and that any authorized development within this area should accordingly be urban in nature rather than rural or agricultural. The amendments will facilitate and encourage future development that is appropriately urban under this standard. Adequate public facilities and services can be provided to the area in an efficient manner. Without limitation of the foregoing, utility infrastructure can be extended to the area at the expense of any future developer as a condition of project approval.

*(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

Low-density development is allowed within the East Monroe area under the existing Land Use designation (LOS) of the area. By encouraging and facilitating urban land uses of a more urban, commercial nature in this area, the amendments will reduce the potential for low-density sprawl that would otherwise be inconsistent with the GMA.

*(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*

This goal is not directly relevant to the proposed amendments.

*(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

The proposed amendments do not threaten the City of Monroe's existing housing stock. The City Council has carefully considered the City's residential development needs, its current housing inventory and its long-term population growth estimates, and has determined that the topography and location of the East Monroe area are more appropriate for commercial development.

*(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

The proposed amendments are consistent with the City's Comprehensive Plan and reflect the City's planning vision concerning the function of the East Monroe area *vis a vis* the City's larger planning vision for the entire jurisdiction. Allowing limited commercial development within this area promotes economic opportunity by enabling the establishment of new businesses at a commercially desirable location adjacent to and accessible from State Route 2, a heavily traveled thoroughfare. Development of this type will provide an urban gateway presence at the City's jurisdictional boundary, and will potentially generate tax revenue for the City through enhanced property values and additional sales and use taxes from commercial activity on the site.

*(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

The proposed amendments reflect, are consistent with and will facilitate the intended use of the underlying property by the affected landowners and will not result in the taking of any private property without just compensation. The amendments are the culmination of a lengthy decisional process that carefully considered and weighed numerous factors, including the recommendations of City staff and the Planning Commission, public comment, the preferences of the underlying landowners, review under the State Environmental Policy Act (SEPA), and the provisions of the City's Comprehensive Plan. The City's decision-making process was methodical and well-reasoned, and was not arbitrary or discriminatory in any manner.

*(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*



This goal is not directly relevant to the proposed amendments. However, the proposed amendments will facilitate the ability of landowners within the East Monroe area to apply for permits that would authorize development of the underlying property in accordance with their intent.

*(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

The City of Monroe is a local municipality subject to and planning under RCW 36.70A.040. Consistent with the central planning objectives of the GMA, the proposed amendments will help to ensure that land within the incorporated jurisdiction of the City of Monroe is utilized primarily for urban rather than rural, agricultural or nonproductive uses. Without limitation of the foregoing, the City Council finds that the Land Use Map amendment for the East Monroe area is compatible with adjacent use designations and will not encourage any incompatibility.

*(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

As indicated in the Final Environmental Impact Statement (FEIS) that was prepared for the East Monroe amendment, significant portions of the area are constrained by topography, critical areas and other natural factors. As such, it is likely that a substantial portion of the current open space located within this area will be essentially preserved notwithstanding any future development that may occur in accordance with the proposed Land Use Map amendment. The City Council has carefully considered the City's existing open space and recreational facility inventory in light of current and future City needs, and has determined that the proposed amendments are consistent with the City's planning vision and intent in all pertinent regards.

*(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

The East Monroe FEIS provides a detailed analysis of relevant environmental considerations for the proposed Land Use Map amendment and lists numerous mitigation measures to ensure adequate protection of the environment. Any future development of the property will be required to comply with all applicable land use regulations, including those aimed at protecting environmental values.

*(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

The proposed amendments have been processed in material compliance with all applicable procedural requirements, including without limitation procedures for citizen

participation such as public noticing, public meetings and public hearings. Citizen involvement in the process has been consistently encouraged and accepted.

*(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Adequate public facilities and services can be provided to the area in an efficient manner. Without limitation of the foregoing, utility infrastructure can be extended to the area at the expense of any future developer.

*(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.*

This goal is not directly relevant to the proposed amendments.

**2. Decisional Factors.** In approving the proposed amendments, the City Council has considered all relevant factors, including without limitation current development trends as they relate to the City's progress in achieving established economic, land use and housing goals.

**3. Consistency with the Comprehensive Plan.** The City Council finds that the proposed amendments are consistent with all other applicable elements of the City's Comprehensive Plan, as amended by the proposal.

**4. Shoreline Master Program Consistency.** A portion of the East Monroe area is within the Shoreline Management Act jurisdiction and is subject to the City's adopted Shoreline Master Program (SMP). No specific development proposal for any area located within SMP has been made, and the alternatives analyzed in the FEIS do not contemplate any such development. Irrespective, the City Council finds that the proposed amendments are consistent with the relevant "Urban Conservancy" shoreline designation, under which some categories of commercial uses are permissible. Any future development within the shoreline jurisdiction would need to comply with the substantive standards, procedures and permitting requirements set forth in the SMP and the shoreline use regulations codified in the MMC.

**5. Amendment Criteria Satisfied.** The City Council has specifically considered, and the proposed amendments satisfy, all relevant standards for approval, including without limitation the criteria set forth in Resolution No. 2012/020 and all applicable provisions of the Monroe Municipal Code.

**6. Needs and Changed Circumstances.** The proposed amendment addresses both the City's needs and changed circumstances. Consistent with urban growth principles under the GMA, the City Council now desires the East Monroe area to serve as a gateway commercial presence to the City. The Council specifically concludes that this redesignation is needed in order to appropriately define, present and underscore

the City of Monroe's identity and vision as an incorporated City containing a vibrant commercial base. The amendment is consistent with and will implement that vision.

Relevant circumstances have also changed significantly. The East Monroe area was originally annexed into the City of Monroe in 1970, 20 years before the legal landscape for land use planning in Washington was fundamentally altered by enactment of the Growth Management Act. The City's current and future land use planning efforts must now appropriately acknowledge and conform to the urban growth principles dictated by the GMA, including the requirement for incorporated areas to develop at urban levels. Additionally, the development allowed within the East Monroe area under the current LOS designation is not as valuable or desirable to the City from a land use planning standpoint as the uses that would be authorized under the GC classification. Finally, the City has historically been reluctant to redesignate the East Monroe area in light of the topography and environmental constraints of the underlying property. The recent FEIS completed for the proposed amendment now demonstrate that commercial use and development of this area is in fact feasible notwithstanding such constraints.

