MONROE PLANNING COMMISSION

Regular Meeting
March 9, 2020, 7:00 P.M.

Council Chambers, City Hall
806 W Main Street, Monroe, WA 98272

Commission Chair: *Bridgette Tuttle*
Commissioners: *Jay Bull, Vice Chair; Kyle Fisher*
Steve Jensen; Mike Stanger; Dionne Miller; and Liz Nugent

AGENDA

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

Members of the audience may comment on any City matter that is not listed on the agenda. Comments by individuals are limited to three (3) minutes. The Commission usually does not respond to matters brought up during audience participation and and may, if appropriate, address the matter at a later meeting.

APPROVAL OF MINUTES

1. Meeting Minutes Of February 10, 2020

   Documents:

   PC Meeting Minutes of February 10, 2020.pdf

OLD BUSINESS

1. Review Of Comprehensive Plan Rezone For Monroe School District

   Documents:

   Review of Comp Plan Rezone for Monroe School District.pdf

2. Proposed Code Amendments For Temporary Homeless Encampments

   Documents:

   Proposed Code Amendments for Temporary Homeless Encampments.pdf

NEW BUSINESS

1. Introduction To Floodplain Regulations

   Documents:

   Introduction to Floodplain Regulations.pdf

DISCUSSION BY COMMISSIONERS AND STAFF

ADJOURNMENT

THE PLANNING COMMISSION MAY ADD AND/OR TAKE ACTION ON OTHER ITEMS NOT LISTED ON THIS AGENDA

Accommodations for people with disabilities will be provided upon request.
Please contact City Hall at 360-794-7400 in advance of the meeting.

DRAFT

CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, February 10, 2020

The regular meeting of the Monroe Planning Commission was held on Monday, February 10, 2020 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER
Chair Tuttle called the meeting to order at 7:00 p.m.

ROLL CALL
Planning Commission Secretary Gina Pfister called the roll.

Commissioners Present[1]: Chair Tuttle, Vice-Chair Bull, Commissioner Miller, Commissioner Jensen, Commissioner Fisher[2] and Commissioner Stanger

Staff Present: Community Development Director Ben Swanson and Clerical Specialist Gina Pfister

PUBLIC COMMENTS
There were no comments from the audience.

APPROVAL OF MINUTES
Commissioner Stanger made a motion to accept the minutes of January 27, 2020 as written. Motion seconded by Commissioner Bull. Motion carried 5-0.

OLD BUSINESS

1. **Revisions to the Planning Commission's Rules of Procedure**

   Mr. Ben Swanson, Community Development Director, reviewed feedback and direction from the January 27, 2020 Planning Commission meeting; and noted that he met with Mayor Thomas to discuss formatting consistencies comparable to the City Council Rules of Procedure. Mr. Swanson presented the proposed Rules; the Commissioners engaged in discussion relating to the following topics: public comment address requirements; seating arrangements; phone participation and criteria; and Commissioner absences. Mr. Swanson will incorporate the agreed upon changes in the final version.

   > **Commissioner Jenson moved to adopt the Monroe Planning Commission Rules of Procedure as modified; and authorize the Planning Commission Chair to sign the Rules of Procedure on behalf of the Commission. The motion was seconded by Commissioner Bull. Motion carried (5-0).**

2. **Remand of the 2018-2019 Comprehensive Plan Amendment Docket**

   Mr. Swanson provided background on the Monroe School District's rezone request (File No. RZ2018-01); reviewed previous Planning Commission discussion and recommendation; and explained the City Council's desire for additional Commission review, discussion, and additional public hearing.

[1] Commissioner Fisher was off the call from 7:34 p.m. until 8:19 p.m.
[2] Commissioner Fisher attended via phone call, therefore not able to vote.

Mr. Swanson explained the need to develop the record to clarify any confusion; and suggested a discussion period after a motion is made and before a subsequent vote.

Mr. Swanson reviewed the land use designations map, highlighting the site and surrounding areas; and gave examples of acceptable institutional structures. Discussion ensued relating to the following topics: traffic analysis; critical areas; zoning limitations; and Council's requested action of the Planning Commission.

Chair Tuttle requested a Comprehensive Plan overview; and a presentation of the rezone process, explaining the role of the Planning Commission at an upcoming meeting.

The Planning Commission will hold a Public Hearing on March 23.

NEW BUSINESS

1. **Proposed Amendment to MMC 22.26.040(a)**

   Mr. Swanson provided background information on MCC 22.260.40(a) – permitted land uses for properties zoned General Commercial and Industrial Transition; and explained the benefit of allowing for the sale of all motor vehicles in the Industrial Transition zone.

   Commissioners engaged in discussion relating to the following topics: lay down yards, airport overlay area; density limits; applicant screening process; and allowed uses at the previous eastside masonry site.

   This item will be brought back at the next Planning Commission meeting. Mr. Swanson advised Commissioners that more code amendments would be coming.

DISCUSSION BY COMMISSIONERS AND STAFF

Commissioner Bull commented on the following topics:
- Strands furniture store relocation
- Tjerne and Kelsey mixed-use commercial areas
- New orthodontist office by Lowe's
- Tarragon site plan; discussion ensued relating to Lowe's review process; restrictions; and mitigation impacts

Commissioner Jenson commented on the following topics:
- UGA expansion and density
- Current social media inquiries regarding maintenance on Oaks Street

Commissioner Miller commented on the following topics:
- Tjerne road widening
- Mitigation fees related to the school district's rezone request

Chair Tuttle commented on the following topics:
- Final meeting and recognition of the Homelessness Policy Advisory Committee (HPAC)
- HPAC communication plan; and Technical Advisory Committee (TAC)

- Economic Development Advisory Board (EDAB) update

Mr. Swanson briefed Commissioners on the February 4, 2020 City Council discussion of potential urban growth area (UGA) expansion; and the public comments from the meeting.

Mr. Swanson gave an update on the FCS development fee study and proposed changes.

At 9:00 p.m. Commissioner Stanger moved to extend the meeting past 9:00 p.m. The motion was seconded by Commissioner Bull. Motion carried 5-0.

ADJOURNMENT

Commissioner Bull moved to adjourn at 9:14 p.m. The motion was seconded by Commissioner Miller. Motion carried 5-0.

Bridgette Tuttle	Gina Pfister
Chair	*Planning Commission Secretary*

MONROE PLANNING COMMISSION
Agenda Item Cover Sheet

TITLE:	***Review of the 2018 - 2019 Annual Comprehensive Plan Amendment Docket, remanded back to Planning Commission from City Council for further review.***

DATE:	FILE NUMBER:	CONTACT:	PRESENTER:	ITEM:
03/09/2020	N/A	Ben Swanson Shana Restall	Ben Swanson	Old Business # 1

City Council Discussion: 11/19/2019, 12/10/2019, 01/14/2020, 02/10/2020, and 03/9/2020

Public Hearings: 10/28/2019, continued to 11/11/2019 (Planning Commission)

Attachments: 1. City Council Hearing Packet

DESCRIPTION/BACKGROUND

On January 14, 2020 City staff requested a decision form City Council on the items docketed for the 2018 - 2019 Annual Comprehensive Plan Amendment cycle. At the meeting City Council approved the Monroe and Snohomish School Districts Capital Facility Plans and associated fee amendments to the Monroe Municipal Code. However, City Council opted to remand the Monroe School Districts proposed Comprehensive Plan/Rezone back to Planning Commission for further review and recommendation.

During the City Council's deliberation, they noted the split recommendation of denial from the Planning Commission. The Council expressed their respect and appreciation for work the Planning Commission did on the proposed amendment, but were not comfortable moving forward with a decision on a split recommendation from the Commission. The Council directed the Commission to conduct additional review and have more discussion on the proposal prior to holding a second public hearing.

Descriptions of Proposals

Only the proposed Comprehensive Plan amendments placed on the Final Docket are eligible to be considered for approval by the City Council. Placement of an item on the Final Docket by Council means the application warrants in-depth consideration, but in no way implies eventual adoption or approval of the proposal.

For the 2018 – 2019 docket, the City Council selected one (1) citizen-initiated and two (2) City-initiated Comprehensive Plan amendment applications the City initiated amendments were approved by City Council on January 14, 2020 and the following citizen-initiated amendment was remanded back to Planning Commission: which are described as follows:

CPA2018-01: Citizen-Initiated Comprehensive Plan Amendment from the Monroe School District for an Amendment to the Comprehensive Plan Future Land Use Map (FLUM) and Concurrent Rezone (File No. RZ2018-01)

The Monroe School District is proposing an amendment to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM) to change the designation of the site known as Marshall Field and Memorial Stadium (Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500) from an "Institution" designation to a "Multifamily" designation. Concurrent with the proposed comprehensive plan amendment, the applicant submitted a rezone request to change the site's zoning from "Institutional (IN)" to "Multifamily Residential (R25)." Attachment 2 is a copy of the allowed uses for the Institutional and Multifamily zones, as found in Table 22.18.030 (Multi-family) and Table 22.32.030 (Institutional Zoning).

Monroe School District Site: Land Use and Zoning Information

Existing Land Use	Comprehensive Plan FLUM Designation(s)		Zoning District	
	Existing	**Proposed**	**Existing**	**Proposed**
Recreation Facilities *(Marshall Field / Memorial Stadium)*	Institutional	Multifamily	Institutional (IN)	Multifamily Residential (R25)

The subject site is approximately 12.41 acres in area, is situated in the vicinity of N. Kelsey Street and West Columbia Street, and is currently accessed from West Columbia Street. The subject properties are largely surrounded by single-family residential uses with St. Mary of the Valley church to the west and Sky Valley Educational Center to the east. The site is largely vacant and was formerly used as a sports fields for the Monroe School District. However, according to the District, the site is no longer used for formal education programs, and does not lend itself to future school facilities. The District does not use the site for school athletic programs of other school program uses.

REQUESTED ACTION:
Discussion and questions regarding the annual docket process and comprehensive plan amendment procedures, and establish a second public hearing date to receive additional public comment.

MONROE CITY COUNCIL

Agenda Bill No. 20-017

SUBJECT:	***Review of the 2018 - 2019 Annual Comprehensive Plan Amendment Docket, including Ordinance No. 026/2019, Amending the 2015 – 2035 Monroe Comprehensive Plan; Ordinance No. 027/2019, Amending Zoning Designation; and Ordinance No. 028/2019, Amending MMC 3.50, School Impact Fee Mitigation Program; Unfinished Business***

DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
01/21/2020	Community Development	Shana Restall	Shana Restall	Unfinished Business #1

Discussion: 11/19/2019, 12/10/2019, and 01/21/2020
Public Hearing: 10/28/2019, continued to 11/11/2019 (Planning Commission)
Attachments:
1. Annual Docket Process
2. Land Use Tables Multifamily and Institutional Zones
3. Comprehensive Plan Amendment Application (CPA2018-01)
4. Project Narrative (CPA2018-01)
5. Comprehensive Plan Amendment Criteria Reponses (CPA2018-01)
6. Site Vicinity Map (CPA2018-01)
7. Conceptual Site Plan (CPA2018-01)
8. Marshall Field and Memorial Stadium Historic Information (CPA2018-01)
9. Map of Marshall Field/Memorial Stadium Comprehensive Plan Future Land Use Designation and Zoning (CPA2018-01)
10. Planning Commission Findings of Fact and Conclusions of Law

11A. Ordinance No. 026/2019, Amending the 2015 – 2035 City of Monroe Comprehensive Plan

11B. Ordinance No. 026/2019, Amending the 2015 – 2035 City of Monroe Comprehensive Plan

12. Ordinance No. 027/2019, Amending Zoning Designation
13. Ordinance No. 028/2019, Amending MMC 3.50, School Impact Fee Mitigation Program
14. Letter from Commissioner Bull to City Staff dated November 25, 2019
15. Alternate Findings of Fact and Conclusions of Law
16. Letter from Laura Brent, AICP, of Brent Planning Solutions, to City Staff dated January 8, 2020

REQUESTED ACTION[1]

Discussion and questions regarding the annual docket process and comprehensive plan amendment procedures; **AND**

A. Move that the City Council **CONTINUE** the discussion to a future meeting, as specified; **OR**

B. Move that the City Council **REMAND** back to the Planning Commission the 2018 – 2019 Comprehensive Plan Amendment Docket for additional consideration, and **PROVIDE DIRECTION** to the Mayor, City staff, and the Planning Commission to return at a specified date for an update; **OR**

C. Move to:

1. **ADOPT/DENY** the Planning Commission's recommendation, included in the Findings of Fact and Conclusions of Law, as contained in Attachment 10 to this agenda bill; **AND**
2. **ADOPT/DENY** Ordinance No. 026/2019, relating to the 2018 - 2019 Annual Comprehensive Plan Amendment Docket Cycle, **APPROVING/DENYING** proposed amendments CPA2018-A and CPA2018-B, and **APPROVING/DENYING** proposed amendment CPA2018-01 to the 2015 – 2035 Comprehensive Plan; providing for severability; and establishing an effective date; **AND**
3. **ADOPT/DENY** Ordinance No. 027/2019, Amending Zoning Designation; **AND**
4. **ADOPT/DENY** Ordinance No. 028/2019, Amending MMC 3.50, School Impact Fee Mitigation Program; providing for severability; and establishing an effective date; **AND**
5. **ADOPT/DENY** the alternate Findings of Fact and Conclusions of Law, as contained in Attachment 15 to this agenda bill.

[1] Staff has consolidated the above alternatives to provide Council with a full range of options to consider. During staff's presentation to Council at the January 14, 2020 regular meeting will include an explanation to Council regarding the specific process and applicable motions needed to make a specific decision. The table entitled "City Council Alternatives," which is included on pages 4 and 5 of this agenda bill delineates the process and associated motions for two of the possible decision options.

POLICY CONSIDERATIONS

Pursuant to Chapter 22.74 MMC, Comprehensive Plan Amendments, the City accepts proposals for Comprehensive Plan amendment applications from interested parties on an annual basis. Applications for amendments may be submitted year-round; however, only those applications received prior to the last working day in July are considered for that year's amendment cycle. This allows for the City Council to analyze the cumulative effects of all proposed amendments for consistency with and the aggregate impacts on the remainder of the Comprehensive Plan, as required by WAC 365-196-640.

On November 27, 2018, the City Council selected one (1) citizen-initiated and two (2) City-initiated Comprehensive Plan amendment applications for the 2018 – 2019 docket. The Planning Commission has completed its required public hearing on the 2018 - 2019 docket and prepared Findings of Fact containing its (Attachment 10) recommendations regarding whether to approve the proposed Comprehensive Plan Amendments to the City Council. The City Council makes the final decision on whether to accept the Planning Commission's recommendation based on the criteria outlined in MMC 22.74.040(D), as included in Attachment 1.

DESCRIPTION/BACKGROUND

The annual Comprehensive Plan amendment process provides an opportunity for interested parties, including members of the public, to propose revisions to the Comprehensive Plan, and to monitor and evaluate the progress of the implementation strategies and policies incorporated therein. Submitted amendment proposals may:

- Propose new sections, elements, appendices, goals, and/or policies of the plan
- Amend existing sections, elements, appendices, goals, and/or policies of the plan
- Be site-specific
- Correct errors
- Edit language
- Adopt other documents by reference
- Change the Future Land Use Map (FLUM)

The City accepts annual Comprehensive Plan amendment applications continuously. However, amendments proposed by the public after the last working day in July will not be considered until the following amendment cycle. With the exception of a few specific situations, Comprehensive Plan amendments shall be considered by the City no more than once a year. Additionally, all Comprehensive Plan amendment proposals are required to be considered concurrently so that their cumulative impacts can be determined.

Descriptions of Proposals

Only the proposed Comprehensive Plan amendments placed on the Final Docket are eligible to be considered for approval by the City Council. Placement of an item on the Final Docket by Council means the application warrants in-depth consideration, but in no way implies eventual adoption or approval of the proposal.

For the 2018 – 2019 docket, the City Council selected one (1) citizen-initiated and two (2) City-initiated Comprehensive Plan amendment applications, which are described as follows:

1. **CPA2018–A and CPA2018–B:** City-Initiated Comprehensive Plan Amendments to Adopt the Monroe School District's Capital Facilities Plan (CPA2018-A) and the Snohomish School District's Capital Facilities Plan (CPA2018-B)

   Both applications propose amending the 2015 - 2035 Comprehensive Plan to adopt each school district's respective 2018 – 2023 Capital Facilities Plan. As both the Monroe and Snohomish School Districts adopt a Capital Facilities Plan biennially, the City must revise its Comprehensive Plan every two years to adopt the School District's Capital Facilities Plan by reference. These are essentially comprehensive plan "housekeeping" amendments required of the City.

2. **CPA2018-01:** Citizen-Initiated Comprehensive Plan Amendment from the Monroe School District for an Amendment to the Comprehensive Plan Future Land Use Map (FLUM) and Concurrent Rezone (File No. RZ2018-01)

   The Monroe School District is proposing an amendment to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM) to change the designation of the site known as Marshall Field and Memorial Stadium (Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500) from an "Institution" designation to a "Multifamily" designation. Concurrent with the proposed comprehensive plan amendment, the applicant submitted a rezone request to change the site's zoning from "Institutional (IN)" to "Multifamily Residential (R25)." Attachment 2 is a copy of the allowed uses for the Institutional and Multifamily zones, as found in Table 22.18.030 (Multi-family) and Table 22.32.030 (Institutional Zoning).

Monroe School District Site: Land Use and Zoning Information

Existing Land Use	Comprehensive Plan FLUM Designation(s)		Zoning District	
	Existing	Proposed	Existing	Proposed
Recreation Facilities *(Marshall Field / Memorial Stadium)*	Institutional	Multifamily	Institutional (IN)	Multifamily Residential (R25)

The subject site is approximately 12.41 acres in area, is situated in the vicinity of N. Kelsey Street and West Columbia Street, and is currently accessed from West Columbia Street. The subject properties are largely surrounded by single-family residential uses with St. Mary of the Valley church to the west and Sky Valley Educational Center to the east. The site is largely vacant and was formerly used as a sports fields for the Monroe School

District. However, according to the District, the site is no longer used for formal education programs, and does not lend itself to future school facilities. The District does not use the site for school athletic programs of other school program uses.

Planning Commission Recommendation

The Planning Commission held a public hearing on October 28, 2019 (continued to November 11, 2019), to evaluate the proposed 2018 – 2019 Comprehensive Plan amendment docket, and recommended that the City Council:

1. Approve proposed amendments CPA2018-A and CPA2018-B to the 2015 – 2035 Comprehensive Plan, as included in the 2018 - 2019 amendment docket; and
2. Deny proposed amendment CPA2018-01 to the 2015 – 2035 Comprehensive Plan, as included in the 2018 - 2019 amendment docket; and
3. Deny rezone RZ2018-02, associated with CPA2018-01.

City Council Decision

After considering the Planning Commission's recommendation on the proposed amendments, the City Council shall adopt, adopt as modified, deny, or remand the application(s) back to the Planning Commission for further consideration. As there are three separate ordinances associated with the 2018 – 2019 Comprehensive Plan amendment docket, the Council may wish to use the following table when adopting or denying the proposed Planning Commission recommendation.

CITY COUNCIL ALTERNATIVES	
OPTION A: *Approve* CPA2018-A, CPA2018-B, and CPA2018-01	
Applicable Motions	
STEP 1	**DENY** the Planning Commission's recommendation, included in the Findings of Fact and Conclusions of Law, as contained in Attachment 10 to AB20-014.
STEP 2	**ADOPT** the alternate Findings of Fact and Conclusions of Law, as contained in Attachment 15 to AB20-014.
STEP 3	***USE ATTACHMENT 11A to AB20-014:*** **ADOPT** Ordinance No. 026/2019, relating to the 2018 - 2019 Annual Comprehensive Plan Amendment Docket Cycle, **APPROVING** proposed amendments CPA2018-A, CPA2018-B, and CPA2018-01 to the 2015 – 2035 Comprehensive Plan; providing for severability; and establishing an effective date.
STEP 4	**ADOPT** Ordinance No. 027/2019, amending the zoning designation of the parcels comprising the sites known as Marshall Field and Memorial Stadium from Institutional (IN) to Multifamily Residential (R25); providing for severability; and establishing an effective date.
STEP 5	**ADOPT** Ordinance No. 028/2019, amending Monroe Municipal Code section 3.50.100, Impact Fee Schedule; providing for severability; and establishing an effective date.

<u>OPTION B</u>: ***Approve* CPA2018-A and CPA2018-B; and *Deny* CPA2018-01**	
Applicable Motions	
STEP 1	**ADOPT** the Planning Commission's recommendation, included in the Findings of Fact and Conclusions of Law, as contained in Attachment 10 to AB20-014.
STEP 2	***<u>USE ATTACHMENT 11B to AB20-014</u>:*** **ADOPT** Ordinance No. 026/2019, relating to the 2018 - 2019 Annual Comprehensive Plan Amendment Docket Cycle, **APPROVING** proposed amendments CPA2018-A and CPA2018-B; and **DENYING** proposed amendment CPA2018-01 to the 2015 – 2035 Comprehensive Plan; providing for severability; and establishing an effective date.
STEP 3	**ADOPT** Ordinance No. 028/2019, Amending MMC 3.50, School Impact Fee Mitigation Program; providing for severability; and establishing an effective date.

FISCAL IMPACTS
None

TIME CONSTRAINTS
State regulations only allow the Comprehensive Plan to be amended once in a calendar year. However, the City Council may take action to adopt the docket after December 31, 2019, in accordance with WAC 365-196-640(3), so long as the consideration of the amendments occurred within the prior year's comprehensive plan amendment process.

Comprehensive Plan Annual Docket Process

Process

Chapter 22.74 MMC, Comprehensive Plan Amendments, delineates the procedure for reviewing annual Comprehensive Plan amendment applications. All proposed Comprehensive Plan amendments must be consistent with the 2015 – 2035 Comprehensive Plan, all other City Codes and applicable regulations, and the Washington State Growth Management Act (RCW 36.70A). The annual Comprehensive Plan amendment cycle is subject to the requirements for public participation, in accordance with RCW 36.70A.140. The review process shall proceed as described:

A. Phase I - Selection of Amendments to be Considered

1. Applications Forwarded by Staff: City of Monroe staff submits to the City Council all proposed amendments received prior to the last working day in July, along with an analysis of the proposed amendment in relation to the selection criteria and the application checklist.
2. Public Hearing for Docket Selection: The City Council holds a public hearing to select those proposed amendments that should be considered for further review.
3. Modifications: The City Council may modify a proposed amendment during the selection process.
4. Schedule for Review: When selecting the proposed amendments to be considered, the City Council will adopt a schedule for completion of the review and amendment adoption process.

B. Phase II - Review and Action for Selected Amendments

1. Staff Review: For each amendment selected by Council for the amendment cycle, staff will prepare a written analysis.
2. Environmental Review: Review under SEPA shall be conducted and a threshold determination issued.
3. Planning Commission Review: The Planning Commission shall conduct one or more public hearings to solicit comments; develop language for definitions, policies, and goals; and provide recommendations for proposed amendments.
4. Criteria for Recommendation of Approval: The Planning Commission shall use the following criteria in considering whether or not to recommend approval, or approval with modification, of the proposed Comprehensive Plan amendments:
   a. Each amendment:
      i. Shall not adversely affect public health, safety, or welfare in any significant way;
      ii. Shall be consistent with the overall goals and intent of the comprehensive plan, as amended by the proposals;
      iii. Shall be in compliance with the Growth Management Act and other State and Federal laws; and
      iv. Must be weighed in light of cumulative effects of other amendments being considered.
      v. 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) The proposed amendment 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; and
e) Is consistent with other plan elements as amended by the proposals.

vi. Any compelling reasons relied upon to justify adopting an amendment without meeting the above criteria must be specified in the ordinance adopting the amendment. When an amendment to the Comprehensive Plan also requires a subsequent rezone or amendment to the development regulations both may be considered concurrently.

5. Concurrent Land Use Applications: When an amendment to the Comprehensive Plan also requires a subsequent rezone or amendment to the development regulations both may be considered concurrently.
6. Council Public Hearing and Notice: The City Council will review the recommendation of the Planning Commission and may hold a public hearing for the purpose of receiving public comment regarding the merits of proposed amendment(s).
7. Council Action: Upon receipt of a recommendation from the Planning Commission, the City Council shall adopt, adopt as modified, deny, or remand the application(s) to the Planning Commission for further consideration.
8. Map Revisions: If the City Council approves a change to the Comprehensive Plan that changes the land use designation of parcels within the Urban Growth Area, the City Council shall adopt an ordinance that amends the Comprehensive Plan Land Use Map and authorizes the Mayor to sign the revised map.
9. Revocation: The Comprehensive Plan amendment may be reversed by the City Council outside of the regular amendment period, upon finding of any of the following:
   a. The approval was obtained by fraud or other intentional or misleading representation;
   b. The amendment is being implemented contrary to the intended purpose of the amendment or other provisions of the comprehensive plan and City ordinances; or
   c. The amendment is being implemented in a manner that is detrimental to the public health or safety.
10. Transmittal to State – Proposed Amendments: City staff shall transmit a copy of each proposed amendment of the Plan to the State of Washington Department of Commerce at least sixty (60) days prior to the expected date of final Council action on proposed amendments.
11. Transmittal to State – Adopted Amendments: Staff will transmit a copy of all adopted amendments to the Department of Commerce within ten (10) days after the adoption by the Council.

C. Appeals

Per MMC Table 22.84.060(B)(2): Decision-Making and Appeal Authorities, the Council's decision is the City's final action on the proposed Comprehensive Plan amendments. The decision may be appealed to the Growth Management Hearings Board.

Comprehensive Plan Annual Docket Process

After the docket is set by the Council, City staff reviews the proposed amendments and provides an analysis of the amendments to the Planning Commission. The Planning Commission holds a public hearing and subsequently forwards a recommendation to the City Council, which makes the final determination on the docket of proposed amendments. In accordance with MMC 22.74.040(D), the following criteria are to be used by the City Council when deciding whether to approve a proposed comprehensive plan amendment:

1. *Each amendment:*
   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, as amended by the proposals;*
   c. *Shall comply with the Growth Management Act and other state and federal laws; and*
   d. *Must be weighed in light of cumulative effects of other amendments being considered.*
2. *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; and*
   e. *Is consistent with other plan elements as amended by the proposals.*

Table 22.18.030. Land Use in the Multifamily Residential Zoning District

Conforming Uses	Multifamily Residential 25 Units per Acre (R25)
1. RESIDENTIAL LAND USES	
Dwelling Units, Attached	P
Dwelling Units, Temporary Security Guard	A
Group Homes	P
Halfway Houses	EPF
Home Occupations	A
Retirement Housing and Assisted Living Facilities	P
2. SERVICE LAND USES	
Health Care Services	
• Nursing and Residential Care Facilities	P
Parking Facilities	A
Social Services	
• Community Food Services	C
• Community Housing Services	C
• Emergency and Relief Services	C
3. INSTITUTIONAL LAND USES	
Community Facilities	
• Religious Institutions	C
Educational Facilities	
• Schools, Colleges, Universities, and Professional	EPF
• Schools, Elementary and Secondary (K-12)	EPF
Government Facilities	
• Courts	C
• Fire Stations	C
• Government Administration Buildings	C
• Police Stations	C
• Public Works Maintenance and Storage Facilities	C
• U.S. Post Offices	C
4. PARKS, RECREATION, AND ENTERTAINMENT LAND USES	
Parks	
• Concessions	A
• Nonmotorized Trails	P
• Parks and Open Spaces	P
Recreational Facilities, Indoor	P
Recreational Facilities, Outdoor	A
5. INDUSTRIAL LAND USES	
Storage Facilities	
• Indoor (On-Site Only)	A
6. UTILITY AND TRANSPORTATION LAND USES	
Electric Vehicle Charging Stations (All Levels)	A
Major and Regional Utility Facilities	
• Regional Utility Corridors	C
Major and Regional Transportation Facilities	
• State and Regional Transportation Facilities	EPF
Minor Utility Facilities	P
Wireless Communications Facilities	P
7. UNCLASSIFIED LAND USES	
Accessory Structures	A

P = Permitted Use; A = Accessory Use; C = Requires a Conditional Use Permit; See Chapter 22.38 MMC for Requirements for Essential Public Facilities (EPF)

Table Notes:

[1] A land use not explicitly permitted by Table 22.18.030 is prohibited within the institutional zoning district.

Table 22.32.030. Land Use in the Institutional Zoning District

Conforming Uses	Institutional (IN)
1. RESIDENTIAL LAND USES	
Dwelling Units, Temporary Security Guard	A
Halfway Houses	EPF
2. COMMERCIAL LAND USES	
Food and Beverage Establishments	
• Coffee Shops	A
• Restaurants	A
Mobile Vendors	P
Pharmacies and Drug Stores	A
3. SERVICE LAND USES	
Health Care Services	
• Diagnostic Imaging Centers	C
• Health Care Provider Offices	C
• Hospitals	EPF
• Inpatient Mental Health Treatment Facilities	C
• Inpatient Substance Abuse Treatment Facilities	C
• Medical Laboratories	C
• Outpatient Health Care Clinics	C
• Outpatient Mental Health Treatment Facilities	C
• Outpatient Substance Abuse Treatment Facilities	C
Parking Facilities	P
Social Services	
• Community Food Services	P
• Community Housing Services	P
• Emergency and Relief Services	P
4. INSTITUTIONAL LAND USES	
Community Facilities	
• Cemeteries	A
• Religious Institutions	C
Educational Facilities	
• Schools, Colleges, Universities, and Professional	EPF
• Schools, Elementary and Secondary (K-12)	EPF
• Schools, Technical and Trade	P
• Vocational Rehabilitation Centers	P
Government Facilities	
• Correctional Facilities, Local	EPF
• Correctional Facilities, State	EPF
• Courts	P
• Fire Stations	P
• Government Administration Buildings	P
• Police Stations	P
• Public Works Maintenance and Storage Facilities	P
• U.S. Post Offices	P
5. PARKS, RECREATION, AND ENTERTAINMENT LAND USES	
Parks	
• Concessions	A
• Nonmotorized Trails	P
• Parks and Open Spaces	P
• Public Stables	C
Recreational Facilities, Indoor	P
Sports and Recreation Instruction, Indoor	P

Table 22.32.030. Land Use in the Institutional Zoning District

Conforming Uses	Institutional (IN)
6. UTILITY AND TRANSPORTATION LAND USES	
Electric Vehicle Charging Stations (All Levels)	A
Major and Regional Utility Facilities	
• Regional Utility Corridors	C
• Wastewater Treatment Plants	EPF
Major and Regional Transportation Facilities	
• Regional Transit Station	EPF
• School Bus Bases	P
• State and Regional Transportation Facilities	EPF
Minor Utility Facilities	P
Wireless Communications Facilities	P
7. UNCLASSIFIED LAND USES	
Accessory Structures	A

P = Permitted Use; A = Accessory Use; C = Requires a Conditional Use Permit; See Chapter 22.38 MMC for Requirements for Essential Public Facilities (EPF)

Table Notes:

[1] A land use not explicitly permitted by Table 22.32.030 is prohibited within the institutional zoning district.

ATTACHMENT 3

CITY OF MONROE

Community Development Department
806 West Main Street
Monroe, WA 98272
Phone: (360) 794-7400
Fax: (360) 794-4007

Citizen-Initiated Comprehensive Plan Amendment Application and Requirements

OFFICE USE ONLY

Date Received: 7/31/2018 Application Number: #5132 (CPA2018-01) COMP. PLAN #5133 (RZ2018-01) REZONE

Received By: Kim Shaw Complete Application Date: 7/31/2018

Fee Paid (date/time): $2998.75/2:30 Zoning of Site: POS

Zoning of Adjacent Property: (North) MR6000 (South) MR6000/UR6000

(East) POS (West) MR6000

Comp Plan Designation: Institutional Comp Plan Adjacent Property: (North) Mulitfamily

(South) Multifamily/High Density SFR (East) Multifamily (West) High Density SFR

REQUIRED MATERIALS FOR A COMPLETE APPLICATION ARE:

- ☑ 1 Original plus 4 copies of the completed application (Pages 1, 2, & 3)
- ☑ Appendices (See Page 4)
  - ☑ Appendix I – Describe proposal; one (1) original plus 4 copies.
  - ☑ Appendix II – Answer Parts A & B; one (1) original plus 4 copies.
  - ☑ Appendix III – Environmental (SEPA) checklist with supporting reports as required, one (1) original plus 4 copies, if applicable.
  - ☑ Appendix IV – Legal description/proof of ownership. Provide a current title report; one (1) copy dated within 30 days of application, if applicable.
- ☑ 1 copy of Vicinity and Site Plan Maps (*Only required for site specific proposals*)
- ☑ Fees – Refer to the latest fees resolution to determine cost of application.

OFFICE USE ONLY

Planning Application Fee:	$ 1650.00/275.00	Publication Fee:	$ 200.00
Fire Plan Check Fee:	$ 0	Mailing Fee:	$ 150.00+$50.00 Signs
SEPA Fee:	$ 550.00	Technology Fee:	$ 123.75
		TOTAL FEES:	$ 2998.75

Updated 2018 – Please verify accuracy of this information/form prior to submitting. 1

Citizen-Initiated Comprehensive Plan Amendment Application

Type of Application *(Check all that apply.)*

- ☐ Change of goals, policies & implementation measures
- ☑ Change to future land use map
- ☐ Change of Urban Growth Boundary (in conjunction with request to Snohomish County).
- ☐ Change to an element of the Comprehensive Plan *(Transportation, Parks, Land Use, etc.)*
- ☐ Technical Corrections *(Terminology, References, etc.)*

1. Application Information

A. Name of Applicant: Brent Planning Solutions, LLC, Attn: Laura S. Brent, AICP

Signature: Laura S Brent

Home Address: P.O. Box 1586

City and Zip Code: Mukilteo, WA 98275

Email address: lbrent@brentplanningsolutions.com Phone: 425.971.6409

Mailing Address *(if different)*:

City and Zip Code:

B. Name of Owner*(If different)*: Monroe School District #103, Owner Project Contact: John Mannix, Assistant Superintendent, Operations

Signature: John A Mannix

Home Address, City and Zip Code: 200 E. Fremont Street, Monroe, WA 98272

Email: mannixj@monroe.wednet.edu

(Phone #) 360.804.2579

Mailing Address *(if different)*:

City and Zip Code:

NOTE: A PROPERTY OWNER is any person, corporation or financial institution that has ownership of all, a portion of, or percentage of, a property shown on the title certificate for said property. If additional property ownership is involved, attach additional names, addresses and signatures to this page.

Citizen-Initiated Comprehensive Plan Amendment Application

2. **Location of Property** *(If applicable)*

   A. Section 01 Township 27 N Range 06 E

3. **Legal Description(s) - Property Information** *(If applicable)*

   A. Tax Account Number(s): 27060100100400, 27060100205100, and 27060100404500

   B. Size of **entire** site (acres/square feet): Three parcels totalling 12.41+/- acres

   C. Comprehensive Plan Designation: The site is designated as "Institutional"

   D. Current Use of Property: Informal Ballfield

   E. Describe physical characteristics:

   The site is known as Marshall Field & Memorial Stadium. A detailed project and site description are included with the full application submittal.

   F. Sensitive Areas (wetlands, steep slopes, etc.):

   None. A detailed site description is included with the full application submittal.

Applications will be accepted Monday through Friday
8:00 am – 12:00 pm & 1:00 pm – 5:00 pm

RECEIVED 7/31/2018

CITIZEN INITIATED COMPREHENSIVE PLAN AMENDMENT APPLICATION
& COMBINED PERMIT APPLICATION (LAND USE: REZONE)
JULY 2018

APPENDICES

APPENDIX I

APPENDIX I

Provide a type written description of the proposal including any relevant background material. The proposed amendment application shall consist of at least the following information, and consistent with the Citizen Initiated Comprehensive Plan Amendment Application and Submittal Checklist:

1. A description of the proposal, including any relevant background material;
   1.a. If a request to amend the Comprehensive Plan Land Use Map is approved for consideration during the review cycle, staff may require additional information to be submitted including, but not limited to, an environmental review, traffic study, and utilities analysis.

Response: As provided for in Resolution No. 2012/020, the City of Monroe is now accepting "Citizen-Initiated" requests to amend the City of Monroe 2015-2035 Comprehensive Plan. The amendments will be considered as part of the City's 2018-2019 Plan amendment cycle. The Monroe School District #103 is submitting a Comprehensive Plan Amendment (Docket Request) and concurrent rezone during this amendment cycle. The Docket Request is a non-project action proposal for the City of Monroe (City) to amend the Comprehensive Plan with a change to the Future Land Use Map and a concurrent rezone.

The current Comprehensive Plan map designation of the site is "Institutional" and current implementing zoning is "Open Space". The District is requesting an amendment to the Comprehensive Plan – Future Land Use Map to the "Multifamily" designation (consistent with the adjacent area), as well as requesting a concurrent rezone to "Multifamily".

The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The District's proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements. The "Multifamily" zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density. While there is not a project associated with the Docket Request, the density used for review in the Environmental Checklist was at the high-end of this range. This was done to determine the full-range of the necessary infrastructure to serve any future land-use development proposal.

Additionally, since the District's request is to amend the Comprehensive Plan Land Use Map during the review cycle, City staff requested analysis and submittal of additional information. This included an environmental review, traffic study, and utilities analysis, which were based upon a conceptual site layout to provide discussion of potential environmental impacts of any future subsequent land-use. The following items were prepared and have been submitted as a part of this application:

Wetland and Stream Determination Report ..... Wetland Resources, Inc.
Conceptual Site Layout .....Harmsen & Associates, Inc.
Memorandum (Transportation – Rezone Volume Analysis) .....Gibson Traffic Consultants, Inc.

Results of the analysis of showed compatibility of multifamily on the site. While the study was of a conceptual site layout, future site-specific development proposals would be subject to a subsequent analysis (including a full SEPA environmental review) of the proposal, and review of any proposed measures to reduce or control impacts.

Analysis of the conceptual site layout determined the following:

- The on-site soils are conducive to erosion and would require on-site erosion control measures during any clearing and/or site construction. Any future development would meet code requirements for grading and erosion control.
- Any future development of the site would generate emissions related to construction on the site, which would be of short duration. Any potential future residential development would create emissions typical of a residential development.
- A minimal amount of oils, grease and other pollutants from paved areas could potentially enter the ground or downstream surface waters through runoff. As part of any future development a drainage plan with water quality treatment would be provided for stormwater collected from pollution-generating surfaces.
- No Priority Habitats or Species are known to be on the site or were observed during site visits. There is a nearby Vaux's swift communal roost, which is designated a priority habitat per the Washington Department of Fish and Wildlife (WDFW). However, development or construction on the subject property would not physically affect the chimney where the roost is located. Any development on the subject property would not impact the designated priority habitat area.
- Noise levels would vary due to the type and usage of the equipment. Construction noises are only generated during those times and are usually of short duration for each activity.
- Long-term noise sources are those associated with the site use, including building functions, on-site vehicles and any recreational areas that may be provided.
- Development consistent with the proposed designation would be related to residents and based on units developed per acre. Development at the high-end of the multifamily designation could yield 288-296 units. Based on 2.97 persons per household, potentially 879 residents could reside on the site.
- Any future development of the site would have to go through various permits from the City. At that time, there would be a review of potential impacts related to traffic drainage and

other site development impacts. The proposal would allow development consistent with the Comprehensive Plan future land use map and provide a consistent implementing zone.

- Future development would potentially change the views on and to the site from field areas to developed housing.
- The conceptual site layout provided approximately 600 onsite parking spaces.
- The potential rezone, with a future development, would add vehicle trips to several City intersections that are projected to operate at level of service E or F in 2035. However, the City has established a corridor level of service for its concurrency evaluation. Based on the concurrency corridor analysis contained in the City's operational level of service appendix of the City's Transportation Plan the future 2035 level of service of the corridors are all expected to operate at acceptable level of service D or better with the highest corridor delay being on W Main Street East corridor that has a projected delay of 50 second per entering vehicle. The four intersections that the rezone (future development proposal) adds any measurable trips to are:
    - Main Street/Frylands Blvd (Int #9)
    - Main Street Ramps with SR-522 (Int #10, 11)
    - Main Street/179th Street (Int #29)

  The proposed rezone would add between 0.4% to 1.55% increase in volume to those corridor intersections or an average of less than 1% increase to the highest delay concurrency corridor. The plan shows that W Main Street East corridor has a projected delay in 2035 of 50 seconds (without the rezone) while 55 seconds appears to be the threshold for LOS E (i.e., a delay increase capacity of approximately 10% before LOS E is likely to be reached).

  Any future development of the site would be required to provide a traffic study based on the number of units to be developed. The study would review impacts and potential mitigation that may be necessary. Frontage and pedestrian walkway improvements would be required.

- A specific study on utility capacity was not performed. The following provides details regarding utilities (sanitary sewer, water, storm water) for the site area.

  Sanitary sewer is available along Kelsey Street (10" line) and Columbia Street (8" line). The depth in Kelsey is approximately nine feet. The length of the site might require multiple sewer connections or a pump for the future potential projects' western-most units.

  Water is available along Kelsey Street (10" line) and Columbia Street (8" line). The valley area of the City is generally known to have adequate capacity and pressure for future potential projects of this nature.

  All stormwater would need to be handled on-site through infiltration as there are no local storm connections that offer capacity for the future subsequent potential project. The soils in the Monroe valley area are generally very conducive to infiltration and the site is expected to have no issues controlling stormwater runoff. All projects need to control

construction stormwater and protect it from pollutants and sediment. With the site having free draining soils, the threat of soil erosion is small. Standard Best Management Practices (BMPs) would be used during future subsequent potential project construction.

Additional details are provided in the SEPA Environmental Checklist and combined application packet.

2. Reference to the element(s) of the comprehensive plan that is proposed for amendment;

Response: The District is requesting a Comprehensive Plan amendment to the Future Land Use Map from "Institutional" to "Multifamily".

3. Proposed amendment language, when applicable;

Response: Not applicable. The requested amendment is to the Future Land Use Map designation only.

4. An explanation of why the amendment is being proposed;

Response: The District is requesting the Comprehensive Plan Amendment and concurrent rezone to allow other options to manage this site resource. While the site is no longer used for formal education programs, the location doesn't lend itself for future school facilities. The site is located in close proximately to other schools that are developed. The site is currently used as an informal ballfield, which is used by the community. The District does not use it for school athletic programs or other school program uses. There are other schools in the area that provide such facilities for school-use. A number of these fields have newer all-weather surfaces allowing for additional opportunities for community use after school hours.

As the District has reviewed options for site use, the ability to process a Comprehensive Plan Amendment provides the opportunities for future development options that could provide additional funding for other needed school projects. While there are currently no plans for the site, this Docket Request allows the best management of the site resource.

5. A description and/or map of the property affected by the proposal;

Response: The Subject Site includes three tax parcels (#27060100100400, 27060100205100, and 27060100404500), totaling 12.41± acres in size (see ***Figure 1 – Vicinity Map*** and ***Figure 2 – Parcel Map***). Two of the parcels have physical addresses assigned (210 Kelsey Street and 447 W Columbia Street) and one parcel is described as vacant/undeveloped with no physical address.

Generally, the property is bounded by residential use on the north (including an apartment complex), church property on the west, residential properties and W. Columbia Street on the south, and Kelsey Street on the east. The current use is an informal ballfield, which is used by

the community. The site is developed with four sports fields, which includes grass ballfields and a cinder track, associated buildings, bleachers, lighting and a parking lot. The structures on site are in poor condition. The vegetation is maintained lawn with a few scattered trees along the border of the site.

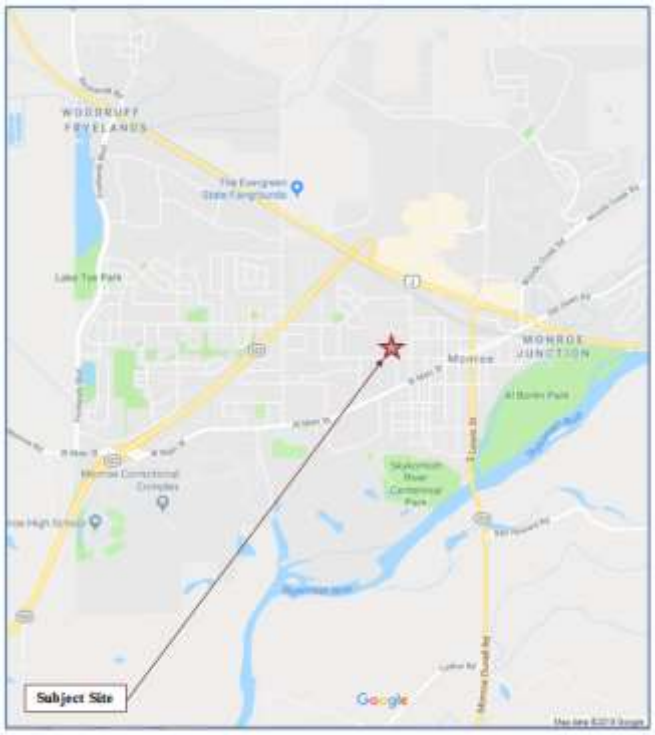


Figure 1 – Vicinity Map

Figure 2 – Site/Parcel Map

6. The appropriate fee, as listed in the Fees Resolution in place at the time of application submittal

Response: The appropriate fee for the Comprehensive Plan Amendment and concurrent rezone will be paid as part of the application.

RECEIVED 7/31/2018

ATTACHMENT 5

APPENDIX II

Part A

The Planning Commission will provide a recommendation to the City Council whether the proposed amendment should be considered for further review based on the following criteria:

1. Consideration of the previous record if the amendment was reviewed and denied during a previous amendment review cycle;

   Response: The Monroe School District has not applied for this amendment previously.

2. The proposed amendment advances goals and policies of the comprehensive plan;

   Response: The proposed Comprehensive Plan Amendment advances the goals and policies of the Comprehensive Plan. The Multifamily designation is consistent with the 2015-2035 City of Monroe Comprehensive Plan adopted Future Land Use Map. The proposed zoning designation would provide the consistency with the Comprehensive Plan designation. The density of 12-25 units per acre has been used for review purposes only; however, it is consistent with forecast conditions as illustrated by the City in their Land Use and Housing Chapters of the Comprehensive Plan. Recent trends are showing increases in multifamily developments. Higher density housing development also helps the City achieve goals of the downtown, Main Street growth and GMA supported infill development.

   The District does develop a Capital Facilities Plan (CFP), which outlines the present and future facilities need for the District. The proposal is consistent with the District's adopted CFP. The proposed Docket Request is consistent with the District's determination that the Subject Site is no longer an athletic resource for school-use.

   The existing infrastructure allows future development on the site with appropriate development improvements and satisfying the City development standards.

3. The proposed amendment is consistent with the goals and regulations of the Growth Management Act;

   RCW 36.70A contains many elements that address development in regards to the Growth Management Act. Of particular consideration are the planning goals contained in RCW 36.70A.020. This amendment request is consistent with those planning goals and are addressed below in italics. As stated in the RCW, "*The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. 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.

Response: The proposal would provide a Comprehensive Plan – Future Land Use Map change from "Institutional" to "Multifamily" and concurrent rezone. This would allow the Subject Site to develop consistent with the surrounding urban area. The area is served by urban-level public facilities and services, including utilities.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Response: The proposal would reduce sprawl by allowing infill of high-density multifamily development within the City.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Response: Through infill high-density development within the City, transportation systems are better able to accommodate residents and commuters, who could take advantage of mass transit and alternative forms of transportation. Preliminary evaluation suggests that the existing street system would accommodate multifamily development on the Subject Site.

(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.

Response: This proposal would allow vacant land to be redeveloped into multifamily use. Through encouraging appropriate infill of high-density development within the City, a variety of residential densities and housing types would be offered. This increases the residential options, which helps to keep housing affordable and available to all economic segments and further encourages preservation of existing housing stock.

(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.

Response: The Monroe School District routinely evaluates their facilities and properties for long-term viability and to evaluate necessity. The Subject Site is no longer necessary to serve the program needs of students in the District. It was therefore decided to pursue options for the future use of the site for a non-school use.

(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.

Response: The request does not impact property rights of other land owners, but allows the Monroe School District to plan for a future use of the Subject Site for a non-school use, as a private property. The District therefore is seeking to have the Comprehensive Plan –

Future Land Use Map changed to a designation and zoning consistent with a non-school site, and compatible with the adjacent multifamily designations.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

Response: This Docket Request will follow the prescribed timing as outlined by the City. As stated on the City's website: *As provided for in Resolution No. 2012/020, the City of Monroe is now accepting "Citizen-Initiated" requests to amend the City of Monroe 2015-2035 Comprehensive Plan. The amendments will be considered as part of the City's 2018-2019 Plan amendment cycle.*

The existing sport field use was granted through proper governmental approvals more than 20 years ago. Any future land-use application would be required to apply through the City, and be subject to then current processes and timeframes for approval. The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

Response: Natural resource industries would not be impacted with the approval of this amendment.

(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.

Response: While approval of this amendment does remove a perceived open space with recreational opportunities for the neighborhood, the Subject Site is not a public park, but rather a school property. School property must either be serving the District, typically in meeting programing needs of students, or potentially be surplused in the future.

Multifamily development of the site in the future may be subject to parks mitigation and/or open space requirements from the City.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Response: The Subject Site was reviewed for any wetlands and/or critical areas. There are none on or adjacent to the property. The area has both public water and sanitary sewer service provided by the City. Impacts on environmental elements, including air and water quality, and the availability of water, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Response: The Monroe School District has held a community discussion at a school board meeting to discuss the proposal. There would be additional opportunities for area residents to provide input during the City's Docket process, as well as any future District property evaluation. The proposed request would allow potential development consistent with the

2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements. The City's plan updates have a public process with participation of the community.

(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.

Response: The sports fields no longer serve the programing needs of school students in the Monroe School District and are not utilized for school-use. Preliminary evaluation shows adequate levels of service for area utilities, and public facilities and services to serve the Subject Site with development similar to the surrounding area (multifamily).

Approval of the Docket Request would provide future planning flexibility to the District, a public service provider, and follows the timing and regulations of the City planning processes.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

Response: The Subject Site is not known to have any structures of historic significance, nor has it been mapped on the Washington Department of Archaeology and Historic Preservation's WISSARD system online. The Monroe School District is unaware of any archaeological or historical significance regarding the Subject Site.

4. The relationship of the proposed amendment to other City codes and regulations; and

Response: The proposed Comprehensive Plan Amendment is consistent with the City codes and regulations. The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

The "Multifamily" zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density, and be consistent with the surrounding developments. The City is currently reviewing zoning designations to be consistent with the adopted land use map. Analysis of the conceptual site layout included review of the City's proposed chapter on Multifamily Zoning Residential Zoning Districts, which *promotes the small town character of Monroe* with provision of compatible multifamily housing stock and encourages Multifamily:

> *…for land that is located convenient to principal arterials and business and commercial activity centers where a full range of public facilities and services to support urban development exists. Multifamily residential zoning districts are intended for areas of infill housing and housing developments for seniors and other special housing groups.*

Since the Subject Site no longer serves the programming needs of students, the Monroe School District is requesting a Comprehensive Plan Amendment to the Future Land Use Map

designation from "Institutional" to "Multifamily", which is an appropriate non-school use designation that is compatible with the surrounding area. Approval of the Docket Request would provide future flexibility to the District, a public service provider, and follows the timing and regulations of the City planning processes.

5. The cumulative effect(s) of the proposed plan amendment(s).

Response: The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements. The proposed Comprehensive Plan Amendment cumulative effects(s) would allow the Monroe School District to potentially surplus property no longer needed for school-use, which is supported by the MSD Capital Facilities Plan (CFP).

If the Comprehensive Plan amendment and rezone are approved, the property would have the potential to provide increased multifamily housing land within the City of Monroe to better meet increasing population demands.

Part B

A comprehensive plan amendment may be approved or approved with modifications:

1. Each amendment:
   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; and
   d. Must be weighed in light of cumulative effects of other amendments being considered.

Response: The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

2. 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.

      Response: The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

      The "Multifamily" zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density, and be consistent with the surrounding developments. The Subject Site is in an area of high-density multifamily development.

      The proposed Comprehensive Plan Amendment addresses the needs and changing circumstances of the City as a whole because the Monroe School District is a public service provider. The District is the provider of public school education service within the City and has determined this Docket Request is necessary. The District routinely evaluates their facilities and properties for long-term viability and to evaluate necessity. The Subject Site is no longer serving the program needs of students in the District. It was therefore decided to pursue a plan for the future use of the site for a non-school use.

   b. Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.

      Response: The proposed Comprehensive Plan Amendment is a non-project action. The Monroe School District prepared a SEPA Environmental Checklist, which discusses the anticipated potential environmental impacts. Project-level environmental impacts would be reviewed in conjunction with the review of any future subsequent land-use proposal.

   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.

      Response: The proposed Docket Request would be consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations. Granting the appropriate non-school designation (multifamily) adds buildable land for high-density residential infill in the City, which is consistent with the Housing, Land Use Assumptions, which rely on land use strategies to accommodate the City's housing unit needs through 2035. Some objectives include:

      - Encouraging infill opportunities within existing City limits
      - Encouraging the provision of diverse housing types in all areas of Monroe

- Encouraging housing growth near existing services, including park facilities

The request is necessitated because of changing circumstances as the sport fields are no longer useful or viable for the Monroe School District. In order to consider a future surplus of the properties, the Comprehensive Plan designation and zoning for the Subject Site need to be for non-school use. That action would provide increased residential (multifamily) infill land within the City, thereby meeting the goals of the Comprehensive Plan.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

d. Is compatible with neighboring land uses and surrounding neighborhoods, if applicable.

Response: The proposed Docket Request is to provide future consistency with neighboring land uses and surrounding neighborhoods. The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The "Multifamily" zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density, and be consistent with the surrounding developments.

The sports fields no longer serve the programing needs of school students in the Monroe School District. Preliminary evaluation shows adequate levels of service for area utilities, and public facilities and services to serve the Subject Site with development similar to the surrounding area (multifamily).

Approval of the Docket Request would provide future flexibility to the District, a public service provider, and follows the timing and regulations of the City planning processes.

e. Is consistent with other plan elements and the overall intent of the comprehensive plan.

Response: The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

The proposed Docket Request is consistent with the overall intent of the Comprehensive Plan as demonstrated within the application packet (including attachments and appendices), the SEPA Environmental Checklist and the Monroe School District's Capital Faculties Plan.

Monroe School District
Comprehensive Plan Amendment / Rezone

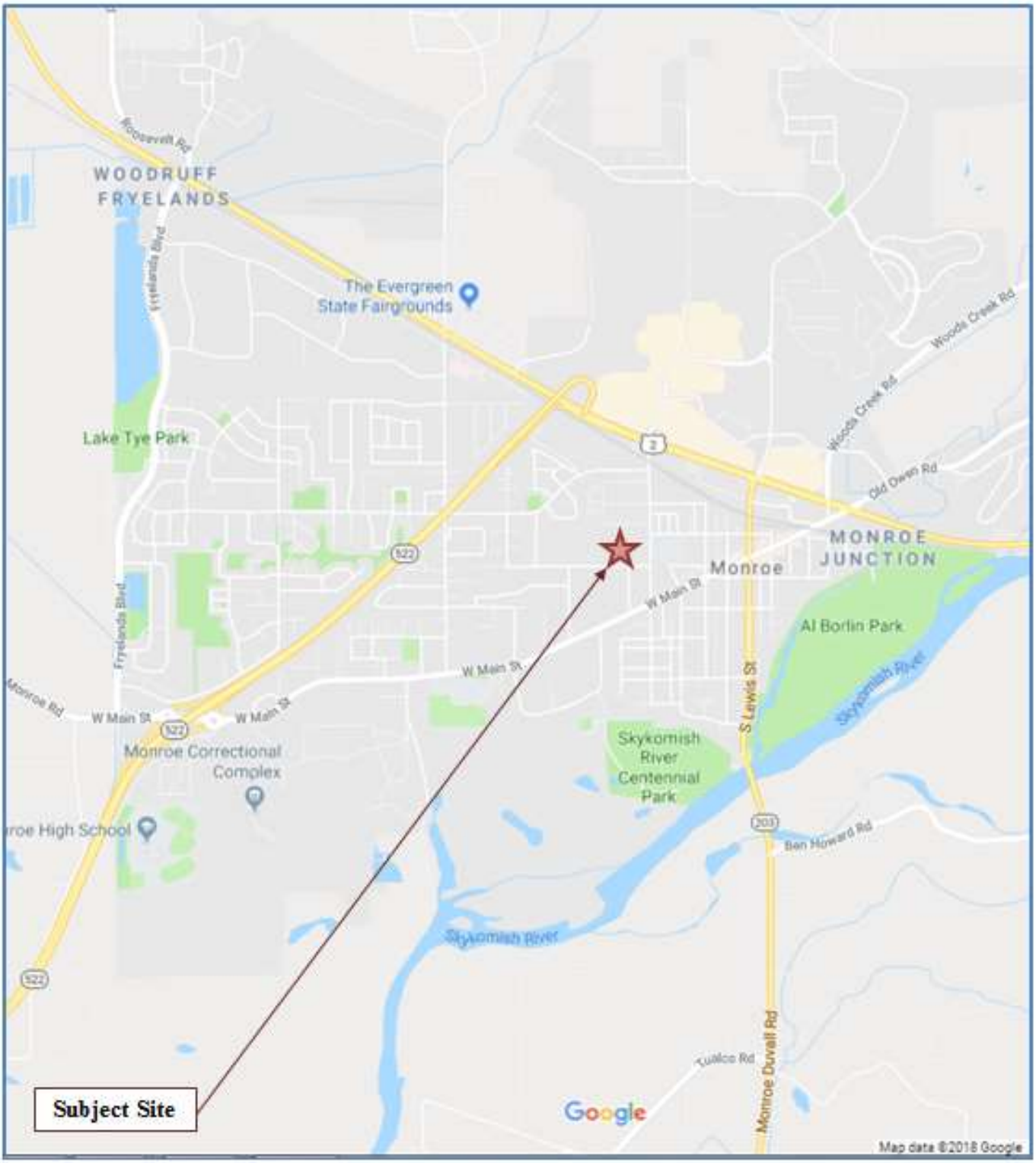
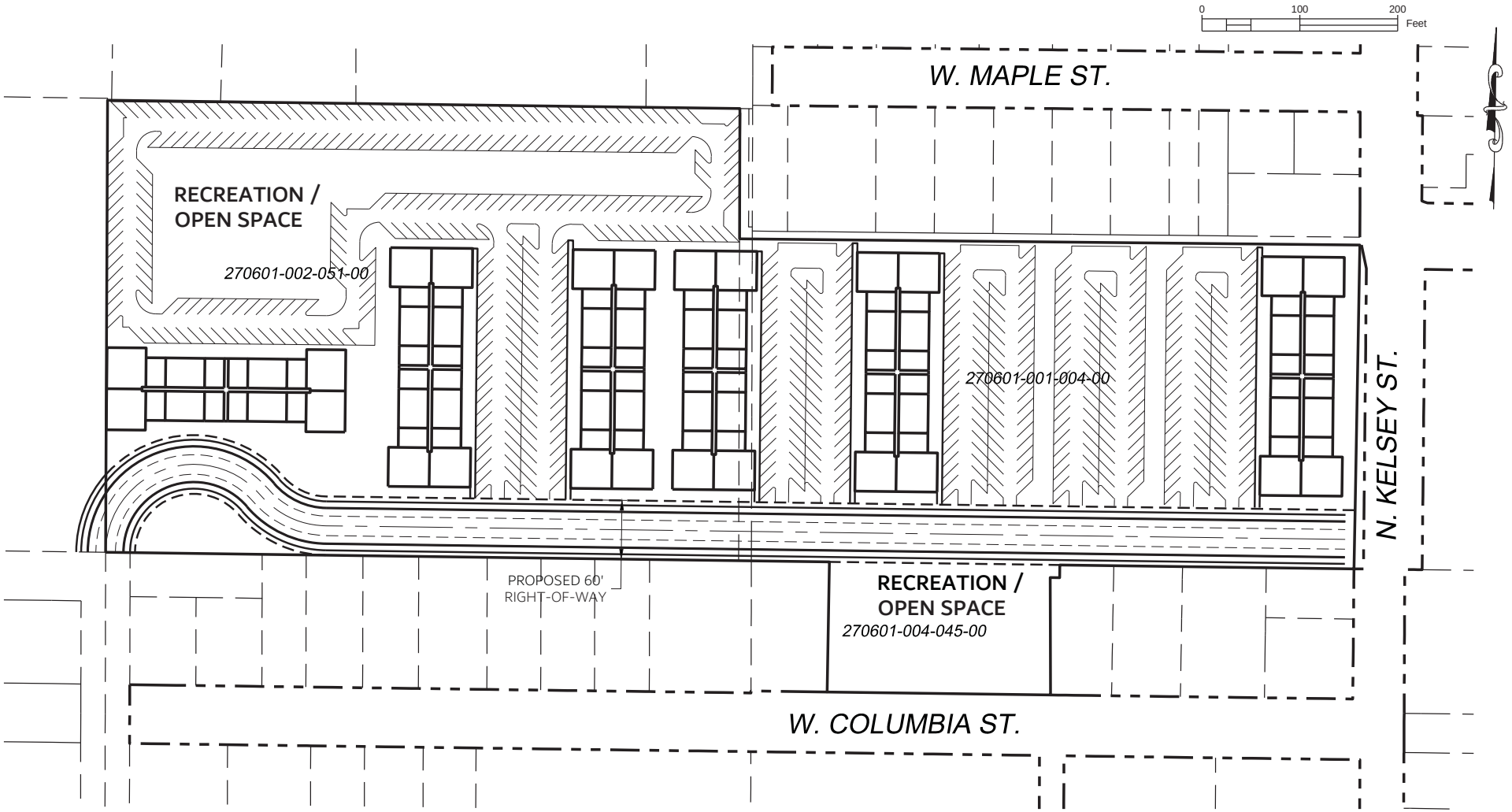


Figure 1 – Vicinity Map

ATTACHMENT 7



PARKING COUNT 595
UNIT COUNT 288 (6-3 STORY BUILDINGS)

BRENT PLANNING SOLUTIONS
Advisors, Advocates, Negotiators in Land Use Consulting

October 8, 2019

Ben Swanson
Community Development Director
City of Monroe
806 West Main Street
Monroe, WA 98272

RE: Monroe Docketing (CPA2018-01/RZ2018-01)
Monroe School District – Marshall Field & Memorial Stadium Historic Information

Dear Mr. Swanson,

The Monroe School District (MSD) has received supplemental information for the historic field (Marshall Field and Memorial Stadium) from the Historic Society. A number of articles were located which contain historic details for the acquisition of the property and later the relocation of a new veterans memorial marker.

The articles discuss the purchase of the field in 1929, the naming of the field in 1946 and the placement of the bronze plaque in 1951. The articles highlight the efforts of the Arthur Kincaid Post of the America Legion in the lighting of the field and the bronze plaque. The intent of the plaque was to honor Monroe High School students lost during World War II. In 2013 an effort began to refurbish the memorial and collect names that were missing. As a result of that effort by community members, a new monument was constructed and located at Lake Tye Park. A groundbreaking ceremony was held on June 2, 2016. The brass plaque from the original monument was transferred to the new memorial.

The listing below is the articles outlining these events. All of the articles are included in the attachment to this letter.

Monroe Schools Out For Vacation, The Monroe Monitor, June 7, 1929
http://mhs.stparchive.com/Archive/MHS/MHS06071929p01.php?tags=hibbits|property|1929

Hibbit's Property Last Available Site In Monroe For School Purposes; Can Buy 4.85 Acre Tract For $3000, The Monroe Monitor, June 21, 1929
http://mhs.stparchive.com/Archive/MHS/MHS06211929p01.php?tags=hibbits|school|1929

Dedicate Athletic Field In Honor Of Students Who Died In Service, The Monroe Monitor, September 12, 1946
http://mhs.stparchive.com/Archive/MHS/MHS09121946p01.php?tags=memorial|athletic|field

Many Witness Official Dedication Of Monroe Memorial Athletic Field, The Monroe Monitor, September 26, 1946
http://mhs.stparchive.com/Archive/MHS/MHS09261946p01.php?tags=memorial|field

Legion To Dedicate War Memorial May 30, The Monroe Monitor, March 15, 1951
http://mhs.stparchive.com/Archive/MHS/MHS03151951P01.php?tags=memorial|field|dedication

Monroe's Monumental Support, The Monroe Monitor & Valley News, June 6, 2016

Ground broken for new veterans memorial by Lake Tye, The Monroe Monitor & Valley News, June 8, 2016

Monroe Veterans Monument team receives honor, The Monroe Monitor & Valley News, August 23, 2016

Monroe veterans monument unveiled, Tribune, November 9, 2016

Photo – New Veterans Memorial Marker with Original Plaque; Source: Monroe School District, 2019

This additional information is provided in response to comments related to the Monroe School District "Docket Application". If you have questions related to this information, please contact me at 425.971.6409.

Sincerely,

Laura S. Brent

cc: John Mannix, Monroe School District
Dr. Fredica Smith

Attachments (as described)

November 9, 2016 **Tribune**

Monroe veterans monument unveiled

Doug Ramsay photo, dougramsayphoto.photoshelter.com

Eagle Scout Sam Thomas, 18, of Sultan (right) and American Legion Post 58 Chaplin Boyd Boze unveil the Veterans Memorial monument at Lake Tye Park in Monroe on Saturday, Nov. 5. Despite the rain, a group of Skykomish Valley residents along with veterans from throughout Snohomish County gathered for the dedication and unveiling ceremony.

rican Legion Plans Three-Day lebration Here on Fourth of July

and Barbecue Will Be l Features; Street Dances ur Nights With Electric erator Given Away

interest and support of the a Fourth of July celebration , as undertaken by The Am- gion, have been so marked original plan of a one-day has been abandoned as in- and instead Monroe will four nights and three days, with a dance on Wednesday 3d, and closing with a final dance on the night of Sat- y 6.

o most notable features e been added to the original a barbecue and a carnival. val will be the Hildebrand ich have visited Monroe be- made a most favorable im- It will arrive in town on the f July and will remain until of the celebration on the Saturday night. The layout onsiderably larger than on us visit here, and in view of at a holiday crowd seems to t is cheated without a carni- attraction should prove a g card during the celebra-

Tuesday night meeting of ican Legion chairmen of the mmittees working on the n made reports and the in- were that enough already accomplished to assure Mon- g a real bang-up celebration. fort, in charge of the parade, l that he intended to see to e parade was better than the town has had of that e past, and Mr. Helfort is a one who lives up to his

Bennett, reporting for the fi- mmittee stated that support businessmen had been all expected and that there was but that necessary expense r the celebration would be g, the majority of it al- ing been secured. Speaking tistic part of the exercises, nols advised that his plan in- 8-minute period for this fea- ture, to be divided between a speaker and music. Who the speaker will be is not fully decided.

The matter of the barbecue is not entirely arranged, and it may be that this feature will be handled by someone connected with the carnival, with local assistance.

Harry Bennett also reported that the baseball game of the day, to be played on the Fourth, will be between Sultan and Monroe.

One of the big drawing cards of the celebration will be the dances, which will be four in number and all street dances, weather permitting. Tickets sold to these dances will entitle the holder to compete in the awarding of a Grand Prize, to be given away at the Saturday night dance. This prize has already been purchased by the Legion from the Puget Sound Power & Light Co. and is a 5½ cu. foot General Electric electric refrigerator. As soon as this refrigerator is received it will be placed on display in Harmon's windows.

The doctors and dentists of Sultan and Monroe are members of the committee, headed by R. H. Nichols which will have charge of the baby show. Entrants in this show will be classed according to health and general appearance and not according to beauty, and there will be at least two prizes, one for baby boys and one for baby girls. Competition will be open to children up to two years of age, and all entrants will be entitled to receive a free physical examination from one of the doctor judges. Represented on this committee are Drs. Douglas and Nelson of Sultan, and Drs. Leslie, Allison, Cooley, Cleaveland, Zarembo and Van Brocklin of Monroe.

Other features of the celebration are being cared for under the direction of General Chairman, Berk Hall, and in the near future street decorations will begin to appear, while posters announcing the event will cover the countryside over a wide radius, as well as auto banners announcing to the world at large that Monroe is the place to spend the Fourth.

A business meeting of the various committees will be held Friday evening at 8 o'clock at the Monroe Motors garage.

Phil G. Warnock Makes Fine Talk Before Kiwanians

Assistant Prosecutor Delivers Inspiring 20-Minute Talk On the "Value of a Vision"; Club Will Hold Night Meeting

"The Value of a Vision" was the subject of an interesting and inspiring address delivered by Phil G. Warnock at the Wednesday luncheon of the Kiwanis club. That Mr. Warnock's address was appreciated to the utmost was attested to by the fine attention given to its presentation and the hearty applause that greeted the speaker, at the finish.

Mr. Warnock's utterances were polished with rhetorical phrases and fine bits of sentiment. The man with an ideal, according to the speaker, is one who is never satisfied with what he has done during the day but who looks forward in hopeful anticipation toward the achievement, or at least toward the further realization, of the vision which he has before him. One of the things that Mr. Warnock stressed and which he repeated a second time for emphasis, was that progress of the spirit is always followed by progress of the body and he who moves forward in spirit must eventually feel the urge to see his ideals brought to fruition.

In bringing his talk to a close the speaker told of the magnificent picture painted during the war by French artists to portray the triumph of victory. During the period in which this picture was being painted the French were many times on the verge of defeat and ruin was believed to be inevitable for the French nation. Yet these artists had the vision of victory before them and painted their masterpiece with the confident assurance that when it was finished, the victory which they saw in a vision would be a victory of reality.

President Carroll Barlow announced an evening meeting for June 24 in place of the regular Wednesday noon meeting. According to the president the entire Kiwanis organization all through the world will hold their weekly meeting on the same day at the same hour during the week of June 24.

Robert Shannahan Dangerously Hurt In 12-Foot Fall

Rung Gives Way As Youth Descends Ladder; Spine Broken And Spinal Cord Severed; Recovery Considered Doubtful

Robert Shannahan, 16, son of Mr. and Mrs. John Shannahan of Monroe, was perhaps fatally hurt on Friday morning of last week when he sustained a fractured spine and a severed spinal cord as the result of a 12-foot fall from a ladder, which he was descending from a water tank where he had been working, on the old Smallman ranch.

An insecure rung in the ladder broke as the young man was rapidly descending an an effort to escape getting wet from the water flowing from the tank. Without warning of any kind, he had little chance to regain his balance or to grasp on to the sides of the ladder. He fell, striking on his shoulders with his lower extremities extending into the air in such a manner that his spine was snapped in two when the force of the fall bent his body suddenly at the hips.

A brother, Wallace, was on the scene in a moment and rushed the lad into Monroe for examination where X-ray pictures revealed the seriousness of his injuries. Later he was removed to his home in Tualco, where he is resting quite easily despite the fact that he is suffering intensely at times. A Seattle specialist was called in and consulted with the local doctor in charge of the case.

Whether or not the boy has any chance for recovery is a rather doubtful question among those in attendance at his bedside. Recovery from such injuries is considered miraculous in cases of this kind. However, hope is held that he will survive, even though the cost of life would be invalidism for the remainder of his days.

On Tuesday evening members of the scout troop paid him a visit and he was in a real jovial humor and glad to welcome and entertain his friends as best he could.

State Auditor Approves Heartily of School Management In District No. 323

School Board Receives Commendation For Efficient Handling of Funds; Per Capita Cost Declared to Be Very Low

A report of the condition of school district No. 323 as revealed by an audit of the books by the state auditor, has been made public this week and reveals a very gratifying condition in the management of the school affairs of this district, according to those making the audit.

Evidently believing that credit should be given where credit is due, Mr. Clausen compliments the personnel of the local board for their efficient and economical administration of school affairs.

Mr. Clausen's report follows:

"This report covers the period from July 1, 1926, to June 30, 1928. The closing date found the district enjoying a net credit of $6,116.95 as compared with a net debt of $8,761.86 one year prior thereto. On July 1, 1926, bonds issued by the old district No. 2 were outstanding in the amount of $11,600.00. On June 30, 1928, that bond indebtedness has been reduced to $7,000.00, with $2,587.24 offsetting cash balance in the bond redemption fund. The bond levies were 3.5 and 2.6 mills, respectively, for the two years.

During the year 1926-1927 the district expended $4,763.67 less than the available revenue. The general fund levy was 10 mills. During 1927-1928, revenues exceeded expenditures in the substantial sum of $13,806.69, due to a levy of 20 mills for the general fund. The extra levy was authorized by the electors September 24, 1927. The purpose of the extra levy was the retirement of a large warrant indebtedness. The result of the levy was a net cash balance in the general fund of $846.93 as of June 30, 1928. We heartily approve that kind of financing.

The expense per capita averages daily attendance, excluding interest and outlays, was $61.34 for 1926-1927, and $64.09 for 1927-1928. For all purposes the per capita costs were $64.94 and $66.00 respectively, for the two school years considered. These are very low per capita costs, for which credit is given to the school board.

Yours truly,
C. W. CLAUSEN, State Auditor.

Theater to Be odeled for Cafe

Movie House, Remodeled ril of 1914, to Become of Past; Evans and We- Run New Place

arily at least Monroe is theater. Work of recon- in the old building which years has served as a play begun this week by George Hagedorn. The remodeled s to house the new firm of Wedel, local confectionery are planning on adding a dining and lunch room ser-

en the new theater will open is still rather unsettled, but that the opening date can- ich longer delayed since the tirely without amusement of

Mr. Evans of the firm of Wedel, stated that he and r expect to be in their new within the month. Whether interior of the theater can o shape for an opening date h is rather doubtful since ating is just now getting nd the seats and wiring re- ached. It was thought that f equipment from the old w place would take about a d during that time there no shows. However, with on the old building expiring nd the new lessees anxious ir repairs made and fixtures the proprietors of the the- ed, even though their own a not yet ready for tenancy. the old theater building can he front must be taken out, raised and plumbing fixtures ar devices installed. It is that, barring bad luck, the will be ready for occupancy month or a few days prior to h of July.

Y HOSPITAL SUBMITS REPORT

of the county farm and hos- ed in this week to the co- ioners states that at pre- are 97 men and women d in that place a reduction om the first of last month.

C. L. Barlow Takes Trip to Missouri

Accompanied By His Father And Son, Monroe Man Will Drive Across Country; First Trip to Middle West in 29 Years

Accompanied by his son Carroll and his father, F. J. Barlow of Bellingham, C. L. Barlow will leave on Tuesday next for Missouri. The elder Barlow has property interests in that state and it is to look after these interests that the trip is being made, although the tour of 2000 miles into the middle west will be the first for C. L. Barlow in 29 years.

The elder Mr. Barlow and his grandson expect to remain in Missouri until late in the fall to harvest the crop, now planted, while C. L. Barlow, after a week or ten-day visit around St. Louis and other places, will go on to Chicago and later into Nebraska, where he has relatives and friends. He will return home by train.

Although 82 years of age Mr. Barlow's father plans on driving back in the fall with his grandson, in his own automobile.

The trip east will be by way of Portland, where they will stop for a visit with relatives.

SWEDISH CHURCH WILL GIVE MUSICAL PROGRAM

A musical program given by the string band of High Point will be held on Wednesday evening, June 13, in the Swedish church, according to an announcement made public this week by the committee in charge. While there will be no admission charge and the public is cordially invited to attend, there will be a free will offering, according to the committee.

RUM OWNING PROVES COSTLY

Elizabeth Nadeau, resident of Monroe, was fined $100 and costs by Justice of the Peace William Sheller on a charge of possession of illicit liquor. The woman was taken in a raid at her home when deputy sheriffs found three pints of moonshine whiskey at the scene. Mrs. Nadeau gave bond for her home. She paid the fine and was released.—Everett News.

SULTAN FIGHTER IS

Caterpillar Hordes May Destroy Fruit

Worm Invasion Unusually Serious This Year; Arsenate of Lead Used For Spraying; Fire Method Also Advocated

Hordes of tent caterpillars will completely destroy the fruit crop in the county this year, unless farmers take immediate steps to check their advancement, is the warning issued by horticultural experts of the county.

A concentrated solution of arsenate of lead spray, thoroughly soaked into the foliage of the trees and shrubbery is a sure remedy against the wooly invaders, says E. R. Hawley, of the Smith-Hughes agricultural department of the Snohomish high school.

This spray is a poison and must be eaten by the worms if it is to kill them. While it is by no means repellant to the caterpillars it is essential that the spray be placed thoroughly on all the foliage on which they feed. During the growth of the caterpillar, which is nearly 100 per cent increase during the first few days, the worm is a greedy eater, and it is during this growing period that the spray does its best work.

Many cases of the work done by this pest is noticeable in and around Monroe. It must be remembered that during the first few days the increase in numbers is enormous and unless precautionary steps are taken at the very start the life of the tree will have been sapped and little yield can be expected.

Trees thus afflicted are easily distinguishable since the caterpillars can be seen in groups of thousands and appear to have been fastened on to the tree instead of having been hatched on it.

A preference to apple trees seems to be the choice of these insects, and inspection of these trees first will be almost certain to reveal whether or not your orchard is infested.

Another good method of extermination used, although somewhat slower, is the torch method. A pole with rags soaked in kerosene or other inflammable substance is set afire and placed under the nests. Those using this method contend that the heat, if applied for only a short time, will not be sufficient to kill these hedgehogs. Apparently hail. While neither defi-

Monroe Schools Out For Vacation

School Authorities Busy With Plan for Enlargement of High School; May Purchase Hibbits Property if Voters Assent

Monroe schools were officially closed on Friday of last week and pupils and teachers are enjoying the long-awaited vacation which will extend until September.

The school year of 1928-29 has been a most successful year from the point of view of the faculty, since enrollment was larger than ever before and more graduates were given diplomas from the grade and high school than heretofore.

While as yet nothing definite has been announced in the way of changes to be made for next year, it is expected that at least in the high school the curriculum will benefit by many changes. Then, too, talk of an addition to the present high school building will mean that the entire course of study can be revised with more thorough facilities to help the teachers. Superintendent Hardin, with members of the school board, is busy conferring with qualified advisers on the kind of proposed improvements and the cost of each.

If the election, which will have to be held before the improvements can be made, results in a victory for the new improvements, the school board contemplates the purchase of the John Hibbitts property across the street from the high school. Mr. Hibbitts has offered the property, which is ideally located, for a very reasonable sum and the district has taken an option with the purpose in mind of acquiring it, should the consent be given their proposed action.

Just what the extent or the approximate cost of these contemplated improvements will amount to is not known by the school board and little definite information can be given at this time. Probably at the next meeting of the school board a more detailed report can be had for publication.

COMMERCIAL CLUB TO MEET NEXT TUESDAY

The next scheduled meeting of the Monroe Commercial club is set for next Tuesday evening, June 11, in the

Yellow Cab Nine Loses to Monroe

Seattle Team Badly Defeated By Poorest Pitching Seen This Year; Mukilteo Will Play Here Next Sunday

Running up a substantial lead in the first two or three innings, the local lads put the Yellow Cab team of Seattle in such a hole that the game was never in doubt. Numerous rallies throughout the game by both teams heightened the interest of what was otherwise a very poor exhibition of the national pastime. The Seattle nine never had a look-in from start to finish but nevertheless they thought they had and tried every minute of the game to reverse the final verdict.

Monroe demonstrated that it has a good team in the field, probably as good as brought together here for a long time. A decided tendency to take things easy when everything was going in their favor didn't increase the favor of the local fans. Many times the Monroe boys purposely let men get on base just to show how good they were when they wanted to be. Yet in spite of all this good playing on the part of the locals in the self-made pinches the visitors scored more than once when Monroe did not want them to. Many fans were ready to go home and wanted to get the game over with as soon as possible. But no, the boys were bent on having their fun, and had it, fans or no.

Preston on first looked good and ought to be playing in a better class of ball than he can find in this section. He is very fast, has a good arm and handles himself like a ball player, both on the field and at the plate. That he possesses a baseball head is attested to by the way in which he watches the ball at all times during the game.

Two fine chances for double plays were lost by slow thinking and even slower action. Both Colvin and Holloway looked good around second but don't seem to be able to co-operate as they should; certainly they don't anticipate each other's moves.

Pearsall connected with one Ruthian wallop; the first one this year. During the latter part of the game Pearsall retired and let Colvin take his place. The latter handled the catching in a capable manner.

The box score follows:

YELLOW CAB CO.—

	AB	R	H	PO	A	E
Curreul, 1b	5	2	3	15	0	0
F. Nelson, 2b	5	1	1	3	0	0
E. Nokes, 2b	5	1	1	2	5	3
E. Nelson, c	5	0	0	1	0	0
Cosmic, ss	4	1	0	0	2	1
M. Nelson, p	3	1	1	0	5	1
D. Nokes, rf	4	0	1	1	0	0
Patosky, lf	3	0	1	1	0	0
McNamire, cf	4	2	1	1	1	1
Totals	38	8	9	24	14	6

MONROE—

	AB	R	H	PO	A	E
Knapp, lf	5	1	2	2	0	0
Preston, 3b	5	3	2	5	0	0
Fox, 2b	5	0	0	1	1	1
Ruilen, cf	4	3	3	2	0	0
Holloway, 2b	4	3	1	3	2	0
Colvin, ss	5	1	2	2	3	2
Herley, rf	5	0	2	2	0	0
Pearsall, c	3	1	1	1	0	0
Redmond, ss	1	1	0	1	0	0
Vanderbrug, p	4	1	1	1	1	0
Borlin, p	0	0	0	0	0	1

New Motor Code to Be Effective Soon

Information to Public to Be Available at Garages And Touring Bureaux; Changes Not Entirely Satisfactory to Owners

The new motor law requiring drivers of all cars bearing license plates not issued by this state to register, and providing that Washington licenses must hereafter follow the vehicle, takes effect at midnight June 12-13, according to the Automobile Club of Washington, which explains some of the important details of the new regulations.

The motor association will register foreign cars at any of its 15 branch offices, without any fee whatever, as will any highway patrolman or any county auditor anywhere in the state.

While the law permits a 72-hour period after crossing the border in which to register and obtain free touring permit, which must be carried in plain view on the car while in the state, the inconvenience of being stopped and questioned by officers will be avoided by complying with the law immediately, club officials report, emphasizing that the process is short, simple and absolutely without cost to the motorist.

Residents of Washington can not obtain the touring permit, but must obtain Washington licenses. After next July 1st, the charge is half the annual rate for the balance of 1929, plus the auditor's fee of 25 cents.

Upon sale, theft or destruction in any manner of a car bearing Washington plates, on or after June 12, no credit may be obtained in licensing any car later acquired, for any pro rata portion of the license fee paid on the car destroyed. This was doubtless one of several ordinary contingencies not provided for in considering the new bill, which was not drawn or fostered by those connected with the owners' organization, or the AAA.

Director of Licenses, Charles R. Maybury, Assistant Attorney General, Enoch Anderson, and Automobile Club officials have been conferring at some length over details and procedure under the new law, and a manual is being prepared, which will be supplied to all district offices of the club, club officials, dealers or garages, but to the latter only upon written request.

The manual will suggest forms of procedure under as many sets of circumstances as may be anticipated in advance. As other questions arise between now and the next session of the legislature, every effort will be made by the Department of Licenses to work out the requisite details, the club is advised.

Aside from the confusion which ordinarily follows so revolutionary a change, it is not believed that serious trouble or delay will be encountered, but anyone contemplating disposal of a car, or purchase of a used one, will do well to familiarize himself before so doing, with the new procedure, say those in charge of enforcing the regulations.

No way is provided by which a person having a number plate of which he is fond may retain it, after June 12, except by retaining the car.

[illegible] is in attendance this week at the convention of I. O. O. F. here in Seattle. This is the big convention of the year and hundreds of delegates from all over the

Legion To Dedicate War Memorial May 30

Plans to place a bronze plaque near the entrance of the Monroe Memorial field this May 30 during a special ceremony are now being formulated by the Arthur Kincaid American Legion Post. Commander Clarence Currie announced this week in a special letter to all members of the Monroe Post.

The project was first discussed in 1946 and the Legion made plans at that time to go ahead and place the plaque. However, because of various circumstances including the fact that the field was not fenced, the proposal was sidetracked until recently. Now the field is circled with a very creditable steel-wire fence and a definite entrance-way established. With this in mind, the local Legion post is going ahead with its original plans and will have the bronze plaque and the memorial which will hold it, built in the very near future.

A special Memorial Day program for its dedication is being prepared, Currie, said. Further details concerning the event will be forthcoming in the near future.

In commenting on the history of the Memorial Field, the commander pointed out that the campaign to light the field first got well underway in February of 1946. The Monroe Chamber of Commerce was one of the leading promoters of the drive to get the field lighted. Later that same month, the Kiwanis club with the help of a number of Monroe merchants, raised $2000 toward the project. This, along with approximately $1000 from the high school, was said to be enough to get the work started.

During May of that year, poles for the lights were secured from war surplus at a cost of $53 each. In June, a Sunday work-day was set aside to dig the holes for the light supports by a group of volunteers under the direction of Bob Schuler. The poles were erected shortly thereafter.

On September 21, 1946 the field was dedicated during a special program. Walt Bourdage was chairman of the committee making arrangements. Working with him were H. L. Squibb, Eddie Duyff, Russell Byron and Robert Stretch. A throng of nearly 1000 people attended the dedication and at that time the announcement of the placement of a memorial plaque was made. It will become a reality this May 30.

The dedication will be made in honor of Monroe's war veterans who gave their lives for their country. The plaque will include a list of their names.

Easter Week Services Set

Community Holy Week services, sponsored by the Monroe Ministerial association, will begin this Sunday evening and will be held that night at the Nazarene church.

The service will begin promptly at 7:30 p. m. and theme thought of the evening will be, "King for a Day."

Monday night, the service will move to the Mission Covenant church and will begin at 8 o'clock, as will the remainder of the week-night services. Special emphasis has been placed on holding the length of each service to one hour.

Tuesday evening, the Methodist church will be host to the services and that night the theme thought will be, "And He Went a Little Farther." Wednesday evening's service will be held at the Mennonite church and the theme will be, "Behold the Man!" Evangel Tabernacle will be host on Thursday evening and the theme has been announced, "It Is Finished." A community communion service will be held on Friday evening when the services will be held at the Congregational church. This will be in the form of an upper room communion.

Special musical arrangements are being made for each evening by the host pastor. Each evening's speaker will be one of the local ministers, but not the minister of the church in which the service is being held.

The entire community is invited to attend these Holy Week services.

Tokens To Sing Swan Song

According to information released today by the State Tax Commission the new law enacted by the legislature abolishing the use of sales tax tokens becomes effective April 1, 1951.

This law further provides for redemption by the Tax Commission of all outstanding tokens at their face value within three months after the effective date of the act. Since no tokens can be redeemed after June 30, 1951, the Commission urges all firms to turn in their tokens at the earliest possible date.

Tokens may be surrendered for redemption to any of the nineteen branch offices maintained by the Tax Commission throughout the state. The local office of the Tax Commission for this district is located at 202 Commerce Bldg., Everett. To avoid delay all tokens should be turned in as soon after April 1 as possible but not before that date.

Brother Visits For 1st Time In 29 Years

Mrs. Jessie Rupp enjoyed a visit by her brother, Mr. Roy Ranman, of Vancouver, B. C., last week. Mrs. Rupp had not seen her brother for 29 years.

They were separated when they were children, and she saw him once seven years later, 22 years ago. They talked for hours, Mrs. Rupp said, telling of their experiences since they last saw one another.

G. N. Tells Of New Streamliner

Valley residents living along the Great Northern railway will see a new transcontinental streamliner roar by about June 1, the railroad announced this week.

The new train, to be named the Western Star, will be the second transcontinental orange and black streak on the route between Chicago and Seattle via Monroe. It will run as a companion train of an entirely new Empire Builder, now nearing completion. Equipment of the present Empire Builder, in addition to a number of new cars, will make up the Western Star.

Great Northern officials said introduction of the new streamliner will bring retirement of the long-famous, Oriental Limited. It has been running under that name since 1905, except for the stretch between 1931 and 1947.

People living in the Skykomish valley can look for this new streamliner shortly after June 1.

Ball Team Still Needs Finances

Although the response has been gratifying to the plea for aid, the Monroe high school baseball team will need more monetary assistance in the immediate future if it is to field a baseball nine in time for the opening of the season. The opening game is scheduled for the last week in March.

Team coach Dick Klein reports that some help has come in toward the purchase of the necessary baseballs, but that a considerable amount more will be necessary. He again pointed out that baseballs cost in the vicinity of $30 a dozen and the funds for their purchase will have to come from the outside. The school has no money available for such buying.

Klein appealed to Monroe businessmen and civic organizations to help make up this difference. He said that unless someone comes through with the necessary funds in the near future, the diamond sport may have to be abandoned at the local school for the 1951 season.

Monroe Downs WSR, 64-41

The Monroe Town cagers closed out the 1951 basketball season in these parts with a convincing 64 to 41 win over the Reformatory cagers at the local high school gym Tuesday night.

Ahead 29 to 17 at the halfway point, the local green and white clad hoopsters were never pressed by the fighting band of WSR basketballers. The Central Motors sponsored crew were in front at the one quarter mark, 18 to 7 and at the three-quarter whistle, 52 to 31.

Jack Law topped the Monroe scoring with 19 points while Thornton led the WSR team with nine markers.

In the evening's preliminary encounter Coach Jack Cole's Junior High club went down before the High School "All-Stars", but only after a battle all the way. Final score was 34 to 21.

Monroe 64		WSR 41
D. Nelson 13	F	Thornton 9
Don Nelson 6	F	McCommens 6
Crowder 2	C	Roberts 4
Law 19	G	Johnson 5
Pearson	G	Allen 6

Subs: Monroe — Kendall 13, Searle 6, Prewaldt 3, Simons 3. WSR — Franks 2, Everett 8, Ray, Karns, Glor.

Mobile Training Unit Is Due Here

Parents interested in Bluebird and Campfire work met at the home of Mrs. Richard Klein Friday to decide on the place and date for a meeting with the Mobile Training Unit from Everett. This unit supplements the leader training program given each September at the Workshop in Everett. Its members will meet the Monroe leaders of Bluebird and Campfire groups at the Savoy banquet room Thursday.

Washington has more than three thousand kinds of native flowers.

Amateur Show Well Attended

The Amateur talent show sponsored by the Lions club and held at the Vasa hall last Friday night was a decided success in spite of the bad weather. The attendance was larger than was expected, as more chairs had to be borrowed and some benches were brought from downstairs to accommodate the crowd.

Melvin Clausen of the Sultan grade school was the genial master of ceremonies.

Each contestant received a good round of applause after their performance. Stan Boreson appeared between numbers and after the contest. He was enthusiastically received by the audience and put on a good show. He seemed to be having the time of his life, born showman that he is.

The program, in the order that the contestants appeared was as follows: Vocal solo by Tony DeRooy; accordion solo by Joetta Bates; the Star Dusters orchestra played a number, then Stan Boreson performed.

Mrs. Glen Guptil sang a solo in her usual charming manner, she was accompanied on the piano by her daughter, Shirley. Judy Thompson gave an acrobatic dance number, followed by the Magnuson and Carlson boys with an accordion duet. Then the Monroe Barbershop quartette sang two numbers and their melody was not hampered by their immense moustaches. They were in their usual fine form.

Stan Boreson then took over for a few numbers, followed by Judith Stecert and her accordion. Edythe Wakefield then twirled the baton in an efficient manner, her lighted baton number being very effective. Mrs. Mary Arostinelli sang a solo. The ballet dance performed by Joanne Ivy was graceful and well done. Then the former Hunziker sisters of Wag-

(Continued on Page 7)

Beauty Shop Changes Hands

Party Postponed

The American Legion Birthday party planned for tonight has been postponed to a later date, due to the illness of many of the members.

Orthopedic To Collect Tokens

With the signing of the bill into law last week by Governor Arthur B. Langlie, tax tokens officially become obsolete in the State of Washington this April 1.

You can do one of several things with the tokens you possess. You can redeem them at face value, turn them over to the kids for play money, use them to nail on tar paper, save them for posterity, or, and most useful of all, donate them to the Orthopedic.

The Monroe Orthopedic society announced Monday that it would actively seek the collection of all tax tokens beginning next week. The group will place collection containers around town at various business houses for the deposit of the doughnut like metal discs. When the drive is over, the Orthopedic will redeem the aluminum wafers at three for a penny and use the proceeds for their own worthy cause.

They point out that the majority of people will not have enough of the hole-in-one pieces on hand to really make it worthwhile to redeem them. However, if everyone having a few of the tokens puts them in a container, the aggregate total may develop into a tidy sum for the Orthopedic.

In any event, think it over. If you have several of the Martin "nickels" lost in your purse, or around home, send out a search party for them while the subject is still fresh in your mind and have them ready to drop in an Orthopedic container starting next week. You'll do someone a lot of good and be giving in a way you'll hardly notice.

Egg Hunt Plans Shaping Up

Arrangements for the 1951 edition of the Eagles' Easter Egg Hunt are rapidly taking shape under the direction of hard-working chairman Louis VanNatta.

The colorful event is scheduled for Sunday afternoon, March 25, at 1:30 o'clock on the high school grounds, Van Natta revealed. The usual exciting list of awards will be made available again this year, he said.

Chairman Van Natta urged Valley youngsters to start laying plans now to be in attendance at the high school that afternoon, a week from this Sunday.

Sportsmen To Have Alaska Visitors

Word from the Grays Harbor Poggie club at Aberdeen this week informed the Monitor that several members of that group along with a delegation from an Alaska Sportsmen club will attend the Monroe Sportsmen's Steelhead banquet here March 31.

The group from the Northern Territory is coming down from the Walrus Sportsmen's club of Wacker City, Alaska. They say they've heard a great deal about the annual feed put on by the local sportsmen and are coming to see if it's as good as claimed.

As in year's past, the Grays Harbor club will be well represented at the end-of-March banquet and dance.

Plans call for holding the annual fish fry on Saturday, March 31 in the Wagner Community hall. The dinner gets underway at 7:30 p. m. with a dance following from 9 until 1.

The public is invited to attend and tickets may be obtained from any member of the Monroe Sportsmen's club.

County Farmers Receive Dividend

Snohomish County members of Washington Cooperative Farmers Association th's week are receiving $137,360 in operating savings and subscriptions created from business they did with their Association, reports David E. Gregory, branch station manager, Everett.

[illegible] payments are being made on a patronage basis and come

Town Election Returns Light

Only 52 of Monroe's more than eight hundred registrants went to the polls in Tuesday's Town election. However, they were more than enough to send the three councilmen seeking election or re-election, back to the council chambers for one and two year terms.

Burt Main received 51 votes to fill the one year remaining of the term of Frank Thompson, who resigned. Henry Baker had 49 votes and Harry E. Donovan 45. Both were seeking re-election to two-year terms in Monroe's governing body.

It was one of the lightest elections on record here since the early 1930's.

Election officials were H. C. Tooker, inspector and Mrs. Bea Boyden and Mrs. Elizabeth Lanning, clerks.

Minstrels Open To Packed House

A standing room only audience marked the opening of the Washington State Reformatory minstrels up on the hill last night. Those attending the opening night came away well pleased with what they saw and said it was an outstanding show.

The production opened with an overture of Jerome Kern's melodies arranged for an 18 piece orchestra and featuring vocal soloist and a male chorus. It continued with comedy routines by four minstrel men; the latest popular songs; several dazzling dance routines; some gravity defying tumblers; a male chorus singing negro spirituals; a scandinavian orchestra, with many of the audience asking, "How did that get in there?"; a western band and a number of other unusual and entertaining acts you have to see to appreciate.

Larry King, the genial head of the WSR Music department, is producer and director of this ambitious enterprise and a good share of praise for its initial success must go to him. The musical score, script, costumes, scenery and props are all the work of members of the inmate cast under his direction.

Second and third performances of the excellent production will be shown tonight and Friday night in the Reformatory auditorium. Curtain time is 8 p. m. sharp. Tickets are on sale at the door only.

Olympia Scene News Report

(Special to The Monitor)

OLYMPIA—Confused and feuding, the State Legislature came out of its first overtime week end still deadlocked on a score of issues, including the major questions of appropriations.

By late Sunday night, nearly 20 bills already had been sent to conference committees, after House and Senate were unable to reconcile their differences over amendments. And controversial revenue measures were still to come.

The session reached its legal 60-day limit on Thursday of last week, but the clocks were "stopped" and work went on. Theoretically, it was still March 8—and will be until final adjournment.

Legislators were grousing a bit. Their state-paid expense allowance of $10 per day also stopped on Thursday, and from now on each lawmaker will be paying his hotel and eating bills out of his own pocket. Realization of this fact has been known, in the past, to speed adjournment.

Most of the lobbyists, who outnumbered legislators two to one this session, have gone home — their bills either through the legislature or "dead" in committee.

A lot of the lawmakers would like to get home, too, and say so, especially farmers with planting to get in. One Representative, with House approval, did leave. He headed for Mexico Saturday, to get married.

House and Senate employees were getting up "pools," betting on the day and time of adjournment. This drew some comment from Sen. Clyde B. Tisdale, of Raymond, the indefatigable champion of a legalized lottery in the state. The legislature never seems

Sparks Accepts Board Chairmanship

Robert Sparks accepted the chairmanship of the Monroe School Board at the Board's second try at a re-organization meeting in the high school last Friday afternoon.

The group reached a stalemate at the regular meeting set for that purpose on February 26. At the earlier get-together, Lloyd McCaffery had been nominated for the position but declined.

Percy Dyer was elected clerk of the new board Friday. Sparks succeeds Dyer to the top position and Dyer follows Charles E. Taylor in the clerkship.

During the business part of the meeting, Director Duncan Barr made a motion that Superintendent G. D. Ladley's contract be renewed for two years, as is customary at this time. Since Ladley's present contract has another year to run, the new one would give him a year beyond 1952.

V. E. Hewitt, one of the newly elected directors, voiced immediate opposition to this proposal. He said he would rather the board waited until the board member to be elected next year takes office before any action is considered.

McCaffery, the second new director, was also against the motion. He said he knew he would be out voted, but wanted to go on record as against the motion.

Dyer declared that extending the contract was the same as giving the superintendent a vote of confidence on his ability and past record.

A vote was taken and it showed Barr and Dyer for the motion and Hewitt and McCaffery against. Chairman Sparks exercised his right to bre[illegible] for the moti[illegible]

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(Contin[illegible]

Dairymen Set Tualco Meeting

An election of officers to the board of directors of the Snohomish Valley Dairymen's association for the coming year will be held next Tuesday evening, March 20 at 8 o'clock in the Tualco Grange hall.

A number of topics of vital interest to dairy farmers of the Monroe region will be discussed. Two directors of the Federated Dairy Farmers of Washington will be in attendance to tell of recent accomplishments and of future plans.

Suggestions will be sought from those dairymen in attendance. All problems and ideas will be welcomed.

Spokesmen point out that the federation will become as large and as influential as the dairymen want it. They urge every dairyman's attendance Tuesday.

A lunch will be served.

Open House Set At Valley Feed

This Saturday, March 17, has been set as the date of the big open house at the Valley Feed company in Monroe. That, in addition to the date being St. Patrick's Day.

Merv Wilcoxen, manager of the concern, revealed Monday that when Fran" and Merv," the two pigs with questioned ability to grow, greet their new owners on that date, they'll be wearing green ribbons around their necks.

Besides seeing the pigs obtain their new owners, a number of other special events are being planned. Free chicks, free coffee and doughnuts and free Fisher's products will be included on the day's agenda, among other items.

For complete details concerning the gala occasion we suggest you turn to the Valley Feed ad elsewhere in this week's edition.

Thurman Photo Contest Begins

Getting away under a full head of steam this week is the second annual Thurman Studio Photo contest. It is being jointly sponsored by the local photo salon and a number of Monroe merchants and is open to youngsters throughout the Snoqualmie and Skykomish valleys.

The winner of the weekly photo has been increased from a $5 by 7 to an 8 by 10. Each weekly winner's picture will be displayed

Eagles Paper

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THE LIONS CLUB WISHES TO PUBLICLY THANK

Of Monroe Memorial Athletic Field

With lights shining brightly from recently installed wires, it was estimated that between 800 and 1,000 persons witnessed the official dedication of the Monroe Memorial Athletic Field last Saturday evening, where fitting ceremonies were conducted in honor of former students, who had made the supreme sacrifice during the recent war.

Walter Bourdage, master of ceremonies, made a short talk in which he explained the purpose of the gathering and introduced those who participated in the different features of the dedication of the field.

Colorbearers of the Arthur Kincaid Post of the American Legion, accompanied by the Monroe High school girls' drill team, marched across the field to open the program and to officiate at a flag-raising ceremony. Marianne Thomas is director of the drill team.

As the flag was lowered to half mast, taps were sounded by Donald Batchelder, Monroe high school graduate and service returnee, honoring former school students who lost their lives during the war. The national anthem was played by the school band, under the direction of Paul Bennett.

The newly lighted field was presented to Superintendent Lacey Squibb and Dick Streitzguth, vice president of the student body, by Mayor Harry Bennett in a short, appropriate address. Invocation was given by the Rev. John Johnson, pastor of the local Methodist church, who is a veteran of World War I and World War II.

Robert Stretch, who has advocated a lighted field here for the last 10 years; Robert Schuler, prominent in athletics for years, and Vic Walker, local athlete enthusiast, were introduced. They spoke briefly and praised the people of the community for the part they have played in making the lighted field possible. These men probably have done more than any other individuals in the community to bring about the lighted field.

Bobby Morris, Seattle, Rose Bowl and coast conference official, was the guest speaker of the evening. He praised the local people for having the courage and foresight to bring about such an attractive, well-lighted athletic field. He said that the field was second to none in communities of similar size on which it had been his pleasure to officiate during athletic games.

Ted Bell, of Seattle, sportscaster, made a few timely remarks and announced the lineup of football players.

From the start, Monroe experienced little difficulty in holding the offensive throughout the interesting game with Issaquah high school squad, the score ending 20 to 0 in favor of Monroe.

After an intercepted pass cut off one touchdown early in the contest, the Bearcats marched back until a 20-yard toss from Cal Boyes to Norm Walker brought six points in the first quarter. Boyes went ten yards on a spinner in the second quarter for another touchdown and try-for-point was added on a pass from Walker to Boyes.

The third score came in the third period when Walker got away for the longest run of the evening, 48 yards, to set up the scoring chance. He went over from the three-yard line for the touchdown and Boyes passed to Lund for the extra point.

Coach Paul Donnelly's new team marked up fifteen first downs to six for Issaquah, and was never in serious trouble, showing a nice running attack. Boyes and Walker stood out in the backfield, while Eddie Salvadalena and Bob Stensland showed up well in the line. Ledo Malmassari looked good for the visitors.

Starting lineups were:

Monroe		Issaquah
Raben	LE	Zeller
McCarthy	LT	Buchanan
Salvadalena	LG	R. Malmassari
Stensland	C	Hammond
Anderson	RG	Vadney
Knoshaug	RT	Nielson
Fulcher	RE	Dahm
Boyes	Q	L. Malmassari
Walker	LH	Wilson
Lund	RH	Swanson
Nelson	F	Seil

The St. John's Studio, which has been operated on the second floor of the building housing the Hammer Dry Goods store, will be moved next week across the street to a business building owned by B. J. Lobdel. The building is undergoing a remodeling job and other improvements.

HOME BURGLARIZED WHILE OWNERS VISIT NEIGHBORS

An electric record player, together with all the records, an electric razor, and other articles were reported stolen from their home at 614 Roberts street, Saturday evening by Mr. and Mrs. G. B. Kirwan. The burglary occurred sometime between 8:30 and 11 p. m., they said, while they were visiting Mr. and Mrs. W. B. Clark, who live next door.

Register Now For General Election

With the general election a little more than a month away, every person in this region who has not registered is urged to do so by civic leaders. It is believed that as many as 200 persons in this immediate community have failed to qualify for the election.

Those returning from the service will have to register before they will be permitted to cast their votes. Men and women who have served their country during the crisis should take advantage of the opportunities offered them to select the people for public offices they feel will fit into the present conditions to the best advantage, it is said.

If you haven't registered, you are requested to do it now.

TO HOLD ANNUAL TURKEY DINNER OCTOBER 3

Mrs. Ewalt Schrag announced today plans are being made to hold the annual turkey dinner at the Methodist church dining room, October 3, at 6:30 p. m. The public is invited to attend.

LOCAL TRANSPORTATION HEAD REPORTS EXPANSION SERVICE AND PREDICTS BRIGHT FUTURE FOR

HOSPITAL GROUP TO MEET FRIDAY AT 8 P. M.

The directors of the Community Memorial hospital will meet this Friday evening at 8 o'clock at the Legion hall, when it is hoped final arrangements will be made to finish the drive for memberships. All persons interested are invited to attend.

Rat Terrier Puppy Born With Six Legs and Two Tails

Vern Bauman, 313 North Madison street, was in the business district Saturday displaying the carcass of a Rat Terrier puppy with six legs and feet and two tails. The puppy was born along with four others, but died before or shortly after birth. The carcass is being preserved in a jar of alcohol.

LOCAL BUSINESS MAN BUYS LEWIS ST. PROPERTY

Mr. and Mrs. Robert Morse announced this week that they have purchased the property of Mrs. P. Sjostrom on Lewis street. Mr. Morse plans to move his family here from Kirkland within the next week or two. He is manager of a local feed store.

Make Plans For Boy Scouts Of Region

Fifteen attended the Boy Scout rally, which was held at the high school assembly room Monday evening, at which time arrangements were made to conduct courts of honor every six weeks. The first one will be held here at the assembly room, October 9.

Officials from Everett, Skykomish, Gold Bar, Sultan, Duvall, and other places attended the meeting and assisted with the program.

It was the opinion of the group that an aggressive Boy Scout program should be carried out during the next 12 months, and that every boy in this region be given an opportunity to become actively affiliated with the Boy Scouts.

Among the Boy Scout officials from Monroe attending the meeting were Eddie Duyff and Cecil Campbell.

Following the business session, a get-acquainted program was featured.

Byron, Campbell Are Nominated

Russell Byron and Cecil Campbell were nominated at a caucus Tuesday evening to succeed themselves on the city council on the Citizen's ticket. They have each served several years on the council and were nominated unanimously by the group for re-election.

Kenneth Schilaty was elected permanent chairman, and Norman Wolfe, secretary. Mayor Harry Bennett served as temporary chairman.

Carl Drugge, Richard Hunt and Frank Thompson were elected on a replacement committee to fill vacancies in case any should occur.

There was considerable interest shown in the caucus, 16 or 18 being present, including three women.

TUALCO CLUB HOLDS INTERESTING MEETING

The Tualco Community club held its meeting at the old Grange hall Friday, September 20, with the newly elected officers presiding.

Following the meeting, an amusing program was given by the men of the club, which terminates a contest that has been underway between the men and ladies to determine which group could present the more amusing program. The men were proclaimed the winners. Judges were Mr. and Mrs. W. E. Shapcott of Cherry Gardens, Mrs. Lucile Barnett, Monroe, and Mr. and Mrs. Dan Knies, Cherry Gardens.

Luncheon was served to 85 persons, after which visiting and dancing were enjoyed.

Guests of the meeting were members of the Cherry Garden Community club.

A special meeting will be held October 5. All members are urged to attend.

METH. CHURCH HOLDS CANNED FOOD DRIVE

The annual drive for canned food for the Children's Home in Everett is being conducted by the Methodist church, the Rev. John Johnson announced today. Anyone wishing to contribute should leave the donations at the Methodist church.

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TRAFFIC ENFORCEMENT REGULATIONS IN MONROE AND PROPOSED METER INSTALLATION CONDEMNED AT CAUCUS

Sen. H. Mitchell Favors Schools

Senator Hugh B. Mitchell while on a hurried visit through this region last Thursday afternoon declared that of the many processing problems of reconversion, the education of Washington State children occupies number one place.

"In all of the cities and towns I have visited the major problem has been the outworn, inadequate, unsafe and insanitary school plant, wholly inadequate to meet 1946 and future needs," he declared. "School people up and down our coast," he continued, "and all through Central Washington, have impressed upon me that we are headed into 1947 with a school plant designed to meet 1927 needs."

Senator Mitchell in commenting on the report issued recently by Dr. Strayer, commended the enlightened spirit of the legislature in providing for the investigation and said, "We in Washington State have a war-swollen population. In helping to provide the materials which won the war, we have acquired new and inescapable responsibilities. The most important responsibility we have is to our children."

Mitchell advocates a public works program for school construction matching local and state funds on a basis of two dollars for one dollar, as well as federal aid for teachers in pay on the job and adequate retirement payments.

"We have a great and growing region," Mitchell said, "our children will reap its benefits and can pay its costs; our obligation is to provide for them now."

PURCHASE MODERN HOME ON BLAKELY STREET

Mr. and Mrs. M. N. Mason, Olympia, have purchased the former Doolittle modern house on Blakely street from the Northwest Luth[illegible] Conference and have [illegible] recently acquired pro[illegible] was made by Randall & Whitfield.

With the announced intention of what was termed easing up on minor traffic violations and excessive fines, and to oppose the proposed installation of parking meters here, Kenneth Dezotell and Jack Wolfskill were nominated candidates for the city council on the Better Government For Monroe ticket at a caucus, which was held at the Legion hall Wednesday evening.

They will oppose Russell Byron and Cecil Campbell, who were nominated the evening previously on the Citizens' ticket.

Robert Schuler, Harry Donovan and Toby Burch were elected on a committee whose function will be to fill vacancies in case any should occur on the Better Government For Monroe ticket before the election, which will be held November 5.

A Business Representative committee was elected, consisting of Robert Schuler, C. E. Moore, the Rev. Joseph Speakes and Glen Neal.

Irvin Faussett acted as chairman, and Mrs. Harry Donovan was elected secretary.

Mayor Harry Bennett was asked why the city council went ahead and made arrangements for parking meters when "90 per cent of the business men and many farmers were opposed to them."

He replied that complaints had been made relative to parking problems and that the council felt meters would solve the problems. He also stated that he had spent several days recently checking other towns in which meters have been installed and that he was told they were proving satisfactory.

Protests were shouted from different places over the hall against the meters, and some of the farmers said they refused to do any more business in Monroe if the meters were installed. One farmer said that he is spending about $10,000 a year in Monroe and that if the meters are installed he will discontinue his business relations with this community.

The mayor was accused of being influenced by five or six persons instead of the general masses.

[illegible] reported that the contracts [illegible] for the meters have been signed.

Whit Clark, city police judge, was called to the floor to explain the arrests made in Monroe during Saturday and night. Sultan Odd Fellows [illegible] those imposed in other places, including the state highway patrol. He said that $15 fines are imposed by the patrol for running red lights, while he usually imposed a fine of $5.

One man said he had been fined $10 for running a red light and $10 for not appearing in court at a stipulated time. A number spoke in protest against the way in which the traffic regulations are being enforced.

One man said he was in favor of imposing fines for traffic violations, as he did not consider it safe for children when car operators do not observe traffic regulations.

One man said he was in favor of common sense traffic law enforcement and not the "vulture" type or "Snohomishitis" type that is underway in Monroe.

Mr. Clark was asked how much the fines had been during the last month, to which he replied possibly $500 or $900.

In conclusion, Mayor Bennett said that he believes in settling questions similar to those aired, in the good old American way, and that he is willing to be governed by the majority.

The city hall, where the caucus was announced to have been held, was jammed to overflowing shortly after 7 p. m., and it was necessary to adjourn to the American Legion hall so the people could be accommodated. It was conservatively estimated that more than 200 attended the caucus.

TUALCO COM. CLUB GIRLS ASKED TO REGISTER

All girls over 16 years who are members of the Tualco Community club and are interested in becoming a queen candidate for the "Night in the Klondike" celebration to be given at the Cherry Garden Grange, are requested to register with Mrs. Helen Hartzell immediately to receive instructions.

Monroe Odd Fellows Visit Snohomish Lodge

Members of the Monroe Odd Fellows lodge were guests of the Snohomish lodge last Thursday evening. Degree work was [illegible] Snohomish lodge [illegible] guest of the Monroe group Saturday night. Sultan Odd Fellows [illegible]

CHAMBER OF COMMERCE TO LAUNCH CONSTRUCTIVE COMMUNITY PROGRAM AT CITY HALL FRIDA

Bearcats Victors In First Game

By Dick Roughton

The Monroe Bearcats showed a crowd of more than 800 fans real drive and speed Saturday evening as they defeated the Issaquah Indians 20 to 0 in their first gridiron contest of the season, on the newly-lighted Memorial Field.

The game got off to a good start as the boys from Monroe scored by a 15-yard touchdown pass, Boyes to Walker, in the first few minutes of the first quarter. The remainder of the first quarter was a battle as neither team scored.

The second quarter was as successful as the first as the Bearcats again crossed the goal line for another tally. The ball was carried over by the quarterback, Cal Boyes, on a line buck. The try for point which followed the touchdown was good as Walker completed a pass to Boyes, making the score at the half 13-0 in favor of Monroe.

The Bearcats received the kickoff at the beginning of the third quarter and ran to Issaquah's 30-yard line. The boys from Monroe then pushed to Issaquah's own 10-yard line, but lost the ball and Issaquah booted it back to their 40. Monroe then packed the ball to Issaquah's 5-yard line, where Norm Walker carried it over on a center smash. The conversion for this touchdown was also good, as [illegible] a pass that was completed by a spectacular catch by Ker[illegible] Lund.

The fourth and last period of the [illegible]

The Monroe Chamber of Commerce will hold its initial meeting after the vacation period this Friday evening at 8 o'clock at the city hall, at which time a constructive program will be discussed and carried out, Dr. Percy P. Cooley, president, announced today.

Among the subjects to be discussed at the meeting will be the proposed parking meters, street lighting, improvements of the street system, extension of the sewer system, millage election, and similar subjects. Short talks not to exceed 10 minutes will be made by selected speakers on the different subjects to be taken up, Dr. Cooley said.

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TO PUSH STATE-WIDE REGISTRATION CAMPAIGN

Mrs. Belle Reeves, secretary of state, Olympia, announced today a state-wide campaign will be launched to encourage persons to register, and particularly ex-service people who voted elsewhere during the war. The report further stated that only 40.72 per cent of the 967,109 persons registered in the state voted in the primary in July.

The requirements for voting, she said, are that a person must have reached 21 years of age or more; lived in the state 11½ months, in the county 75 days, and in the city, town or precinct 15 days.

TWO LOCAL MEN VICTIMS OF LOGGING ACCIDENTS

Two local men were injured in accidents in the woods during the past week. On last Thursday, Alfred Armstrong, of route 2, received a serious back injury and [illegible]

Ground broken for new veterans memorial by Lake Tye

By MELANIE RUSSELL

MONROE — Last week at Lake Tye Park, ground was broken for the new and improved Veteran's Memorial Monument, to be built by veteran volunteers and an Eagle Scout by November.

Fact-finding and paying for the monument came from multiple avenues.

The old monument, built in the late 1940s, had fallen into disrepair and forgotten about in a field along Kelsey Street until a Park Place Middle School eighth grade U.S. History class researched it and kickstarted an effort to create a new monument to honor fallen Monroe veterans. The brass plaque bearing those men's names will be relocated to the new monument, which will stand on a hill for all to see.

"I had read about (the old monument) from the Monroe Historical Society, and at the time, nobody even knew where it was so we talked to the students and they began a research project on it and the boys' names on it," Dottie Simoni said at the Thursday, June 2 groundbreaking. Simoni is one of the eighth grade U.S. History teachers that spear-headed the effort. Simoni and the other teacher, Tonia Boyle, attended the ground-breaking ceremony with three of the 15 students that began the project.

"I think it's great, to renew the monument and remember our veterans," Alex McCartney, 15, who was part of the student effort.

Each student researched the biography of a veteran named on the old monument. But when they went to see the monument in person, they found the old monument was in need of attention.

The city and the American Legion Arthur Kincaid Post No. 58 were notified and set to work to correct this in order to honor the fallen.

"We just felt like it was so important," Simoni said. "I couldn't be prouder of the kids, because when we started all this, we were two teachers in over our heads."

The community came together, Mayor Geoffrey Thomas said, to bring the class's efforts to a great outcome everyone can share.

"This is a broad-base community effort," Thomas said. "But we are so thankful to the students, Ms. Simoni and Ms. Boyle for helping bring light to the old monument with their research."

Since last fall, the city parks department has been coordinating with the American Legion Arthur Kincaid Post 58's Russ Dean.

"We're all going to benefit from this and it will enhance the community experience at Lake Tye Park," city parks director Mike Farrell said, adding, "The Legion is doing the volunteer labor and they're still soliciting donations from the community."

The new monument will be built by volunteer veterans from American Legion Arthur Kincaid Post 58 and local soon-to-be Eagle Scout Sam Thomas. The project will help Thomas reach his Eagle Scout status. They hope to start construction as soon as possible for the memorial to be completed in time for Veterans Day 2016.

Features of the new monument will include the old brass plaque with the veterans' names on it, a solar-lighted flagpole that will fly the American flag and POW/MIA flag and a 5-foot tall concrete pad.

The Monroe Public School District and the Monroe Historical Society are among the project contributors.

Doug Ramsay photo, dougramsay.photoshelter.com

Ninth grader Alex McCartney, 15 (right) and Park Place Middle School teacher Dottie Simoni (center) talk with Vietnam era Veteran Jerry Taylor of Monroe (left, facing McCartney) following the groundbreaking ceremony.

William Bowker
Robert Greenside
Clifford Halstead, Sr.
Henry Hooper
William Middleton
Ernest Peters
Jack Reimland
Herman Schmidt
William Streissguth
WE HONOR THE MEMORY
OF THOSE WHO GAVE
IN THE SERVICE OF OUR COUNTRY
BY
ARTHUR KINCAID POST NO. 58
THE AMERICAN LEGION
MONROE, WASH.
Lester Crockett
Tom Haji
Ray Handley
George McKenzie
Robert Olson
Theodore Renk
Leroy Reynolds
John Streeter
Robert Vailar
THIS PLAQUE WAS ORIGINALLY
AT ARTHUR KINCAID MEMORIAL FIELD
(UNION HIGH SCHOOL ON KELSEY STREET)
DEDICATED DURING A SPECIAL CEREMONY
ON MAY 30, 1951
Names courtesy of Park Place Middle School
Eighth grade class of 2015

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Monroe Veterans Memorial team receives honors

County Council providing award during state fair opening

By Chris Hendrickson
Monitor staff writer

Members of the American Lgion Arthur Kincaid Post No. 58 stand with members of the Monroe Historical Society and Boy Scout Troop 53 Scout Sam Thomas, center.

Photo by Chris Hendrickson

Monroe's American Legion Arthur Kincaid Post No. 58, the Monroe Historical Society, Park Place Middle School and Boy Scout Troop 53 have been identified as recipients of the 2016 Community Stewardship Award, an annual honor presented by the Snohomish County Council and Republic Services.

All four organizations were honored in a joint resolution read during the Snohomish County Council meeting on Wednesday, Aug. 17, at the Snohomish County administration building in Everett. The Community Stewardship Award recognizes each group's contribution to the ongoing Monroe Veterans Memorial project, and will be presented at 2 p.m. Thursday, Aug. 25, during the Evergreen State Fair opening day ceremonies at the Evergreen State Fairgrounds.

The stewardship award comes with a $3,000 grant from Republic Services that will be used to help fund the project, which is currently under construction at Monroe's Lake Tye Park.

Founded in 2011, the Community Stewardship Award is a collaborative effort between Republic Services and the county council, which work together to identify an individual, organization or coalition focused on community-building through either one-time or ongoing stewardship efforts. When Councilmember Hans Dunshee learned about Monroe's new Veterans Memorial, he submitted the project to Republic Services Director Joe Casalini for consideration.

"It really is the community-building part of this that touched on me," Dunshee said. "A healthy community is a great place to live, and this is building a great community."

Casalini was immediately on board with the idea.

"When Councilmember Dunshee brought this effort to our attention, we thought it was a perfect fit for the community field to former Monroe High School students who lost their lives in World War II, naming it Memorial Field. Five years later, a modest cement monument was installed at the field and topped with a bronze plaque. The legion always intended to add the names of each soldier lost during the war, but for whatever reason, the old stone relic remained incomplete.

Over the years, the monument rested there, forgotten, tucked away behind a chain-link fence.

And then, in 2013, Monroe Historical Society president Tami Kinney started asking questions. She wanted to know the story of the monument and why it was never finished. Most importantly, she wanted to know the names of the Monroe soldiers who had died, so they could finally be honored. Park Place Middle School teachers Tonia Boyle and Dottie Simoni got involved, thinking it would be a perfect project for their eighth-grade humanities students.

But they needed to collect the names, so the students would have something to research. Enter Monroe Historical Society volunteer Tom Parry, who engaged in a massive research project to acquire a complete list of the Monroe soldiers who died in WWII.

Students, along with the historical society, began raising money to refurbish the monument and have the names added, but it was eventually decided that constructing a new monument in a more visible location would be a better way to honor members of the U.S. Armed Forces. The new memorial is designed to honor veterans from all branches of the military, with special recognition given to the 18 soldiers who died in WWII.

The legion approached the Monroe City Council about the idea, receiving overwhelming support. It then worked with the Monroe Parks Department to identify a suitable location.

Next, the legion needed somebody to spearhead the construction, so it approached Sultan resident Sam Thomas, a member of Boy Scout Troop 53. Thomas agreed to tackle the memorial project in hopes of obtaining the rank of Eagle Scout, the highest rank a scout can achieve. An official groundbreaking ceremony was held in early June, and the project is currently underway.

"Really great to see so many people get involved in honoring our vets, building our community and making connections. The impact will be felt for years to come," said Dunshee in

News tip? Call 360.794.7116 or email editor@monroemonitor.com

THE MONROE MONITOR & VALLEY NEWS

$9 JOIN $9 MONTH PAY AS YOU GO

Monroe's monumental support

By: Chris Hendrickson June 6, 2016 Monroe News News 1388 Views

Photos by Chris Hendrickson
Approximately 75 people turned up at the Lake Tye Park last week to celebrate the ground-breaking of the American Legion Arthur Kincaid Post No. 58's new Veterans Memorial.

Thanks to a widespread community effort involving multiple agencies, the city of Monroe is one step closer to having a new veterans memorial honoring those who bravely served.

The memorial ground-breaking ceremony was held Thursday, June 2, at Lake Tye Park in Monroe. In attendance were county, state and local elected officials, plus members of the American Legion Arthur Kincaid Post No. 58, teachers and students from the Monroe School District, representatives from the Monroe Historical Society, the Monroe Police Department, Boy Scout Troop 53, the Monroe Army Recruiting Office and the community at large.

American Legion Arthur Kincaid Post No. 58 and aspiring Eagle Scout Sam Thomas are spearheading the project, which is expected to be completed by Veterans Day.

The new ADA-accessible monument will be located in the grassy area west of Fryelands Boulevard and east of the Lake Tye concession stand and will include a 30-foot solar-powered lighted flagpole. The 8-inch wide black granite memorial will measure roughly 50 inches long, 4 feet tall and rest on top of a larger base.

The new memorial will replace the Legion's forgotten stone World War II monument at Memorial Field, which was dedicated during a special ceremony in 1951. The new memorial will honor all veterans, rather than those from any specific military conflict.

The front will be inscribed with words honoring those who served in the United States Armed Forces, and the back will be adorned with the names of the 18 soldiers from Monroe who fought and died in World War II. The brass plaque from the Legion's original monument will be transferred to the new memorial, which credits eighth-grade students from Park Place Middle School for uncovering the names of Monroe's war heroes.

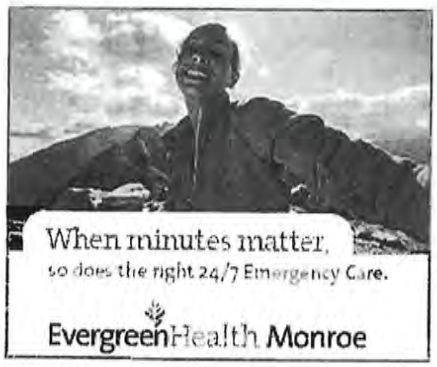
WEATHER

98272

Thursday 06/09 40%
Chance of Rain
Considerable cloudiness with occasional rain showers. High 64F. Winds S at 5 to 10 mph. Chance of rain 40%.

Friday 06/10 20%
Partly Cloudy
Partly cloudy skies. High 67F. Winds SSW at 5 to 10 mph.

WEATHER UNDERGROUND



RECENT POPULAR COMMENTS

Steven Sheppard April 3, 1991 – April 28, 2016
June 8, 2016 148 Views

Mildred Nita Jackson November 18, 1926 – January 9, 2016
June 8, 2016 126 Views

Joan May McGuire May 6, 1939 – May 25, 2016

...IGH COUNTY FAIR DREW THE LARGEST CROWD EVER ASSEMBLED UPON THE STREETS OF MONROE

INADEQUATE HIGHWAY BETWEEN DUVALL AND MONROE IS CAUSING BUSINESS TO BE DIVERTED ELSEWHERE

...d Calf Sale Proved Popular ...ature Of Snohomish County Fair

With clear skies and everything ideal for a perfect setting, Snohomish County Fair, which was held here last Friday, Saturday and Sunday, was proclaimed a huge success from the standpoint of attendance and otherwise. It was conservatively estimated that between 7,000 and 10,000 persons attended on Saturday, representing the largest number ever assembled upon the streets of Monroe.

Manager R. T. Moore reported that a total of 13,000 admissions to the grounds were sold during the fair, and that the revenue from the different events was much more than anticipated previously. The total amount of revenue will be made known at a meeting of the directors next Monday at 8 o'clock at the Savoy hotel.

The livestock exhibits received the praise of everyone seeing them, many expressing themselves as being surprised at the large number of attractive purebred animals on exhibit. Every stall of the large stock exhibit building was full, some having three and four head of cattle in them.

The livestock was furnished by the Future Farmers of America, 4-H clubs and the senior citizens of Snohomish county. Every animal was groomed attractively, adding color to the fair.

The farm products exhibits by the granges were among the best and most attractive ever placed on display here. It was difficult to judge accurately the merits of the different exhibits, as they were all excellent.

Every exhibit on the grounds was of excellent quality and those furnishing them were highly commended by the public for their efforts.

The street parade, which was held Saturday afternoon, was more than a mile long and consisted of many different features, including floats, horses, cattle, and many other features. More than 7,000 persons witnessed the parade and pronounced it marvelous. The parade lasted about a half hour. This division was under the direction of Ewalt Schrag.

Tualco Grange was given the Golden Champion award, taking first place in the quality of displays and second in most attractive and artistic display. Wagner Grange took second place in quality of display and third place in artistic arrangements. Garden City Grange took third for quality of products and fifth in artistic display. Fern Bluff Grange took fourth place for quality of products and first for artistic display. Cherry Valley Grange took fifth place for quality of products and fourth place for artistic display. Forest Glade took sixth place for quality of products and sixth for artistic display. This grange was recently organized and its exhibits were pronounced excellent for the time in which the group had been in operation.

Cashmere Grange and Community exhibit was awarded Grand Champion-

(Continued on Page 4)

More than 1,000 persons attended the purebred calf sale here at the fair grounds last Friday when 27 head were sold at public auction to members of the Future Farmers of America and 4-H clubs. A total of $5,825 was realized from the sale, the average price of the animals being $216-.74, according to Clarence Hysom, chairman of the committee in charge of this division.

A Holstein heifer from the Carnation Farm sold for $675 to Bob McGuire, Snohomish FFA boy. This was the highest price paid for any animal in the herd.

The second high was $600 for twin Jersey heifers which were consigned by the Lynden Jersey Farm. They were purchased by Clarence Klein, route 1, Arlington, who is vice president of the Washington 4-H clubs. The two calves were sold as a single consignment.

Third high was a Holstein heifer from the Steffen & Sons ranch, Monroe, which brought $590. The animal was purchased by Dave Schwartzmiller, route 1, Hartford. This animal was reported to have been outstanding and sold for the second highest price of any individual entry.

The fourth highest bid was for a Holstein heifer from the Bonne Bell Guernsey Farm, Vancouver, Washington, which brought $510. The animal was purchased by Robert Johnson, route 2, Everett. The calf was contributed to the Snohomish County Fair association by Adolph Schmidt, president of the Olympia Brewing company.

Three Jersey calves from the Sultan Jersey Farm sold for a total of $450 for the fifth highest consignment. These were purchased by one boy and one girl, both of whom were members of the Snohomish 4-H club, and one FFA boy of Sultan.

Charles Adams, auctioneer, of California, complimented Mr. Hysom and his committee for the constructive work they did by planning and arranging the sale in the interest of the boys and girls. This was said to have been the first sale of this kind ever held and it is predicted that this division will be an outstanding feature of the fall fair here annually in the future. This division was reported to have been self supporting and contributed some to the general fund.

Through the efforts of this committee, boys and girls of Edmonds, Lynden, Ferndale, Snohomish, Everett, Monroe, Lake Stevens, Arlington, Hartford, Sultan, Tolt and Bellingham were enabled to purchase purebred calves to carry out their dairy projects.

...O TO CANADA ...DGING CONTEST

...FFA instructor in the ...eported today that he ...Eddie Duyff plan to ...with nine members of ...n for Chilliwack, Can...oys will participate in ...contest.

...o will participate, are ...s, Charles Main, Gil...oy Schwartz, Pat Ric...John Schwartz, Tom ...nes Barr.

...so reported that he ...lan to enter five head ...ock at the Western ..., which will be held ...arting September 14. ...be entered not later ...this week. The cattle ...on animals.

...s Freely ...rthy Organizations

...e American Legion ...eed today that Mrs. ...homish, received the ...dr, which was award...tization, and Warren ..., was awarded the ...ablecloth.

...pic work of the Am...ddiliary promises to be ...in this year, having ...y to a better start ...hen $265 was spent ...besides clothing and ...ch were donated.

...ved by the organiza...s at the Fair will go ...community welfare, ...ital, orthopedic hos...me, and foreign re...

...elp On ...letic Field

...l be installed at the ...tic field this Sun...available person is ...work, Bob Schuler, ...f the work, report...are scheduled, he ...perative that the ...condition possible

...d, he said, will be ...he people of this ...ke much pride in ..., and a day or two ...of those who have ...their services will

...he said, that the ...vided for the ac...e public, arrange...made for the ma...needed now is to ...ut to assist in in...stand and adding ...he lighting equip...

...has been finished, ...one of the best ...attractive athletic ...f Washington, and ...held to the mini...

...llation and prepar...been contributed ...zens.

...has, been done ...and civic organiza...

...s a final plea for ...nday to add the ...the field.

...NEN VISITS ...PARK PLACE

...en arrived home ...months' visit with ...Mrs. Mike Mus...e, and other rela...fic. Mustonen was ...d has since been ...hospitals receiving ...f his visit here. ...ther treatment to ...hospital, Pasa...ere he has been

...ED PRES.

Dedicate Athletic Field In Honor Of Students Who Died In Service

Adding color to the first football game under the new lighting system, the high school athletic field will be dedicated Saturday, September 21, under the name of "Monroe Memorial Field," in honor of former students who lost their lives in the service of their country during the recent war, according to an understanding reached at a meeting Tuesday evening. The game will be played between Monroe and Issaquah, in the evening.

Walter Bourdage was appointed chairman of an entertainment committee to make arrangements for the dedication. He will be assisted by Lacey Squibb, Eddie Duyff, Russell Byron and Robert Stretch.

Sports writers will be invited to attend the dedication, and one will be asked to make a 15 minute talk. Band and other music will be provided.

All the schools and communities in Snohomish county will be invited to attend the dedication ceremonies and football game.

The names of all former students of the local schools who lost their lives in the service of their country will be placed on a bronze plaque and maintained on the field.

Bob Schuler, to whom goes the credit for doing more to bring about the lighted field than any other individual, reported that a grandstand, consisting of 350 seats will be placed on the grounds before the dedication. The cost of the grandstand, he said, would be in the neighborhood of $500. Bleachers may also be installed later, along with a fence around the field.

The matter of raising about $2,500 to meet some of the expense of lighting the field and installing the grandstand, was discussed at length. A motion was adopted to raise by popular subscription $1,000, and the committee in charge will make arrangements for the other financing.

Every person in this community will be asked to contribute to the fund and liquidate all obligations against the field.

QUEEN JOAN AND HER COURT WERE POPULAR

Queen Jean and her princesses ruled supreme over Snohomish County Fair, which closed here Sunday evening. The queen and her court received

JOAN HEIFORT

many honors during the celebration, to which they were entitled. The queen and her attendants appeared at all important ceremonies and were always greeted with hearty applause.

Miss Joan Heifort, Monroe, had the honor of being the queen of the fair, and Miss Kathleen Schoknecht, Snohomish, and Miss Barbara Fortson, Everett, were the princesses.

The Central Motors furnished a new DeSoto sedan for the convenience of the queen and her court.

Walter Bourdage, chairman of the queen committee, was general escort and advisor of Queen Joan and her court.

Western Auto Holds Big Sale

The local Western Auto store recently changed ownership, and the new authorized dealer for the company has remodeled the store and now has a fresh stock of merchandise to offer the residents of Monroe and surrounding community, it was announced today.

Ralph Korsborn, the new authorized dealer for Western Auto Supply, took over the store a few months ago, but due to the shortage of critical merchandise, delayed his opening sale until such time as he felt he could offer the community some real critical and sale merchandise.

The new ownership sale starts tomorrow, Friday, September 13, and will continue through Monday, September 16. The merchandise now carried by the local Western Store consists, not only of an auto parts and accessory department, but includes household appliances, hardware, household wares, farming tools, and a line of juvenile furniture, Mr. Korsborn said.

The name Western Auto Supply company has been established throughout the West for more than 20 years, and has been known for its quality merchandise and fair dealings, he said. Ralph, as he is known by his friends, said he is prepared to offer quality merchandise at the lowest price possible from a complete stock. Nearby warehouses, he said, coupled with access to nationally advertised lines of merchandise, make this store convenient for servicing the residents of the community at prices comparable to those in the larger cities.

Mr. Korsborn is not new to the retail business, having been engaged in the grocery business most of his life. He recently sold his grocery store in Kirkland, stating that he could see a great future for Monroe. His family consists of his wife, Claire, and their two children, Barbara and John.

He has as his manager, Jack Can[illegible] known, and his wife, Virginia, are building a [illegible] North Kelsey street. [illegible] Cannon has been active in the last several months in

To Push Campaign For Hospital

Now that the vacation season is about over, the directors of the Community Hospital association have called a meeting for Friday evening, at 8 o'clock, September 13, at the American Legion hall, South Lewis street.

Arrangements will be made at the meeting to launch a strong campaign to raise enough money to make it possible to proceed with the plans for the construction of a building to house the hospital, it is reported.

Approximately $15,000 has already been subscribed for the hospital, and efforts will be made to double this amount during the next month.

The directors are encouraged over the possibility of securing federal aid for the building, a recent measure having been adopted in Congress, providing assistance to communities working in the interest of better health conditions.

All persons interested in the establishment of a hospital to serve this community are invited by the directors to attend the meeting and assist in the work.

To Investigate Parking Meters

Before final action is taken relative to the proposed installation of parking meters in Monroe, Mayor Harry Bennett will visit several towns of similar population where the machines are in operation in an effort to determine the most feasible thing to do, according to an understanding reached at a meeting of the city council Wednesday evening.

One of the towns which he will visit and investigate will be Arlington, where meters were installed about a month ago. There was considerable opposition to the installation of meters there, it was reported, and Mayor [illegible] of members of the council to visit [illegible] and cities in Washington [illegible] the results of the meters [illegible] wherever they have been installed.

Mayor Bennett will call a meeting

Unless local citizens wake up and do something constructive about straightening and improving the state highway from Monroe to the King county line, they are likely to receive less and less of the business from Duvall and other communities in that region, Ed Wright, Duvall banker, told a Monitor representative Friday while he was here attending the livestock sale and county fair.

Seven new bridges, he said have been constructed on this highway between the King-Snohomish county line and Fall City, which has a tendency to pull business from that region to other trade centers. Much of this business, according to Mr. Wright would come to Monroe if the condition of the highway were improved so the people felt they could travel with ease and safety.

Three of the new concrete bridges to which he referred, are just being finished, improving the traveling conditions considerably.

Promises have been secured by civic leaders in the Duvall-Carnation region, Mr. Wright said, for substantial improvements in the state highway between Duvall and Monroe, but it will be necessary for all concerned to work as a unit if anything constructive is accomplished.

He is of the opinion that now is an appropriate time to push the highway program, as the Washington State Good Roads Convention will be held this month in Bellingham and the state legislature will convene shortly after the first of next year.

At a recent meeting of the Highway committee of the Monroe Kiwanis club, it was the opinion of the group that at least two members should make it a point to attend the Washington State Good Roads association meeting in Bellingham, and make a plea for the recognition of the local highway project. Clarence Devers, who is chairman of the committee, said he planned to make it a point to attend the meeting. Ed Calhoun, chairman of the Board of County Commissioners, spoke as if he planned to attend also.

Mr. Devers is a member of the Stevens Pass Sunset Highway association. He reported his group recognizes the need of improving the state highway between Monroe and Duvall. He is in hopes something may be accomplished next year.

SPECIAL DAYS AND EVENTS AT WESTERN WASH. FAIR

Saturday, Sept. 14—Victory Jubilee Day.

Sunday, Sept. 15—Sportsmen's Day.

Monday, Sept. 16—Children's Day.

Tuesday, Sept. 17—Governor's, Capital, Southwest Washington, Yakima Valley, and Kittitas Valley Day.

Wednesday, Sept. 18—Tacoma, Army and Dairy Day.

Thursday, Sept. 19—Seattle, Navy, Egg and Northwest Washington Day.

Friday, Sept. 20—Valley, Grange and Pioneers' Day.

Saturday, Sept. 21—State Press Association and Derby Day.

Sunday, Sept. 22—Labor Day.

Furniture Store Gets New Quarters

The building formerly occupied by the Globe Feed Mills on Main street is being remodeled and will soon house the White & Donovan Furniture store, Howard I. White, one of the proprietors, reported today. The entire interior of the building will be remodeled and redecorated.

The building has approximately 2,000-foot floor space, and is ideally located for a business establishment of this kind.

The front of the building will also be changed to conform to modern merchandising, Mr. White said.

The improvements will be made as rapidly as possible so the furniture store may be transferred to the new quarters this fall.

The work is being done by the contracting firm of Fred Gohl, Monroe.

The furniture store has been operated for some time across the street opposite the new quarters.

Survey Shows Housing Shortage Is Retarding Monroe's Progress

With the opening of school here last week and the approach of chilly nights, the demand for houses and apartments are very much in evidence, inquiries being made daily by persons who wish to move to Monroe and settle for the winter, according to reports today.

A tentative survey showed there is not an available apartment or house for rent in Monroe so far as could be determined, and that requests have been filed in some instances for several months in advance in case of vacancies. Some who have businesses here and plan to become permanent citizens have been forced to purchase buildings for their living quarters.

Reports from the local lumbermen relative to possibilities of receiving more lumber for building purposes were not very encouraging. They are scouring the country in search of lumber with which to supply their clients, but they are receiving only scant shipments. Conditions will have to change, they say, before they can assure anyone any additional lumber with which to build.

There are skeleton buildings in many places in this community, work having been stopped until the lumber situation eases. Some of the builders are using as much concrete as possible in their construction, including floors.

The general opinion here is that much of the lumber that should go into legitimate buildings is being diverted to black markets.

Former service men who are sup-

ADD TWO NEW MEMBERS TO MONROE KIWANIS CLUB

Two new members were accepted into the Monroe Kiwanis club Wednesday noon, Thomas G. Sullivan, and P. F. Swan. They were given instructions relative to their duties to the club and the community by Don Oates, chairman of the Education and Publicity committee.

Thomas Adams and Ed Green were elected directors to fill vacancies on the board.

The club endorsed plans for the Student Body to sell season tickets to raise money with which to defray expenses of installing lights and other improvements on the athletic field.

Damon Mead Is Employed By Bureau Of Reclamation

Word was received today from Dam[illegible] Washington, by [illegible] employed at Ephrata, Washington, by the Bureau of Reclamation, and that he is favorably impressed with his work. He plans to spend some of his

Of Monroe Memorial Athletic Field

With lights shining brightly from recently installed wires, it was estimated that between 800 and 1,000 persons witnessed the official dedication of the Monroe Memorial Athletic Field last Saturday evening, where fitting ceremonies were conducted in honor of former students, who had made the supreme sacrifice during the recent war.

Walter Bourdage, master of ceremonies, made a short talk in which he explained the purpose of the gathering and introduced those who participated in the different features of the dedication of the field.

Colorbearers of the Arthur Kincaid Post of the American Legion, accompanied by the Monroe High school girls' drill team, marched across the field to open the program and to officiate at a flag-raising ceremony. Marianne Thomas is director of the drill team.

As the flag was lowered to half mast, taps were sounded by Donald Batchelder, Monroe high school graduate and service returnee, honoring former school students who lost their lives during the war. The national anthem was played by the school band, under the direction of Paul Bennett.

The newly lighted field was presented to Superintendent Lacey Squibb and Dick Strelasguth, vice president of the student body, by Mayor Harry Bennett in a short, appropriate address. Invocation was given by the Rev. John Johnson, pastor of the local Methodist church, who is a veteran of World War I and World War II.

Robert Stretch, who has advocated a lighted field here for the last 10 years; Robert Schuler, prominent in athletics for years, and Vic Walker, local athlete enthusiast, were introduced. They spoke briefly and praised the people of the community for the part they have played in making the lighted field possible. These men probably have done more than any other individuals in the community to bring about the lighted field.

Bobby Morris, Seattle, Rose Bowl and coast conference official, was the guest speaker of the evening. He praised the local people for having the courage and foresight to bring about such an attractive, well-lighted athletic field. He said that the field was second to none in communities of similar size on which it had been his pleasure to officiate during athletic games.

Ted Bell, of Seattle, sportscaster, made a few timely remarks and announced the lineup of football players.

From the start, Monroe experienced little difficulty in holding the offensive throughout the interesting game with Issaquah high school squad, the score ending 20 to 0 in favor of Monroe.

After an intercepted pass cut off one touchdown early in the contest, the Bearcats marched back until a 20-yard toss from Cal Boyes to Norm Walker brought six points in the first quarter. Boyes went ten yards on a spinner in the second quarter for another touchdown and try-for-point was added on a pass from Walker to Boyes.

The third score came in the third period when Walker got away for the longest run of the evening, 48 yards, to set up the scoring chance. He went over from the three-yard line for the touchdown and Boyes passed to Lund for the extra point.

Coach Paul Donnelly's new team marked up fifteen first downs to six for Issaquah, and was never in serious trouble, showing a nice running attack. Boyes and Walker stood out in the backfield, while Eddie Salvadalena and Bob Stensland showed up well in the line. Lado Malmassari looked good for the visitors.

Starting lineups were:

Monroe		Issaquah
Raben	LE	Zeller
McCarthy	LT	Buchanan
Salvadalena	LG	R. Malmassari
Stensland	C	Hammond
Anderson	RG	Vadney
Knoshaug	RT	Nielson
Fulcher	RE	Dahm
Boyes	Q	L. Malmassari
Walker	LH	Wilson
Lund	RH	Swanson
Nelson	F	Seil

The St. John's Studio, which has been operated on the second floor of the building housing the Hammer Dry Goods store, will be moved next week across the street to a business building owned by B. J. Lobdel. The building is undergoing a remodeling job and other improvements.

HOME BURGLARIZED WHILE OWNERS VISIT NEIGHBORS

An electric record player, together with all the records, an electric razor, and other articles were reported stolen from their home at 614 Roberts street, Saturday evening by Mr. and Mrs. G. B. Kirwan. The burglary occurred sometime between 8:30 and 11 p. m., they said, while they were visiting Mr. and Mrs. W. B. Clark, who live next door.

Register Now For General Election

With the general election a little more than a month away, every person in this region who has not registered is urged to do so by civic leaders. It is believed that as many as 200 persons in this immediate community have failed to qualify for the election.

Those returning from the service will have to register before they will be permitted to cast their votes. Men and women who have served their country during the crisis should take advantage of the opportunities offered them to select the people for public offices they feel will fit into the present conditions to the best advantage, it is said.

If you haven't registered, you are requested to do it now.

TO HOLD ANNUAL TURKEY DINNER OCTOBER 3

Mrs. Ewalt Schrag announced today plans are being made to hold the annual turkey dinner at the Methodist church dining room, October 3, at 6:30 p. m. The public is invited to attend.

LOCAL TRANSPORTATION HEAD REPORTS EXPANSION SERVICE AND PREDICTS BRIGHT FUTURE FOR

HOSPITAL GROUP TO MEET FRIDAY AT 8 P. M.

The directors of the Community Memorial hospital will meet this Friday evening at 8 o'clock at the Legion hall, when it is hoped final arrangements will be made to finish the drive for memberships. All persons interested are invited to attend.

Rat Terrier Puppy Born With Six Legs and Two Tails

Vern Bauman, 313 North Madison street, was in the business district Saturday displaying the carcass of a Rat Terrier puppy with six legs and feet and two tails. The puppy was born along with four others, but died before or shortly after birth. The carcass is being preserved in a jar of alcohol.

LOCAL BUSINESS MAN BUYS LEWIS ST. PROPERTY

Mr. and Mrs. Robert Morse announced this week that they have purchased the property of Mrs. P. Sjostrom on Lewis street. Mr. Morse plans to move his family here from Kirkland within the next week or two. He is manager of a local feed store.

Make Plans For Boy Scouts Of Region

Fifteen attended the Boy Scout rally, which was held at the high school assembly room Monday evening, at which time arrangements were made to conduct courts of honor every six weeks. The first one will be held here at the assembly room, October 9.

Officials from Everett, Skykomish, Gold Bar, Sultan, Duvall, and other places attended the meeting and assisted with the program.

It was the opinion of the group that an aggressive Boy Scout program should be carried out during the next 12 months, and that every boy in this region be given an opportunity to become actively affiliated with the Boy Scouts.

Among the Boy Scout officials from Monroe attending the meeting were Eddie Duyff and Cecil Campbell.

Following the business session, a get-acquainted program was featured.

Byron, Campbell Are Nominated

Russell Byron and Cecil Campbell were nominated at a caucus Tuesday evening to succeed themselves on the city council on the Citizen's ticket. They have each served several years on the council and were nominated unanimously by the group for re-election.

Kenneth Schlaty was elected permanent chairman, and Norman Wolfe, secretary. Mayor Harry Bennett served as temporary chairman.

Carl Drugge, Richard Hunt and Frank Thompson were elected on a replacement committee to fill vacancies in case any should occur.

There was considerable interest shown in the caucus, 15 or 18 being present, including three women.

TUALCO CLUB HOLDS INTERESTING MEETING

The Tualco Community club held its meeting at the old Grange hall Friday, September 20, with the newly elected officers presiding.

Following the meeting, an amusing program was given by the men of the club, which terminates a contest that has been underway between the men and ladies to determine which group could present the more amusing program. The men were proclaimed the winners. Judges were Mr. and Mrs. W. E. Shapcott of Cherry Gardens, Mrs. Lucile Barnett, Monroe, and Mr. and Mrs. Dan Knies, Cherry Gardens.

Luncheon was served to 85 persons, after which visiting and dancing were enjoyed.

Guests of the meeting were members of the Cherry Garden Community club.

A special meeting will be held October 5. All members are urged to attend.

METH. CHURCH HOLDS CANNED FOOD DRIVE

The annual drive for canned food for the Children's Home in Everett is being conducted by the Methodist church, the Rev. John Johnson announced today. Anyone wishing to contribute should leave the donations at the Methodist church.

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TRAFFIC ENFORCEMENT REGULATIONS IN MONROE AND PROPOSED METER INSTALLATION CONDEMNED AT CAUCUS

With the announced intention of what was termed easing up on minor traffic violations and excessive fines, and to oppose the proposed installation of parking meters here, Kenneth Dezotell and Jack Wolfkill were nominated candidates for the city council on the Better Government For Monroe ticket at a caucus, which was held at the Legion hall Wednesday evening.

They will oppose Russell Byron and Cecil Campbell, who were nominated the evening previously on the Citizens' ticket.

Robert Schuler, Harry Donovan and Toby Burch were elected on a committee whose function will be to fill vacancies in case any should occur on the Better Government For Monroe ticket before the election, which will be held November 5.

A Business Representative committee was elected, consisting of Robert Schuler, C. E. Moore, the Rev. Joseph Speakes and Glen Neal.

Irvin Faussett acted as chairman, and Mrs. Harry Donovan was elected secretary.

Mayor Harry Bennett was asked why the city council went ahead and made arrangements for parking meters when "90 per cent of the business men and many farmers were opposed to them."

He replied that complaints had been made relative to parking problems and that the council felt meters would solve the problems. He also stated that he had spent several days recently checking other towns in which meters have been installed and that he was told they were proving satisfactory.

Protests were shouted from different places over the hall against the meters, and some of the farmers said they refused to do any more business in Monroe if the meters were installed. One farmer said that he is spending about $10,000 a year in Monroe and that if the meters are installed he will discontinue his business relations with this community.

The mayor was accused of being influenced by five or six persons instead of the general masses.

It was reported that the contracts for the meters have been signed.

Whit Clark, city police judge, was called to the floor to explain the ur- those imposed in other places, including the state highway patrol. He said that $15 fines are imposed by the patrol for running red lights, while he usually imposed a fine of $5.

One man said he had been fined $10 for running a red light and $10 for not appearing in court at a stipulated time. A number spoke in protest against the way in which the traffic regulations are being enforced.

One man said he was in favor of imposing fines for traffic violations, as he did not consider it safe for children when car operators do not observe traffic regulations.

One man said he was in favor of common sense traffic law enforcement and not the "vulture" type or "Snohomishitis" type that is underway in Monroe.

Mr. Clark was asked how much the fines had been during the last month, to which he replied possibly $800 or $900.

In conclusion, Mayor Bennett said that he believes in settling questions similar to those aired, in the good old American way, and that he is willing to be governed by the majority.

The city hall, where the caucus was announced to have been held, was jammed to overflowing shortly after 7 p. m., and it was necessary to adjourn to the American Legion hall so the people could be accommodated. It was conservatively estimated that more than 200 attended the caucus.

TUALCO COM. CLUB GIRLS ASKED TO REGISTER

All girls over 16 years who are members of the Tualco Community club and are interested in becoming a queen candidate for the "Night in the Klondike" celebration to be given at the Cherry Garden Grange, are requested to register with Mrs. Helen Hartzell immediately to receive instructions.

Monroe Odd Fellows Visit Snohomish Lodge

Members of the Monroe Odd Fellows lodge were guests of the Snohomish lodge last Thursday evening. Degree work was [illegible] Snohomish lodge [illegible] guest of the Monroe group Saturday night. Sultan Odd Fellows [illegible]

Sen. H. Mitchell Favors Schools

Senator Hugh B. Mitchell while on a hurried visit through this region last Thursday afternoon declared that of the many processing problems of reconversion, the education of Washington State children occupies number one place.

"In all of the cities and towns I have visited the major problem has been the outworn, inadequate, unsafe and insanitary school plant, wholly inadequate to meet 1946 and future needs," he declared. "School people up and down our coast," he continued, "and all through Central Washington, have impressed upon me that we are headed into 1947 with a school plant designed to meet 1927 needs."

Senator Mitchell in commenting on the report issued recently by Dr. Strayer, commended the enlightened spirit of the legislature in providing for the investigation and said, "We in Washington State have a war-swollen population. In helping to provide the materials which won the war, we have acquired new and inescapable responsibilities. The most important responsibility we have is to our children."

Mitchell advocates a public works program for school construction matching local and state funds on a basis of two dollars for one dollar, as well as federal aid for teachers in pay on the job and adequate retirement payments.

"We have a great and growing legion," Mitchell said, "our children will reap its benefits and can pay its costs; our obligation is to provide for them now."

PURCHASE MODERN HOME ON BLAKELY STREET

Mr. and Mrs. M. N. Mason, Olympia, have purchased the former Doolittle modern house on Blakely street from the Northwest Lutheran [illegible] Conference and have [illegible] recently acquired property. The sale was made by Randall & Whitfield.

CHAMBER OF COMMERCE TO LAUNCH CONSTRUCTIVE COMMUNITY PROGRAM AT CITY HALL FRIDA

Bearcats Victors In First Game

By Dick Roughton

The Monroe Bearcats showed a crowd of more than 800 fans real drive and speed Saturday evening as they defeated the Issaquah Indians 20 to 0 in their first gridiron contest of the season, on the newly-lighted Memorial Field.

The game got off to a good start as the boys from Monroe scored by a 15-yard touchdown pass, Boyes to Walker, in the first few minutes of the first quarter. The remainder of the first quarter was a battle as neither team scored.

The second quarter was as successful as the first as the Bearcats again crossed the goal line for another tally. The ball was carried over by the quarterback, Cal Boyes, on a line buck. The try-for point which followed the touchdown was good as Walker completed a pass to Boyes, making the score at the half 13-0 in favor of Monroe.

The Bearcats received the kickoff at the beginning of the third quarter and ran to Issaquah's 30-yard line. The boys from Monroe then pushed to Issaquah's own 10-yard line, but lost the ball and Issaquah booted it back to their 40. Monroe then packed the ball to Issaquah's 5-yard line, where Norm Walker carried it over on a center smash. The conversion for the touchdown was also good, as [illegible] a pass that was completed by a spectacular catch by Kerr [illegible] Lund.

The fourth and last period of the [illegible]

The Monroe Chamber of Commerce will hold its initial meeting after the vacation period this Friday evening at 8 o'clock at the city hall, at which time a constructive program will be discussed and carried out, Dr. Percy P. Cooley, president, announced today.

Among the subjects to be discussed at the meeting will be the proposed parking meters, street lighting, improvements of the street system, extension of the sewer system, millage election, and similar subjects. Short talks not to exceed 10 minutes will be made by selected speakers on the different subjects to be taken up, Dr. Cooley said.

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TO PUSH STATE-WIDE REGISTRATION CAMPAIGN

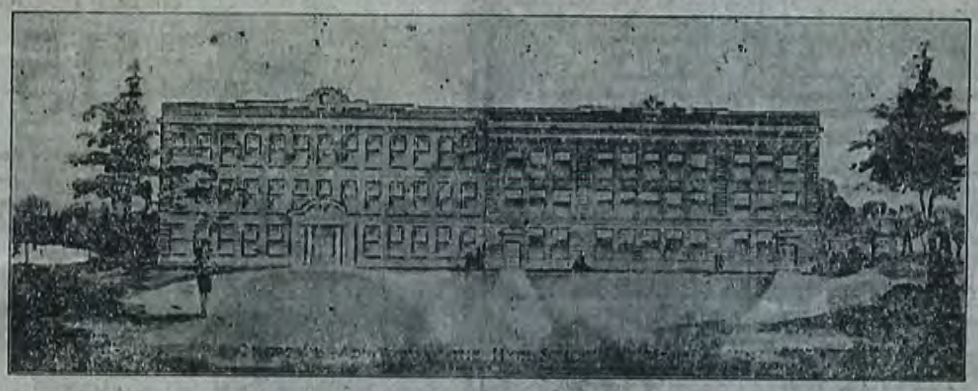
Mrs. Belle Reeves, secretary of state, Olympia, announced today a state-wide campaign will be launched to encourage persons to register, and particularly ex-service people who voted elsewhere during the war. The report further stated that only 40.72 per cent of the 967,109 persons registered in the state voted in the primary in July.

The requirements for voting, she said, are that a person must have reached 21 years of age or more; lived in the state 11½ months, in the county 75 days, and in the city, town or precinct 15 days.

TWO LOCAL MEN VICTIMS OF LOGGING ACCIDENTS

Two local men were victims of accidents in the woods during the past week. On last Thursday, Ray Armstrong, of route 2, received a serious back injury and bruises [illegible]

Showing Proposed Addition to Present High School Building



h High District 20 Years Old

nt Figures Show That han Fifty Enrolled First Rapid Gain in Attend- nce 1923

ans under way for the in- of facilities at the high the matter about to be put ers in the coming election 9. It is interesting to note atter of Monroe's first high lding was just taking root years ago. The first meet- uss the formation of a high trict was held in June in that time there were 36 pu- ed in the high school build- may be seen on south Lew- ervin as a garage for the ich trucking company.

ections for a union high e held in the various dis- September 18, 1909. Seven articipated in this election t it came the present high trict known as the Monroe h School District No. 103. er the next year the voters d to vote bonds of $60,000 w building and as now the s were submitted to the alling the type of structure uipment which would be in- n overwhelming answer was nd the vote in favor of the was four to one.

the contract was let and stone laid on September 17. t fall the enrollment was with three teachers in h another member being he faculty before the term

ing a comparison between 0 years ago we find that at there were 59 pupils in the st year there were 246 stu- lled. Up until this time the hool building has adequate- the needs of the district, tions are now that more s quarters will have to be or them.

addition will mean six new s, a large auditorium big accommodate gatherings of r size than now possible, a asium, the equal of any in , and a stage big enough al productions of any kind. r of the following 19 years ent figures show that the attendance has been increasing; since 1923 the increase has been rapid. The following figures deal only with the number of those comprising the various graduating classes and this fact should be borne in mind since it is definitely known that the senior group is always the smallest in the school.

Class of 1911— 6
Class of 1912— 6
Class of 1913— 5
Class of 1914—17
Class of 1915—11
Class of 1916—15
Class of 1917—12
Class of 1918—13
Class of 1919—13
Class of 1920—15
Class of 1921—21
Class of 1922—11
Class of 1923—18
Class of 1924—23
Class of 1925—22
Class of 1926—28
Class of 1927—27
Class of 1928—30
Class of 1929—41

Mrs. William Guy Riley and Mrs. David Campbell spent Thursday afternoon in Everett.

Mr. and Mrs. G. C. Jones enjoyed a visit from Mr. and Mrs. William Stelle and daughters, of Seattle, on Sunday last.

The Charles Kindle family are spending a week with Mrs. Kindle's father and sister, William Muller and Miss Muller, at Oso.

ion to High School Will Not rease Taxes More Than Present, Indicated By Financial Statement

Auditor Submits Figures Showing That District Can Well d Voting Bonds; Total Assessed Valuation of High School ct No. 103 on 1928 Tax Rolls Is $1,917,651; Debt Limit 5,882.55

years ago when the people and the surrounding school ited and formed the Union ol District, they voted to selves for the sum of $60,- t a suitable building.

ere at that time some thirty gistered in the high school. of that time and the school certainly to be commended r foresight in erecting a hich has done so well in e changed conditions of the the enormous increase in chool enrollment.

he past 20 years every prop- has helped to pay for this A tax levy of approximately been made each year. The last levy and the final payment of the indebtedness will be made this year.

The proposed bond issue is practically the same size as the one made 20 years ago and the method and time of payment as planned by the school board is the same. Thus it is possible to vote the new bonds without increasing the taxes, the new issue merely taking the place of the old which will have been retired.

Two mills is a very small tax as the following figures will show. If your tax valuation is $100, the tax will be 20 cents. If you are a larger owner of property and last year paid taxes amounting to $40, approximately $1 of that amount will be used to pay for the school building. Figure for yourself how little it will really cost you.

STATEMENT OF UNION HIGH SCHOOL DISTRICT NO. 103 AND COMPONENT DISTRICTS, AS OF APRIL 30, 1929

	Valuation	Cash Bal. Gen. Fund	Warrants Outstanding	Cash Bal. Bond Fund	Bonds Outstanding
	$ 234,590	$ 709.50	$3,119.72		
	280,048	7,845.02	114.00	730.96	3,000.00
	262,491	2,384.77			
	1,140,522	7,074.93	14.96	3,639.71	5,000.00
	$1,917,651	$12,014.22	$1,248.68	4,360.67	$8,000.00
	$1,917,651	4,385.04	$2,487.18	1,598.60	$2,000.00

tstanding in both bond and nds for April 30, 1929.

	$ 2297.15
	1738.58
	1662.51
	11,164.84
	$16,863.58

al assessed valuation of Un- School District No. 103 on ax rolls was $1,917,651.00 istrict has a debt limit of is $95,882.55.

Redness now exists in the High District and all of the districts have cash and un-collected taxes in excess of warrants and bonds outstanding.

We do not think it necessary in this case to prepare a regular debt statement, as no debt exists. All that is necessary is to have a majority vote of the electors and authorise the directors to bond the district for a stated amount for the purpose of constructing and equipping buildings for school purposes.

Sincerely yours,
JOHN HAUGEN,
County Auditor.
By F. L. Atkinson, Deputy.

SCHOOL BOARD MAKES STATEMENT TO PUBLIC

We, the members of the Board of the Monroe Union High School, wish to explain to the school patrons and all tax payers of the district that our action in calling for a bond issue is not a hasty decision but is the result of four months of careful planning and deliberation. We feel that the proposed plans are adequate for our present needs, and Mr. Mallis, the architect, has provided for future needs in his completed plans.

We also wish to explain that the present building is now paid for and the new addition can be provided without increasing taxes over what they have been in the past 20 years.

We must furnish more room and equipment to the high school at once, or lose our standing. We feel that the young people of this community desire the best in education and we as a board feel it our duty to recommend the best school that is possible.

We therefore ask that you consider this question seriously from every viewpoint and vote for the proposed bond issue and property purchase.

Members of Board of Education,
Monroe Union High School Dist. 103
CHAS. E. TAYLOR, Pres.
E. H. STREISSGUTH
H. C. FROHNING
FRED LONG

Arouses Action of Local Service Club

Payson Peterson Warns Club Members That Stevens' Pass May Not Get Road Funds; Club Will Take Action

Declaring that the monies for Stevens Pass appropriated at the last session of the legislature were endangered unless the people took immediate action, Payson Peterson, legislator from the 41st district, in an address before the Kiwanis club on Wednesday, exhorted his listeners to take some immediate action to insure the continued improvement of this highway.

The substance of Mr. Peterson's talk was that too often money intended to be spent for certain work is held back simply because the people are too hesitant about demanding immediate action.

One of the highlights of the speaker's talk was that the present method of influencing the votes of members of the state legislature by using the state highway program as a club has done much to put the real power of the legislature into the hands of a few and as a consequence many worth while things are passed over because they are not pleasing to the "so-called leaders."

Following Mr. Peterson's talk President Mayes announced his intention to appoint a committee to co-operate with service clubs from various communities in an effort to bring this matter before the state highway board.

President Mayes also announced a mixed meeting for Monday, June 24, at the time the national convention of Kiwanis clubs is being held in Milwaukee.

Oliver Williams left on Monday for Astoria, Oregon, where he will be employed by the Western Dairy Products Co. Oliver expects to finish his college course later.

The lawn social given under the auspices of the St. Mary's Guild of Everett was calling [illegible] building for next year.

[illegible] Murphy, hostess the ladies a nice sum [illegible] evening at the home of Mrs. [illegible] for their efforts.

Member of Faculty Sets Forth Views

Declares Support of Schools Is Not Unlike Any Other Agency Which Looks to Welfare of Community

By A. F. MAHAFFEY
Principal, Monroe High School

Few things are worth having free. Schools are no exception. The maintenance of them is often the biggest single item in the property holders local tax bill. Indeed this frequently ought to be the case. Nothing else that the community undertakes can compare with it in importance, unless it be the protection of life and health.

Statistics show that when all possible allowance is made for the increase in population and the decreased purchasing power of the dollar, a 100% increase in the cost of education remains. Every thing else being in proportion, this is not too much. This means simply a 100% improvement in the quality and quantity of American education. Teaching is better, buildings are better, equipment is better, administration is far more efficient. For this increased opportunity to our children we spend yearly about $2,000,000,000.

When we consider what the public school means to thousands of children and to the nation as a whole, we may consider helping to support it an act of common courtesy to which a citizen is as much committed as he is to the support of the police or fire departments or help for the care of the streets. In its lowest aspect, maintaining the schools is simply self-protection for the community.

The American high school is tremendously important in the nation's life. Boys and girls of high school age are old enough to begin to understand the needs of themselves and of society, and young and ambitious enough to want to improve conditions. When we consider that to perhaps three-fourths of the high school pupils graduation day does not mean the "commencement" of further study, but of an active life career, we must conclude that the high school has a tremendous responsibility in directing their energy wisely.

Let us take a glance at the condition of the Monroe high school and see if the community is dealing justly with those pupils for whom the high school is the finishing ground in citizenship training. I think we can justly pride ourselves on having a fully accredited high school following the state manual of instruction, offering a varied yet well directed curriculum and above all we have been fortunate in having as fine a teaching staff, both as to training and personality, as could be found anywhere.

As to school plant, our building has been one of the best until recent years when increased attendance has made it entirely inadequate to properly handle the pupils enrolling. The following figures may be enlightening as to the extent of the increase in enrollment which the high school has had to meet in the last ten years.

1919	93
1920	123
1921	146
1922	160
1923	165
1924	187
1925	190
1926	183
1927	218
1928-29	246
1929-30 (estimated conservatively)	280

$.000 DUMB DORAS	vs.	$65,000.00 THOMAS EDISONS

Hurrah for the NEW MONROE UNION HIGH SCHOOL ANNEX!

Why so positive? Because we, the students of Monroe, KNOW our parents and friends are ready and willing to improve our educational opportunities, knowing full well that IT PAYS.

The earnest interest of the Monroe UNION HIGH SCHOOL BOARD and patient enthusiastic efforts of our splendid faculty entitle them to the best of equipment in developing us, YOUR latent wealth and talent—IT PAYS.

This splendid improvement will serve as a further proof that MONROE is a live, progressive little city, to those interested in making their homes here, so again IT PAYS.

YOU, the voters, will feel additional pride and will profit by this investment.

Your faithful school board and faculty will speed up their efforts.

Other portions of the County will watch with pride and interest.

We, the students, will "carry on" that in our turn we may have the privilege of making brighter and more distinct the path for those who follow us—and so, LET'S GO, ALL FOR MONROE!

DON HILLIS.

ENDORSES RECOMMENDATION FOR NEW SCHOOL BUILDING

Believing that the success of the election for the issuance of bonds is very necessary for the advancement of education Edwin Twitmeyer, state high school inspector for more than 15 years, sent the following telegram to superintendent R. B. Hardin when he learned that an election was to be held on the 29th of this month:

"Addition to high school building needed for good of schools. Bonds should carry."

Mrs. Linden B. Pents and small sons, Jean and Alan, spent Thursday in Snohomish, in attendance at the wedding of Mrs. Pents's brother, Henry Trafton, of Anacortes, and Miss Ruth Livingston of Snohomish.

Architect Explains New School Plans

William Mallis Gives Detailed Report of New Proposed Addition; Would Provide Space of 100 Feet By 94 Feet

By WILLIAM MALLISE

The methods used for the solution of the housing problem of the Monroe High School were long and tedious but very positive, for this solution was reached by the process of consideration and analysis of every reasonable looking scheme.

The determining factors used were, first: that the housing of the existing building should be expanded to take care of the immediate needs of the school and, second: that this be done in such a manner as to provide for future further expansion of the building without incurring extra expense at this time, or remodeling in the future. This, of course, is based on the structural condition of the existing building, which is excellent.

After much study and many meetings, the board of directors chose the scheme which increased the classroom space to the extent of approximately five classrooms, with the elimination of the existing gymnasium and the substitution of a new room for this, which combined with the auditorium meets the requirements of the school. The gymnasium facilities give a playing court for basketball of 82x44 feet, which approaches the average size in recent school systems, while seats for 650 spectators are also provided. The auditorium facilities will permit the seating of approximately 850 people, with ample stage, 22 feet deep with 40-foot proscenium arch. The scheme includes a chemistry department with a chemistry laboratory and physics laboratory, with lecture room between and ample storage for apparatus and chemistry supplies. The home economics department with cafeteria is housed in the space now taken up by the present gymnasium, which has been for many years obsolete for high school work in western Washington. The gym is of course completely equipped with shower and locker rooms for each sex for both school work and visiting team housing, arranged so that the whole can be used for school work. In other words, the visiting team room is available for school work and on the few occasions when used by visiting teams the desired isolation can be gotten by the locking of doors. It seldom occurs that school districts have sufficient funds to set a space aside for one purpose when that purpose only occurs at occasional times. All the floor surface has been planned so that it will be used all the time for school work, or in other words extra-curricular activities and community meetings are housed in space that is laid out primarily for strictly school purposes.

The addition extends 100 feet east and is 94 feet deep and is the full height of the existing high school. The exterior elevation follows the existing high school as closely as the plans will permit, and the slightly lower windows add greatly to the general appearance of the whole building.

Hibbit's Property Last Available Site In Monroe For School Purposes; Can Buy 4.85 Acre Tract For $3000

Original Site of Present Building Cost $6,000.00; Board Has Option On Property For $3000.00; Purchases Could Be Made Without Vote of People if It Joined School Property; Board Thinks Cost Can Be Met By Annual Savings

On Saturday, June 29th, two propositions will be submitted to the voters of the Union High School District. The first, relating to the bond issue for an addition to the present school building, is discussed in other columns of this issue.

The second proposition relates to the purchase of 4.85 acres of ground known as the Hibbits property, now used as a ball grounds and situated directly across Kelsey street from the present school grounds.

In asking for authority to buy this property the board is not asking for additional funds. The law, however, requires that such a purchase be submitted to the people when the property to be purchased is not adjacent to existing school property. The board feels that by careful handling of the regular yearly levy for operations enough can be saved to make the purchase.

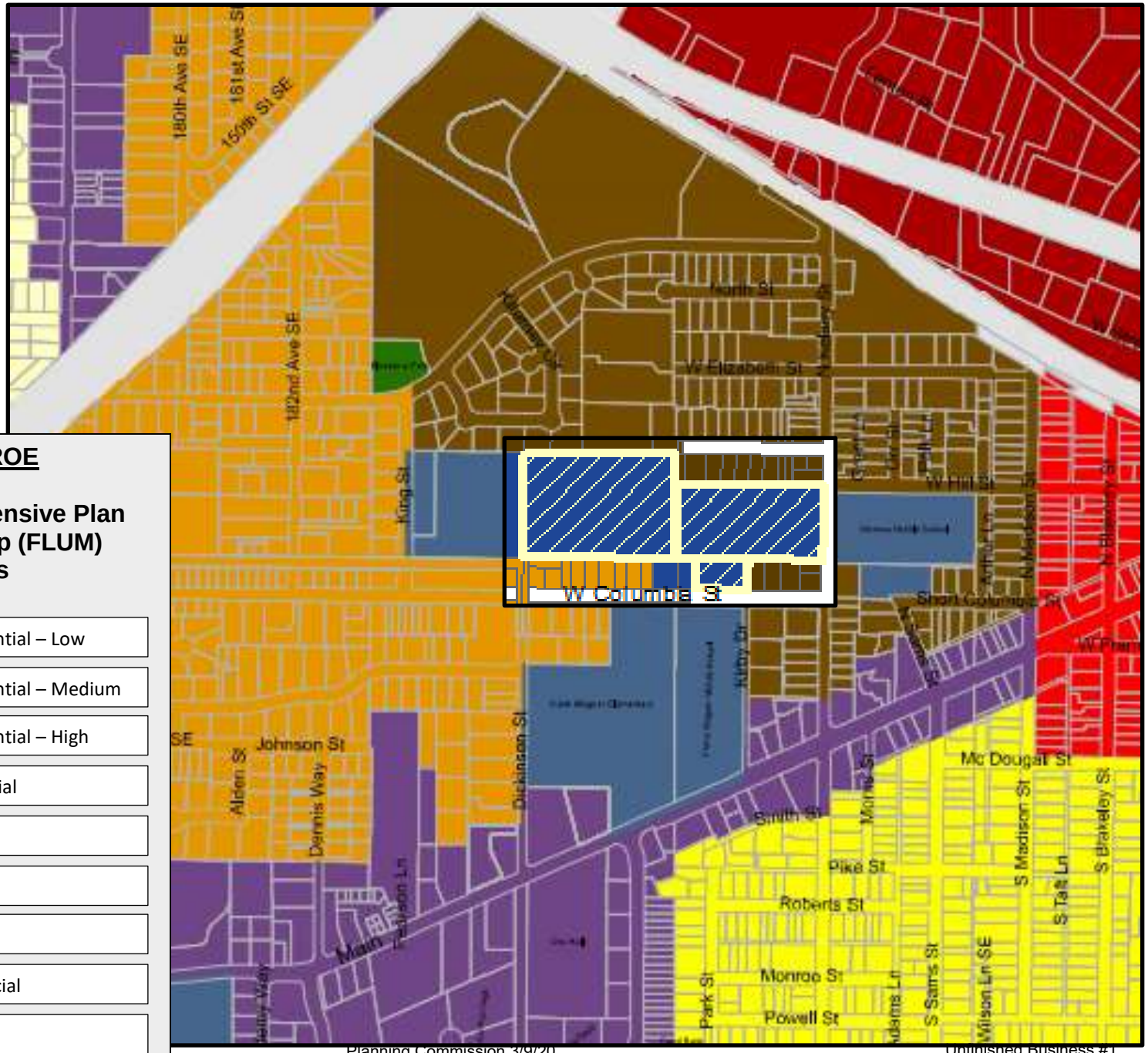
Their reasons for wishing to buy the property are set forth below.

BECAUSE: It is the last remaining suitable for school purposes.

BECAUSE: Monroe and the districts of the Union High School District are rapidly growing communities and provision must be made for the future before all of the available property has been sold.

BECAUSE: The proposed addition to the high school building will extend into the present athletic field and render it unsuitable for interscholastic athletics.

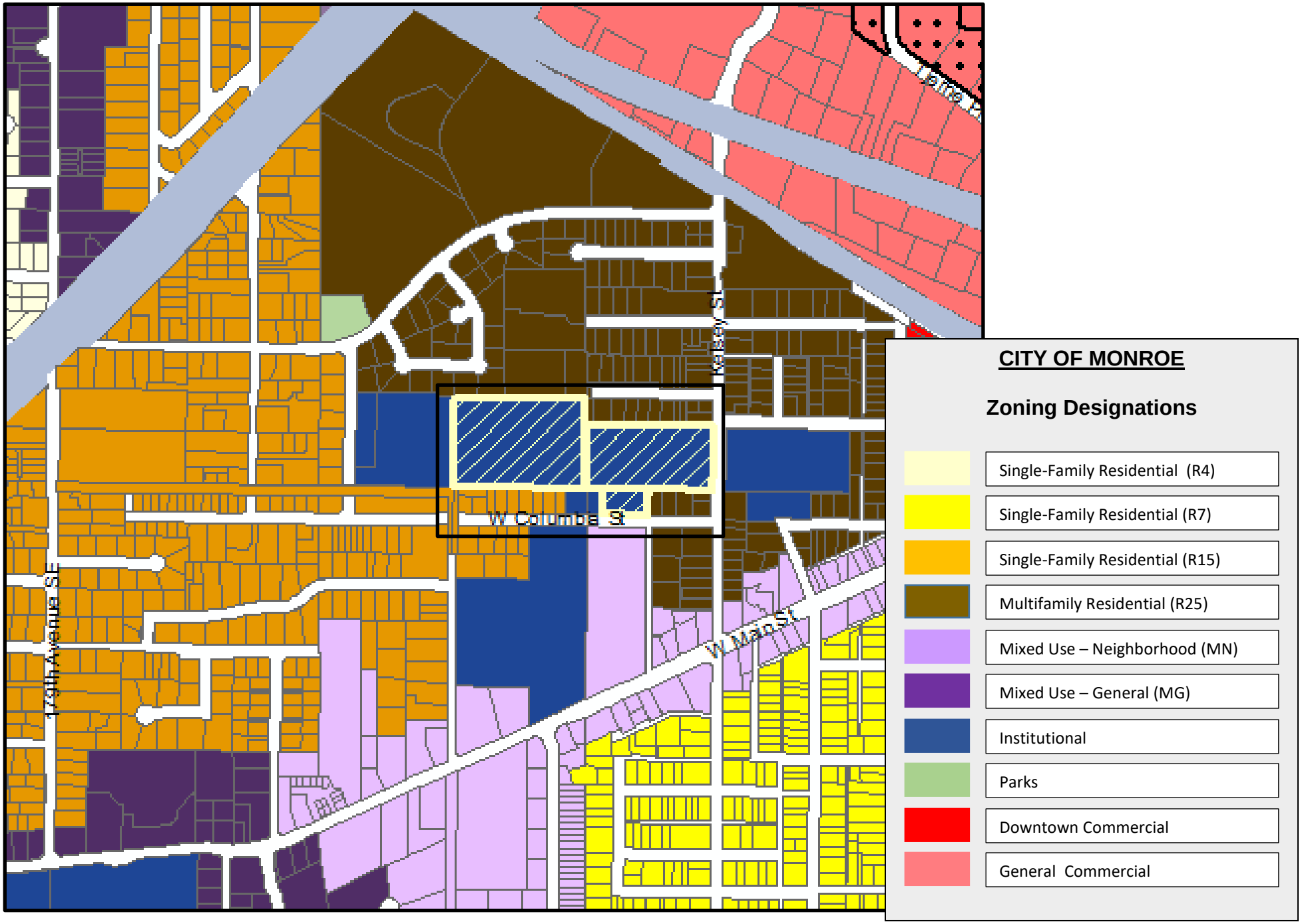
BECAUSE: The price is right. Twenty years ago the present site of the high school was purchased for $6,000.00. The Hibbits property is exactly the same size and shape as the original grounds and lies in a similar position on the opposite side of Kelsey street. The board has secured an option on this property for the sum of $3,000.00, just half the amount that was paid for the original property 20 years ago. This is about $600.00 per acre for cleared improved land within the City of Monroe and in the opinion of the board and many business men of Monroe it is an exception-



CITY OF MONROE

2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM) Designations

- Single-Family Residential – Low
- Single-Family Residential – Medium
- Single-Family Residential – High
- Multifamily Residential
- Mixed Use
- Institutional
- Parks
- Downtown Commercial
- General Commercial


CITY OF MONROE
Zoning Designations
Single-Family Residential (R4)
Single-Family Residential (R7)
Single-Family Residential (R15)
Multifamily Residential (R25)
Mixed Use – Neighborhood (MN)
Mixed Use – General (MG)
Institutional
Parks
Downtown Commercial
General Commercial
W Columbia St
W Main St
Kelsey St
17th Avenue SE

ATTACHMENT 10

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Planning Commission Recommendation

2018 – 2019 Annual Comprehensive Plan Amendment Docket and Rezone

A. GENERAL INFORMATION

File Number(s):	CPA2018-A, CPA2018-B, CPA2018-01 and RZ2018-02
Project Summary:	In accordance with Chapter 22.74 MMC, Comprehensive Plan Amendments, the City accepts amendment proposals annually from interested parties. Upon receipt of applications, the City Council holds a public hearing to select those proposed amendments to be placed on a docket for further consideration. The docketed Comprehensive Plan amendment applications are evaluated by the Planning Commission, which forwards to the City Council a recommendation regarding their approval. On the docket for the 2018 – 2019 amendment cycle, there are two City-initiated applications and one citizen-initiated application for the Planning Commission to review. These applications include the following proposals for amendments to the 2015 – 2035 Comprehensive Plan: CPA2018-A and CPA2018-B – Two (2) City-initiated requests to adopt the Monroe School District and Snohomish School District Six-Year Capital Facilities Plans CPA2018-01 and RZ2018-02– A site-specific, citizen-initiated request to change the land use designation established by the Comprehensive Future Land Use Map (FLUM) and to concurrently rezone property owned by the Monroe School District
Location(s):	CPA2018-A and CPA2018-B – These proposed amendments to the 2015 – 2035 City of Monroe Comprehensive Plan are non-project actions that are not site-specific. The amendments do not apply to a specific property or properties, but rather to the entire area within the limits of the City of Monroe. CPA2018-01 and RZ2018-02 – The Memorial Stadium and Marshall Field site, identified by Snohomish County Assessor's tax parcel numbers 27060100205100, 27060100100400, and 27060100404500
Public Hearing Date:	**Monday, October 28, 2019 at 7:00 PM** Monroe City Hall Council Chambers 806 West Main Street Monroe, WA 98272
Staff Contact:	Shana Restall, Principal Planner City of Monroe 806 West Main Street Monroe, WA 98272 (360) 863-4608 srestall@monroewa.gov

B. BACKGROUND

The Annual Comprehensive Plan amendment process provides an opportunity for interested parties, including members of the public, to propose revisions to the Comprehensive Plan, and to monitor and evaluate the progress of the implementation strategies and policies incorporated therein. Submitted amendment proposals may:

- Propose new sections, elements, appendices, goals, and/or policies of the plan
- Amend existing sections, elements, appendices, goals, and/or policies of the plan
- Be site-specific
- Correct errors
- Edit language
- Adopt other documents by reference
- Change the Future Land Use Map (FLUM)

The City accepts annual Comprehensive Plan amendment applications continuously. However, amendments proposed by the public after the last working day in July will not be considered until the following amendment cycle. With the exception of a few specific situations, Comprehensive Plan amendments shall be considered by the City no more than once a year. Additionally, all Comprehensive Plan amendment proposals are required to be considered concurrently so that their cumulative impacts can be determined.

C. COMPREHENSIVE PLAN AMENDMENT REVIEW PROCESS

1. Overview

Chapter 22.74 MMC, Comprehensive Plan Amendments, delineates the procedure for reviewing annual Comprehensive Plan amendment applications. All proposed Comprehensive Plan amendments must be consistent with the 2015 – 2035 Comprehensive Plan, all other City Codes and applicable regulations, and the Washington State Growth Management Act (GMA) in RCW 36.70A. Plan amendments are considered concurrently on an annual basis so that the cumulative effects of all proposed amendments can be analyzed for consistency and the overall effect on the remainder of the Plan. The annual Comprehensive Plan amendment cycle is subject to the requirements for public participation, in accordance with RCW 36.70A.140. The review process shall proceed as described below.

2. Amendment Review Procedures

a. Phase I - Selection of Amendments to be Considered

i. Applications Forwarded by Staff: City of Monroe staff submits to the City Council all proposed amendments received prior to the last working day in July, along with an analysis of the proposed amendment in relation to the selection criteria and the application checklist.

ii. Public Hearing for Docket Selection: The City Council holds a public hearing to select those proposed amendments that should be considered for further review.

iii. Modifications: The City Council may modify a proposed amendment during the selection process.

iv. Schedule for Review: When selecting the proposed amendments to be considered, the City Council will adopt a schedule for completion of the review and amendment adoption process.

b. Phase II - Review and Action for Selected Amendments

i. Staff Review: For each amendment selected by Council for the amendment cycle, staff will prepare a written analysis.

ii. Environmental Review: Review under SEPA shall be conducted and a threshold determination issued.

iii. Planning Commission Review: The Planning Commission shall conduct one or more public hearings to solicit comments; develop language for definitions, policies, and goals; and provide recommendations for proposed amendments.

iv. Criteria for Recommendation of Approval: The Planning Commission shall use the following criteria in considering whether or not to recommend approval, or approval with modification, of the proposed Comprehensive Plan amendments:

a) Each amendment:
   1) Shall not adversely affect public health, safety, or welfare in any significant way;
   2) Shall be consistent with the overall goals and intent of the comprehensive plan, as amended by the proposals;
   3) Shall be in compliance with the Growth Management Act and other State and Federal laws; and
   4) Must be weighed in light of cumulative effects of other amendments being considered.

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:
   1) The proposed amendment 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;
   2) Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts;
   3) Is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations;
   4) Is compatible with neighboring land uses and surrounding neighborhoods, if applicable; and
   5) Is consistent with other plan elements as amended by the proposals.

c) Any compelling reasons relied upon to justify adopting an amendment without meeting the above criteria must be specified in the ordinance adopting the amendment. When an amendment to the Comprehensive Plan also requires a subsequent rezone or amendment to the development regulations both may be considered concurrently.

v. Concurrent Land Use Applications: When an amendment to the Comprehensive Plan also requires a subsequent rezone or amendment to the development regulations both may be considered concurrently.

vi. Council Public Hearing and Notice: The City Council will review the recommendation of the Planning Commission and may hold a public hearing for the purpose of receiving public comment regarding the merits of proposed amendment(s).

vii. Council Action: Upon receipt of a recommendation from the Planning Commission, the City Council shall adopt, adopt as modified, deny, or remand the application(s) to the Planning Commission for further consideration.

viii. Map Revisions: If the City Council approves a change to the Comprehensive Plan that changes the land use designation of parcels within the Urban Growth Area, the City Council shall adopt an ordinance that amends the Comprehensive Plan Land Use Map and authorizes the Mayor to sign the revised map.

ix. Revocation: The Comprehensive Plan amendment may be reversed by the City Council outside of the regular amendment period, upon finding of any of the following:

a) The approval was obtained by fraud or other intentional or misleading representation;
b) The amendment is being implemented contrary to the intended purpose of the amendment or other provisions of the comprehensive plan and City ordinances; or
c) The amendment is being implemented in a manner that is detrimental to the public health or safety.

x. Transmittal to State – Proposed Amendments: City staff shall transmit a copy of each proposed amendment of the Plan to the State of Washington Department of Commerce at least sixty (60) days prior to the expected date of final Council action on proposed amendments.

xi. Transmittal to State – Adopted Amendments: Staff will transmit a copy of all adopted amendments to the Department of Commerce within ten (10) days after the adoption by the Council.

c. Appeals

Per MMC Table 22.84.060(B)(2): Decision-Making and Appeal Authorities, the Council's decision is the City's final action on the proposed Comprehensive Plan amendments. The decision may be appealed to the Growth Management Hearings Board.

D. FINDINGS OF FACT AND CONCLUSIONS OF LAW

The 2018 – 2019 Comprehensive Plan docket includes two City-initiated and one citizen-initiated proposals. The Planning Commission will evaluate the proposed 2018 – 2019 Comprehensive Plan amendment docket during a public hearing scheduled for October 28, 2019. Subsequent to the public hearing, the Planning Commission will forward to the City Council a recommendation concerning whether or not the docketed amendments should be approved. Upon receipt of the recommendation from the Planning Commission, the City Council shall adopt, adopt as modified, or deny the proposed amendments. Council also has the option of remanding the application(s) back to the Planning Commission for additional review.

The following applications to amend the 2015 – 2035 Comprehensive Plan will be considered by the Planning Commission at the October 28, 2019 public hearing:

- Application CPA2018-A
  Amendment to the 2015 – 2035 Comprehensive Plan to adopt the Monroe School District Capital Facilities Plan 2018-2023 and incorporate the CFP into the Capital Facilities Element of the Comprehensive Plan.
- Application CPA2018-B
  Amendment to the 2015 – 2035 Comprehensive Plan to adopt the Snohomish School District Capital Facilities Plan 2018-2023 and incorporate the CFP into the Capital Facilities Element of the Comprehensive Plan.
- Application CPA2018-01
  Amendment to the 2015 – 2035 Comprehensive Plan and concurrent rezone to allow other land use options on property owned by the Monroe School District.

MMC 22.74.040(D), Criteria for Recommendation of Approval, provides the following criteria for review of a docketed Comprehensive Plan amendment proposal. When deciding whether or not to recommend approval of the proposed Comprehensive Plan amendments, the Planning Commission shall review the applications for consistency with the following criteria:

1. *Each amendment:*
   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 as amended by the proposals.*
c. *Shall comply with the Growth Management Act and other State and Federal laws; and*
d. *Must be weighed in light of cumulative effects of other amendments being considered.*

2. *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; and*
   e. *Is consistent with other plan elements as amended by the proposals.*

The following **Findings of Fact** have been made about the proposed comprehensive plan amendments, and the resulting **Conclusions of Law** were established from the Findings of Fact:

1. **CPA2018–A:** City-Initiated Comprehensive Plan Amendment to Adopt the Monroe School District's Capital Facilities Plan
   a. **Description:** The application proposes an amendment to the 2015 - 2035 Comprehensive Plan to adopt the 2018 – 2023 Monroe School District Capital Facilities Plan. As the Monroe School District adopts a Capital Facilities Plan biennially, the City must revise its Comprehensive Plan every two years to adopt the School District's Capital Facilities Plan by reference. These are essentially comprehensive plan "housekeeping" amendments required of the City.
   b. **Analysis for Consistency with Approval Criteria per MMC 22.74.040(D):** For an analysis, please see section 2.b. below.

2. **CPA2018–B**: City-Initiated Comprehensive Plan Amendment to Adopt the Snohomish School District's Capital Facilities Plan
   a. **Description:** The application proposes an amendment to the 2015 - 2035 Comprehensive Plan to adopt the 2018 – 2023 Snohomish School District Capital Facilities Plan. As the Snohomish School District adopts a Capital Facilities Plan biennially, the City must revise its Comprehensive Plan every two years to adopt the School District's Capital Facilities Plan by reference. These are essentially comprehensive plan "housekeeping" amendments required of the City.
   b. **Analysis for Consistency with Approval Criteria per MMC 22.74.040(D):** The applications described above (CPA2018-A and CPA 2018-B) are for the same comprehensive plan amendment from two separate agencies. Therefore, the following analysis is applicable to both proposals.
      i. ***Each amendment shall not adversely affect public health, safety, or welfare in any significant way.***
         a) **Findings of Fact:** The proposed amendments adopt the School Districts' Capital Facilities Plans by reference and updates the City's fee schedule to reflect the amendments. The amendments have neither a direct relation to nor an impact public health, safety, and/or welfare.
         b) **Conclusions of Law:** The Planning Commission concludes the proposed amendment will not adversely affect public health, safety, or welfare in any significant way.

ii. Each amendment shall be consistent with the overall goals and intent of the comprehensive plan, as amended by the proposals.

a) **Findings of Fact:** The Capital Facilities Element of the 2015 - 2035 Comprehensive Plan incorporates both the Monroe and Snohomish School Districts' CFPs by reference. The Vision and Policy Framework in Chapter 2 of the Plan contains specific goal and policy statements including:

   i) P.106: Require development proponents to mitigate service and utility impacts, ensuring that proportional costs are borne by new development rather than present residents and ratepayers, and that level of service standards are not degraded.

   ii) P.107: Develop and adopt new, or refine existing GMA compliant impact fees as part of financing public facilities, balancing between impact fees and other sources of public funds.

b) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan is consistent with the overall goals and intent of the comprehensive plan, as amended by the proposals.

iii. Each amendment shall comply with the Growth Management Act and other State and Federal laws.

a) **Findings of Fact:** Of the fourteen Planning Goals in RCW 36.70A.020, the proposals address the following:

- Urban Growth
- Reduce Sprawl
- Economic Development
- Citizen Participation and Coordination
- Public Facilities and Services

The proposals facilitate the collection of the School Districts' current impact fees, as authorized by RCW 82.02.050(5)(a):

> *Impact fees may be collected and spent only for the public facilities defined in RCW 82.02.090 which are addressed by a capital facilities plan element of a comprehensive land use plan adopted pursuant to the provisions of RCW 36.70A.070 or the provisions for comprehensive plan adoption contained in Chapter 36.70, 35.63, or 35A.63 RCW...*

Pursuant to RCW 82.02.050(5)(a), the City of Monroe adopted Ordinance 1205, which established the authority to collect school impact fees and created a school mitigation program under GMA. Provisions for impact fees must be in the Comprehensive Plan's Capital Facilities Element to allow for their collection. The proposed Comprehensive Plan amendments would permit this to occur. The proposed amendments are in compliance with the Growth Management Act and other State and Federal laws.

b) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan complies with the Growth Management Act and other State and Federal laws.

iv. Each amendment must be weighed in light of cumulative effects of other amendments being considered.

a) **Findings of Fact:** All proposed amendments on the 2018 – 2019 Comprehensive Plan amendment cycle docket have been noticed and reviewed concurrently. All of the proposed amendments have been weighed in light of their potential cumulative effects.

b) **Conclusions of Law**: Planning Commission concludes the proposed amendment to the Comprehensive Plan was weighed in light of cumulative effects of other amendments being considered.

v. ***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) ***Each amendment 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.***

i) **Findings of Fact:** The proposed amendments would allow for the collection of the current impact fee amount, which is presently inconsistent with the City's adopted fee amount.

ii) **Conclusions of Law**: The Planning Commission concludes the proposed amendment to the Comprehensive 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.***

i) **Findings of Fact**: Regarding file no. CPA2018-A, the Monroe School District conducted a review of the proposal under SEPA and issued a Determination of Non-Significance (DNS) on June 26, 2018. The Snohomish School District conducted a review of file no. CPA2018-B under SEPA and issued a Determination of Non-Significance (DNS) on June 27, 2018. The proposed amendments meet the requirements of MMC Chapter 20.04 MMC, RCW43.21C, and Chapter 197-11 WAC.

ii) **Conclusions of Law**: The Planning Commission concludes that potential environmental impacts from the proposed amendment to the Comprehensive Plan have been disclosed and/or measures have been included that reduce possible adverse impacts.

c) ***Each amendment is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.***

i) **Findings of Fact**: These proposals are consistent with growth projections that were the basis of the comprehensive plan. Every net new residential unit incurs impact fees. The Comprehensive Plan assumes a future residential capacity at build-out. The School Districts use the calculated capacity to approximate future revenue from impact fees. The proposal would not change the growth projections.

ii) **Conclusions of Law**: The Planning Commission concludes the proposed amendment to the Comprehensive Plan amendment 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) ***Each amendment is compatible with neighboring land uses and surrounding neighborhoods, if applicable.***

i) **Findings of Fact**: The proposed amendments are not site-specific. This does not apply.

ii) **Conclusions of Law**: The proposed amendments are not site-specific. This does not apply.

e) ***Each amendment is consistent with other plan elements, as amended by the proposals.***

i) **Findings of Fact:** The proposed amendments will not amend other Comprehensive Plan elements. Furthermore, the proposed amendments will bring the Plan into compliance with both the Monroe and Snohomish School Districts' Capital Facilities Plans.

ii) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Is consistent with other plan elements, as amended by the proposals.

3. **CPA2018-01:** Citizen-Initiated Comprehensive Plan Amendment from the Monroe School District for an Amendment to the Comprehensive Plan Future Land Use Map (FLUM) and Concurrent Rezone (File No. RZ2018-01)

a. **Description:** The Monroe School District is proposing an amendment to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM) to change the designation of the site known as Marshall Field and Memorial Stadium (Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500) from an "Institution" designation to a "Multifamily" designation. Concurrent with the proposed comprehensive plan amendment, the applicant submitted a rezone request to change the site's zoning from "Institutional (IN)" to "Multifamily Residential (R25)."

Project Site Land Use and Zoning Information

Existing Land Use	Comprehensive Plan FLUM Designation(s)		Zoning District	
	Existing	Proposed	Existing	Proposed
Recreation Facilities *(Marshall Field / Memorial Stadium)*	Institutional	Multifamily	Institutional (IN)	Multifamily Residential (R25)

The subject site is approximately 12.41 acres in area, is situated in the vicinity of N. Kelsey Street and West Columbia Street, and is currently accessed from West Columbia Street. The subject properties are largely surrounded by single-family residential uses with St. Mary of the Valley church to the west and Sky Valley Educational Center to the east. The site is largely vacant and was formerly used as a sports fields for the Monroe School District. However, according to the District, the site is no longer used for formal education programs, and does not lend itself to future school facilities. The District does not use the site for school athletic programs of other school program uses.

b. **Analysis for Consistency with Approval Criteria per MMC 22.74.040(D):**

i. ***Each amendment shall not adversely affect public health, safety, or welfare in any significant way.***

a) **Applicant Response:** The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the

Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

b) **Findings of Fact:** If the proposed amendment and concurrent rezone are approved by the City, multifamily residential development is anticipated on the subject site. The construction of high-density, multifamily dwelling units on a site that is presently underutilized will increase transportation demands. Although traffic volumes would increase, the traffic analysis submitted to the City by the applicant maintains that roads would still operate at an acceptable level of service. The subject site is fully served with utilities, and any anticipated increase in demand is likely to fall within the capacity range for the City's sanitary sewer, water, and stormwater systems. Nevertheless, the potential increase in population density within the area of the proposal may generate a greater need for public safety services, which are not likely to be increased or expanded prior to development of the site.

c) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive will not adversely affect public health, safety, or welfare in any significant way.

ii. Each amendment shall be consistent with the overall goals and intent of the comprehensive plan as amended by the proposals.

a) **Applicant Response:** The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

b) **Findings of Fact:** The proposed amendment has the possibility of providing up to 288-296 multifamily dwelling units to the City. A sufficient amount of multifamily was provided for in the 2015 Comprehensive Plan update. Any additional multifamily comprehensive plan designations or zones are not warranted at this time.

Additionally, Washington State's Growth Management Act (GMA) requires cities to consider as part of the development of their comprehensive plan the goal to: "Retain open space, enhance recreation opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities." Currently, the Park, Recreation, and Open Space Element identifies a deficit of park land of approximately 14 acres. This defect should be addressed prior to allowing a change in zoning on any undeveloped land.

c) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan is not consistent with the overall goals and intent of the comprehensive plan as amended by the proposals.

iii. Each amendment shall comply with the Growth Management Act and other State and Federal laws.

a) **Applicant Response:** The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

b) **Findings of Fact:** RCW 36.70A.020, Planning Goals, establishes objectives under the Growth Management Act to guide the development and adoption of comprehensive plans and development regulations. The Monroe School District proposal identified by file no. CPA2018-01 potentially advances the following GMA objectives:

i) **RCW 36.70A.020 – Planning Goal # 1: Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.**

ii) **RCW 36.70A.020 – Planning Goal # 2: Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.**

iii) **RCW 36.70A.020 – Planning Goal # 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.**

c) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan complies with the Growth Management Act and other State and Federal laws.

iv. Each amendment must be weighed in light of cumulative effects of other amendments being considered.

a) **Applicant Response:** The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

b) **Findings of Fact:** All proposed amendments on the 2018 – 2019 Comprehensive Plan amendment cycle docket have been noticed and reviewed concurrently. All

of the proposed amendments have been weighed in light of their potential cumulative effects.

c) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan was weighed in light of cumulative effects of other amendments being considered.

v. 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) Each amendment 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.

i) **Applicant Response:** The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

The "Multifamily" zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density, and be consistent with the surrounding developments. The Subject Site is in an area of high-density multifamily development.

ii) **Findings of Fact**: No significate changes have occurred from the time the City's Comprehensive Plan was adopted in 2015. The Planning Commission dedicated a great deal of time assessing the land use patterns during the Comprehensive Plan update and concluded the adopted plan meeting the City's need to 2025.

iii) **Conclusions of Law**: The Planning Commission concludes the proposed amendment to the Comprehensive Plan in not necessary as there are no new needs or changing circumstances.

b) Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.

i) **Applicant Response:** The proposed Comprehensive Plan Amendment is a non-project action. The Monroe School District prepared a SEPA Environmental Checklist, which discusses the anticipated potential environmental impacts. Project-level environmental impacts would be reviewed in conjunction with the review of any future subsequent land-use proposal.

ii) **Findings of Fact:** As each proposed amendment on the 2018 – 2019 Comprehensive Plan amendment docket must be weighed in light of cumulative effects of the other amendments being considered, the City conducted a review under the State Environmental Policy Act (SEPA) to identify potential environmental impacts in the aggregate. However, as discussed above, SEPA review on CPA2018-A and 2018-B was conducted by their respective applicants, the Monroe School District and the Snohomish School District, acting as lead agencies. Consequently, this comprehensive plan amendment proposal from the Monroe School District for a concurrent FLUM amendment and rezone, identified by file no. CPA2018-01, was the only docket proposal identified on the Determination of Nonsignificance, issued July 3, 2019. The deadline for both submitting public comments and appealing the DNS was July 17, 2019. As stated in the applicant's response above, any potential project-related environmental impacts will be addressed at the time of permit review. During the SEPA DNS concurrent comment and appeal

period, no appeals were received. However, written comments were received from the following parties:

- Ashley Floyd (email received 7/16/2019)
- Randall Trivett (email received 7/16/2019)
- Amy Martin (email received 7/17/2019)

iii) **Conclusions of Law:** The Planning Commission concludes that potential environmental impacts from the proposed amendment to the Comprehensive Plan have been disclosed and/or measures have been included that reduce possible adverse impacts.

c) ***Each amendment is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.***

i) **Applicant Response:** The proposed Docket Request would be consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations. Granting the appropriate non-school designation (multifamily) adds buildable land for high-density residential infill in the City, which is consistent with the Housing, Land Use Assumptions, which rely on land use strategies to accommodate the City's housing unit needs through 2035. Some objectives include:

- Encouraging infill opportunities within existing City limits
- Encouraging the provision of diverse housing types in all areas of Monroe
- Encouraging housing growth near existing services, including park facilities

The request is necessitated because of changing circumstances as the sport fields are no longer useful or viable for the Monroe School District. In order to consider a future surplus of the properties, the Comprehensive Plan designation and zoning for the Subject Site need to be for non-school use. That action would provide increased residential (multifamily) infill land within the City, thereby meeting the goals of the Comprehensive Plan.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

ii) **Findings of Fact:** The comprehensive plan amendment application and associated rezone propose to change the future land use designation and zoning of the subject properties to accommodate multifamily residential development. At present, the site is zoned Institutional, which generally does not allow for residential development.

To ensure consistency with the Future Land Use Map (FLUM) designations that were adopted as part of the City's state-mandated periodic update of the Comprehensive Plan in 2015, the zoning of many properties within the City, including the subject site, changed when the Unified Development Regulations (UDR) went into effect on May 1, 2019. Prior to the 2015 update, the property had been designated by the FLUM as Public Facilities School (PFS), and was compatibly zoned Public Open Space (PS). However, the FLUM changed substantially during the 2015 Comprehensive Plan update. The future land use of the subject properties was designated as Institutional. When the UDR was adopted, an Institutional zone was created. Consequently, upon adoption of the UDR, all properties designated as Institutional by the 2015 FLUM were zoned Institutional for consistency with the adopted Comprehensive Plan.

The Comprehensive Plan assumes a future residential capacity at build-out. Residential capacity calculations for the 2012 buildable lands analysis were predicated on the zoning in place at the time. As detailed above, the subject

property was zoned Public Open Space (PS) at the time of the buildable lands inventory. Therefore, the properties were not included in the evaluation of the City's residential capacity to accommodate growth. Any residential development in an area that did not previously permit such residential land uses will presumably result in an increase in population capacity.

The comprehensive plan identifies a need for several different types of housing, affordable, multi-family and single family or detached housing (chapter 6). The Planning Commission discussed that the city is currently in line with the comprehensive plan for multi-family and affordable housing, so it appears that a comprehensive plan amendment/rezone of this land (Memorial Stadium and Marshall Field site) would exceed the City's buildable land projections.

iii) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan is not consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.

d) Each amendment is compatible with neighboring land uses and surrounding neighborhoods, if applicable.

i) **Applicant Response:** The proposed Docket Request is to provide future consistency with neighboring land uses and surrounding neighborhoods. The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The "Multifamily" zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density, and be consistent with the surrounding developments.

The sports fields no longer serve the programing needs of school students in the Monroe School District. Preliminary evaluation shows adequate levels of service for area utilities, and public facilities and services to serve the Subject Site with development similar to the surrounding area (multifamily). Approval of the Docket Request would provide future flexibility to the District, a public service provider, and follows the timing and regulations of the City planning processes.

ii) **Findings of Fact:** The proposal put forth by the Monroe School District is to amend the 2015 – 2035 Comprehensive Plan Future Land Use Map to change the land use designation of the subject site from an "Institution" designation to a "Multifamily" designation. Concurrent with the proposed comprehensive plan amendment, the applicant submitted a rezone request to change the site's zoning from "Institutional (IN)" to "Multifamily Residential (R25)."

The properties in question have both multi-family and single-family around them. In this area of town, with the surrounding neighborhoods the schools, the Planning Commission not believe it would be healthy for our city to intensify growth in the order of a possible 300 dwelling unit proposal. According to our PSRC requirements and their new method of packing growth along the transportation corridor, Monroe is not lacking housing numbers. Apartments are currently under construction off of Blueberry Lane, there is multi-family land available at the west end of Main St, and we are just now adding the River's Edge apartments. If we rezone this 12.41-acre area into Multi-Family, a developer would no doubt see an opportunity to add approximately 300 more units into our housing inventory. If these were subsidized housing, we would be unfairly lumping this kind of housing all into our walkable old-town area, an area which already boasts the least per-capita income of our city.

iii) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan is not compatible with neighboring land uses and surrounding neighborhoods.

e) Each amendment is consistent with other plan elements, as amended by the proposals.

i) **Applicant Response:** The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

ii) **Findings of Fact:** The proposed Docket Request is consistent with the overall intent of the Comprehensive Plan as demonstrated within the application packet (including attachments and appendices), the SEPA Environmental Checklist and the Monroe School District's Capital Faculties Plan.

iii) **Conclusions of Law:** The Planning Commission concludes the proposed amendment to the Comprehensive Plan is consistent with other plan elements, as amended by the proposals.

E. PLANNING COMMISSION RECOMMENDATION

Based on the analysis and findings included herein, the Planning Commission recommends the following:

Move that the Planning Commission **ADOPT** these Findings of Fact and Conclusions of Law, **AUTHORIZE** the Planning Commission Chair to sign the Findings on behalf of the Commission, and recommend that the Monroe City Council **APPROVE** proposed amendments CPA2018-A and CPA2018-B and **DENY** proposed amendment CPA2018-01 to the 2015 – 2035 Comprehensive Plan included in the 2018 – 2019 amendment docket and **DENY** associated rezone RZ2018-02.

BTuttle 11/25/2019

Bridgette Tuttle, Planning Commission Chair Date

CITY OF MONROE
ORDINANCE NO. 026/2019

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, RELATING TO THE 2018 - 2019 ANNUAL COMPREHENSIVE PLAN AMENDMENT CYCLE; AMENDING THE 2015 – 2035 COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FOR SNOHOMISH COUNTY TAX PARCEL NOS. 27060100100400, 27060100205100 AND 27060100404500 FROM INSTITUTION TO MULTIFAMILY; ADOPTING THE MONROE AND SNOHOMISH SCHOOL DISTRICTS' 2018 - 2023 CAPITAL FACILITIES PLANS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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 to the comprehensive plan have been analyzed concurrently by the City of Monroe so that the cumulative effect of such proposals has been ascertained; and

WHEREAS, the City complied with all applicable City of Monroe Comprehensive Plan Amendment Procedures found in Chapter 22.74 MMC, Comprehensive Plan Amendments, Title 22 MMC, Unified Development Regulations, and other applicable 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 Everett Daily Herald; and

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing on October 28, 2019, which was extended to November 11, 2019, to consider the proposed Comprehensive Plan Amendments; and

WHEREAS, the Planning Commission adopted Findings of Fact and Conclusions of Law on November 25, 2019, recommending approval of proposed amendments CPA2018-A and CPA2018-B, School Impact Fees, and denial of proposed amendment CPA2018-01, Monroe School District Site, to the 2015 – 2035 Comprehensive Plan; and

WHEREAS, the City Council reviewed the proposed Monroe Planning Commission recommendations at their January 14, 2020 meeting; and

WHEREAS, the Monroe City Council declines to adopt the Planning Commission's recommendation contained within the Findings of Fact and Conclusions of Law; and

WHEREAS, the Monroe City Council adopts the the Findings of Fact and Conclusions of Law contained in Attachment 15 to AB20-014 to approve the proposed amendments identified by CPA2018-A and CPA2018-B, and CPA2018-01; 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. CPA2018-A and CPA2018-B: School Impact Fees. The Monroe City Council hereby adopts the *Monroe School District No. 103 Capital Facilities Plan 2018 - 2023* and the *Snohomish School District Capital Facilities Plan 2018 - 2023* into the Capital Facilities Element, incorporated by this reference, as if set forth in full.

Section 2. CPA2018-01: Monroe School District Site FLUM Amendment. The Monroe City Council hereby adopts proposed amendment CPA2018-01 to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM), amending the designations of the sites known as Marshall Field and Memorial Stadium, identified by Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500, from "Institution" to "Multifamily." Pursuant to MMC 22.74.040(G), the Mayor is hereby authorized to sign the revised FLUM and take such other actions as may be reasonably necessary to effectuate said amendment.

Section 3. Findings, Conclusions, and Analysis. In support of the amendments approved in this ordinance, the Monroe City Council adopts the above recitals, together with the content of Attachment 15 to Agenda Bill No. 20-014. Without limitation of the foregoing, the City Council expressly declines to adopt the Planning Commission's Findings of Fact and Conclusions of Law dated November 15, 2019.

Section 4. 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 ten days after final adoption.

Section 5. 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 6. 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 ___ day of _____, 2020.

First Reading:	December 10, 2019
Final Reading:	January 14, 2020
Published:	January 17, 2020
Effective:	January 22, 2020

CITY OF MONROE, WASHINGTON:

_____
Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

_____
Cheri Hurst, Authorized Designee
of the City Clerk

APPROVED AS TO FORM:

_____
J. Zachary Lell, City Attorney

CITY OF MONROE
ORDINANCE NO. 026/2019

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, RELATING TO THE 2018 - 2019 ANNUAL COMPREHENSIVE PLAN AMENDMENT CYCLE; AMENDING THE 2015 – 2035 COMPREHENSIVE PLAN FUTURE LAND USE MAP; ADOPTING THE MONROE AND SNOHOMISH SCHOOL DISTRICTS' 2018 - 2023 CAPITAL FACILITIES PLANS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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 to the comprehensive plan 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 Chapter 22.74 MMC, Comprehensive Plan Amendments, Title 22 MMC, Unified Development Regulations, and other applicable 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 Everett Daily Herald; and

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing on October 28, 2019, which was extended to November 11, 2019, to consider the proposed Comprehensive Plan Amendments; and

WHEREAS, the Planning Commission adopted Findings of Fact and Conclusions of Law on November 25, 2019, recommending approval of proposed amendments CPA2018-A and CPA2018-B, School Impact Fees, and denial of proposed amendment CPA2018-01, Monroe School District Site, to the 2015 – 2035 Comprehensive Plan; and

WHEREAS, the City Council reviewed the proposed Monroe Planning Commission recommendations at their January 14, 2020, meeting; and

WHEREAS, the Monroe City Council adopts the Planning Commission's recommendation contained within the Findings of Fact and Conclusions of Law to approve the proposed amendments identified by CPA2018-A and CPA2018-B regarding school impact fees; and

WHEREAS, the Monroe City Council adopts the Planning Commission's recommendation contained within the Findings of Fact and Conclusions of Law to deny a proposed amendment to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM), identified by CPA2018-01; and

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

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

Section 1. CPA2018-A and CPA2018-B: School Impact Fees. The Monroe City Council hereby adopts the *Monroe School District No. 103 Capital Facilities Plan 2018 - 2023* and the *Snohomish School District Capital Facilities Plan 2018 - 2023* into the Capital Facilities Element, incorporated by this reference, as if set forth in full.

Section 2. CPA2018-01: Monroe School District Site FLUM Amendment. The Monroe City Council hereby denies an amendment to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM), amending the designations of the sites known as Marshall Field and Memorial Stadium, identified by Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500, from "Institution" to "Multifamily."

Section 3. Findings, Conclusions, and Analysis. In support of the decisions concerning the proposed comprehensive plan amendments in this ordinance, the Monroe City Council adopts the above recitals and the Planning Commission Findings of Fact and Conclusions of Law dated November 25, 2019, as provided in Attachment 10 to AB20-014, and incorporated by this reference as if set forth in full.

Section 4. 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 ten days after final adoption.

Section 5. 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 6. 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 ___ day of _____, 2020.

First Reading:	December 10, 2019
Final Reading:	January 14, 2020
Published:	January 17, 2020
Effective:	January 22, 2020

CITY OF MONROE, WASHINGTON:

_____
Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

_____
Cheri Hurst, Authorized Designee
of the City Clerk

APPROVED AS TO FORM:

_____
J. Zachary Lell, City Attorney

CITY OF MONROE
ORDINANCE NO. 027/2019

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON AMENDING THE ZONING DESIGNATION OF THE PARCELS COMPRISING THE SITES KNOWN AS MARSHALL FIELD AND MEMORIAL STADIUM FROM INSTITUTIONAL (IN) TO MULTIFAMILY RESIDENTIAL (R25); PROVIDING FOR SEVERABILITY; AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE

WHEREAS, the Monroe School Distract submitted an application on July 31, 2018, for a citizen-initiated amendment to the City of Monroe's Official Zoning Map to a rezone certain property with an area of 12.4 acres, which is identified by Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500, and commonly known as Marshall Field and Memorial Stadium, from Institutional (IN) to Multifamily Residential (R25); and

WHEREAS, the City of Monroe SEPA Responsible Official issued a Determination of Non Significance (DNS) for this proposal on July 3, 2019; and

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing on October 28, 2019, which was extended to November 11, 2019, to consider the proposed rezone; and

WHEREAS, as a result of such public hearing, the City of Monroe Planning Commission has adopted Findings of Fact and Conclusions of Law dated November 25, 2019, and forwarded a recommendation to the Monroe City Council for denial of the proposed rezone; and

WHEREAS, the City Council reviewed the Planning Commission's recommendation at the December 10, 2019 and January 14, 2020, regular City Council meetings, and determined that the zoning of the subject site should be amended; and

WHEREAS, the City Council further finds that the proposed rezone has been processed in material compliance with all applicable state and local procedures, including without limitation, the provisions of Title 22 MMC; and

WHEREAS, the proposed rezone was applied for and processed concurrently with a proposed amendment to the subject property's designation on the Future Land Use Map (FLUM) of the City's Comprehensive Plan, which amendment was approved by the City Council by the adoption of Ordinance No. 026/2019 on January 14, 2020; and

WHEREAS, the Monroe City Council finds that the proposed rezone bears a substantial relationship to the public health, safety, morals and general welfare, and is consistent with and will implement the City's Comprehensive Plan, as amended by Ordinance No. 026/2019; and

WHEREAS, the Monroe City Council, after considering all information received, has

opted to adopt the amendment, as provided in this ordinance, and approve the rezone.

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

Section 1. Monroe School District Rezone (RZ2018-01). The Monroe City Council hereby approves the zoning reclassification of certain property situated in the vicinity of North Kelsey Street and West Columbia Street, Monroe, Washington, in Township 27 North, Range 06 East, Section 01, Willamette Meridian (W.M.) on Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500, from Institutional (IN) to Multifamily Residential (R25), as shown on the attached Exhibit A, and incorporated by this reference as if set forth in full. The City Council hereby authorizes and directs that the official zoning map of the City be amended to reflect said rezone, in accordance with MMC 22.14.030(D), Amendments.

Section 2. Findings. The Monroe City Council hereby adopts the above recitals, together with the content of Attachment 15 to Agenda Bill No. 20-014, in support of the zoning map amendment effectuated by this ordinance. Without limitation of the foregoing, the City Council expressly declines to adopt the Planning Commission's Findings of Fact and Conclusions of Law dated November 15, 2019, regarding the subject rezone.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance 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.

Section 4. 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 _____ day of _____, 2020.

First Reading:	December 10, 2019
Final Reading	January 14, 2020
Published:	January 17, 2020
Effective:	January 22, 2020

CITY OF MONROE, WASHINGTON:

_____
Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

_____
Cheri Hurst, Authorized Designee of the City Clerk

APPROVED AS TO FORM:

_____
J. Zachary Lell, City Attorney

CITY OF MONROE
ORDINANCE NO. 028/2019

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING MONROE MUNICIPAL CODE SECTION 3.50.100, IMPACT FEE SCHEDULE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 82.02 RCW, and in cooperation with Monroe School District No. 103 and Snohomish School District No. 201, the City of Monroe has adopted the School Impact Fee Mitigation Program, codified at Chapter 3.50 MMC; and

WHEREAS, the City of Monroe imposes school impact fees under the authority of the Growth Management Act and tenders those fees to the affected school districts; and

WHEREAS, Chapter 3.50 of the Monroe Municipal Code sets forth the impact fees to be collected for new development based on the adopted Capital Facilities Plans of the Monroe School District and the Snohomish School District, which are incorporated into the Capital Facilities Element of the Monroe Comprehensive Plan by reference; and

WHEREAS, the City Council finds it appropriate to amend Chapter 3.50 of the Monroe Municipal Code to revise the regulatory language governing the collection of school impact fees for consistency with the 2015 – 2035 City of Monroe Comprehensive Plan; and

WHEREAS, the Monroe City Council considered the recommendation of the Monroe Planning Commission and determined to approve the amendments set forth herein; and

WHEREAS, the amendments set forth in this ordinance are consistent with and will implement the applicable provisions of the City of Monroe 2015 - 2035 Comprehensive Plan, adopted through Ordinance No. 021/2015, and subsequently amended by Ordinance Nos. 022/2015 and 024/2017.

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

Section 1. Amendment of Section 3.50.100 MMC. Monroe Municipal Code (MMC) Section 3.50.100, Impact Fee Schedule, is hereby amended as follows:

3.50.100 Impact Fee Schedule.

School impact fees, through December 31, 202[~~1~~]**3**:

School District	Single-Family	Multifamily, 1 Bedroom Per Dwelling Unit	Multifamily, 2+ Bedrooms Per Dwelling Unit
Monroe No. 103	$**3,956**[~~2,749~~]	$0	$**6,276**[~~3,032~~]
Snohomish No. 201	$0	$0	$0

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance 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.

Section 3. 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 ___ day of _____, 2020.

First Reading:	December 10, 2019
Final Reading:	January 14, 2020
Published:	January 17, 2020
Effective:	January 22, 2020

CITY OF MONROE, WASHINGTON:

_____
Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

_____
Cheri Hurst, Authorized Designee
of the City Clerk

APPROVED AS TO FORM:

_____
J. Zachary Lell, City Attorney

November 25, 2019

Shana Restall, Principal Planner
Leigh Anne Barr, C.P.T., Permit Specialist

Leigh Anne,

I have answered yes or to the affirmative that CPA2018-01 does meet all of the following criteria:

1. Each amendment:
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, as amended by the proposals;
c. Shall comply with the Growth Management Act and other state and federal laws; and
d. Must be weighed in light of cumulative effects of other amendments being considered.
2. 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; and
e. Is consistent with other plan elements as amended by the proposals.

I do value all of the public input and public testimony, however I think the Planning Commission could have done a better job explaining to those who were present exactly how much of the area surrounding the subject property is currently zoned multifamily. Those members of the public present at the meeting may not be aware of that fact due to current uses and the appearance that it is zoned single family. Proper planning means density is concentrated in areas near transit, shopping and other essential services.

The other item Planning Commission could have done a better job with is focus on the request of what is essentially a private citizen requesting a rezone due to the fact that their board determined they no longer needed the land. This lack of focus caused wasted time inquiring as to why the District Administration building couldn't be built on this site. That question should have been asked at a District Board Meeting.

It also felt like there was push-back because of interest that it become a public park. This is also outside the scope of what we have been asked to do. Our Park Liaison, Commission Stanger, has expressed that the Parks Department is understaffed at the current time and we also have an above average amount of park acreage for a city our size. I would hope the increase in park areas due to the Cadman Redevelopment would meet the needs of anyone who argues for more parks. This will add a large amount of open public space not far from downtown.

It is my opinion that there were two groups under-represented at the public hearing: developers who have told us that there is a lack of open, buildable land zoned multifamily and those individuals who

work in Monroe and would like to rent in Monroe but due to the lack of available units, must live elsewhere and commute in. From the statistics I have gathered related to vacancy rates, there is a definite lack of supply of available units for rent.

Thank you,

Jay Bull
Planning Commissioner

ATTACHMENT 15

FINDINGS OF FACT AND CONCLUSIONS OF LAW

2018 – 2019 Annual Comprehensive Plan Amendment Docket

A. GENERAL INFORMATION

File Number(s):	CPA2018-A, CPA2018-B, and CPA2018-01
Project Summary:	In accordance with Chapter 22.74 MMC, Comprehensive Plan Amendments, the City accepts amendment proposals annually from interested parties. Upon receipt of applications, the City Council holds a public hearing to select those proposed amendments to be placed on a docket for further consideration. The docketed Comprehensive Plan amendment applications are evaluated by the Planning Commission, which forwards to the City Council a recommendation regarding their approval. On the docket for the 2018 – 2019 amendment cycle, there are two City-initiated applications and one citizen-initiated application for the Planning Commission to review. These applications include the following proposals for amendments to the 2015 – 2035 Comprehensive Plan: CPA2018-A and CPA2018-B – Two (2) City-initiated requests to adopt the Monroe School District and Snohomish School District Six-Year Capital Facilities Plans CPA2018-01 – A site-specific, citizen-initiated request to change the land use designation established by the Comprehensive Future Land Use Map (FLUM) and to concurrently rezone property owned by the Monroe School District
Location(s):	CPA2018-A and CPA2018-B – These proposed amendments to the 2015 – 2035 City of Monroe Comprehensive Plan are non-project actions that are not site-specific. The amendments do not apply to a specific property or properties, but rather to the entire area within the limits of the City of Monroe. CPA2018-01 – The Memorial Stadium and Marshall Field site, identified by Snohomish County Assessor's tax parcel numbers 27060100205100, 27060100100400, and 27060100404500
Staff Contact:	Shana Restall, Principal Planner City of Monroe 806 West Main Street Monroe, WA 98272 (360) 863-4608 srestall@monroewa.gov

B. BACKGROUND

The Annual Comprehensive Plan amendment process provides an opportunity for interested parties, including members of the public, to propose revisions to the Comprehensive Plan, and to monitor and evaluate the progress of the implementation strategies and policies incorporated therein. Submitted amendment proposals may:

- Propose new sections, elements, appendices, goals, and/or policies of the plan
- Amend existing sections, elements, appendices, goals, and/or policies of the plan
- Be site-specific
- Correct errors
- Edit language
- Adopt other documents by reference
- Change the Future Land Use Map (FLUM)

The City accepts annual Comprehensive Plan amendment applications continuously. However, amendments proposed by the public after the last working day in July will not be considered until the following amendment cycle. With the exception of a few specific situations, Comprehensive Plan amendments shall be considered by the City no more than once a year. Additionally, all Comprehensive Plan amendment proposals are required to be considered concurrently so that their cumulative impacts can be determined.

C. COMPREHENSIVE PLAN AMENDMENT REVIEW PROCESS

1. Overview

Chapter 22.74 MMC, Comprehensive Plan Amendments, delineates the procedure for reviewing annual Comprehensive Plan amendment applications. All proposed Comprehensive Plan amendments must be consistent with the 2015 – 2035 Comprehensive Plan, all other City Codes and applicable regulations, and the Washington State Growth Management Act (GMA) in RCW 36.70A. Plan amendments are considered concurrently on an annual basis so that the cumulative effects of all proposed amendments can be analyzed for consistency and the overall effect on the remainder of the Plan. The annual Comprehensive Plan amendment cycle is subject to the requirements for public participation, in accordance with RCW 36.70A.140. The review process shall proceed as described below.

2. Amendment Review Procedures

a. Phase I - Selection of Amendments to be Considered

i. Applications Forwarded by Staff: City of Monroe staff submits to the City Council all proposed amendments received prior to the last working day in July, along with an analysis of the proposed amendment in relation to the selection criteria and the application checklist.

ii. Public Hearing for Docket Selection: The City Council holds a public hearing to select those proposed amendments that should be considered for further review.

iii. Modifications: The City Council may modify a proposed amendment during the selection process.

iv. Schedule for Review: When selecting the proposed amendments to be considered, the City Council will adopt a schedule for completion of the review and amendment adoption process.

b. Phase II - Review and Action for Selected Amendments

i. Staff Review: For each amendment selected by Council for the amendment cycle, staff will prepare a written analysis.

ii. Environmental Review: Review under SEPA shall be conducted and a threshold determination issued.

iii. Planning Commission Review: The Planning Commission shall conduct one or more public hearings to solicit comments; develop language for definitions, policies, and goals; and provide recommendations for proposed amendments.

iv. Criteria for Recommendation of Approval: The Planning Commission shall use the following criteria in considering whether or not to recommend approval, or approval with modification, of the proposed Comprehensive Plan amendments:

a) Each amendment:
   1) Shall not adversely affect public health, safety, or welfare in any significant way;
   2) Shall be consistent with the overall goals and intent of the comprehensive plan, as amended by the proposals;
   3) Shall be in compliance with the Growth Management Act and other State and Federal laws; and
   4) Must be weighed in light of cumulative effects of other amendments being considered.
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:
   1) The proposed amendment 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;
   2) Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts;
   3) Is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations;
   4) Is compatible with neighboring land uses and surrounding neighborhoods, if applicable; and
   5) Is consistent with other plan elements as amended by the proposals.
c) Any compelling reasons relied upon to justify adopting an amendment without meeting the above criteria must be specified in the ordinance adopting the amendment. When an amendment to the Comprehensive Plan also requires a subsequent rezone or amendment to the development regulations both may be considered concurrently.

v. Concurrent Land Use Applications: When an amendment to the Comprehensive Plan also requires a subsequent rezone or amendment to the development regulations both may be considered concurrently.

vi. Council Public Hearing and Notice: The City Council will review the recommendation of the Planning Commission and may hold a public hearing for the purpose of receiving public comment regarding the merits of proposed amendment(s).

vii. Council Action: Upon receipt of a recommendation from the Planning Commission, the City Council shall adopt, adopt as modified, deny, or remand the application(s) to the Planning Commission for further consideration.

viii. Map Revisions: If the City Council approves a change to the Comprehensive Plan that changes the land use designation of parcels within the Urban Growth Area, the City Council shall adopt an ordinance that amends the Comprehensive Plan Land Use Map and authorizes the Mayor to sign the revised map.

ix. Revocation: The Comprehensive Plan amendment may be reversed by the City Council outside of the regular amendment period, upon finding of any of the following:
   a) The approval was obtained by fraud or other intentional or misleading representation;
   b) The amendment is being implemented contrary to the intended purpose of the amendment or other provisions of the comprehensive plan and City ordinances; or
   c) The amendment is being implemented in a manner that is detrimental to the public health or safety.

x. Transmittal to State – Proposed Amendments: City staff shall transmit a copy of each proposed amendment of the Plan to the State of Washington Department of

Commerce at least sixty (60) days prior to the expected date of final Council action on proposed amendments.

xi. Transmittal to State – Adopted Amendments: Staff will transmit a copy of all adopted amendments to the Department of Commerce within ten (10) days after the adoption by the Council.

c. Appeals

Per MMC Table 22.84.060(B)(2): Decision-Making and Appeal Authorities, the Council's decision is the City's final action on the proposed Comprehensive Plan amendments. The decision may be appealed to the Growth Management Hearings Board.

D. FINDINGS OF FACT AND CONCLUSIONS OF LAW

The 2018 – 2019 Comprehensive Plan docket includes two City-initiated and one citizen-initiated proposals:

- Application CPA2018-A
  City-initiated amendment to the 2015 – 2035 Comprehensive Plan to adopt the Monroe School District Capital Facilities Plan 2018-2023 and incorporate the CFP into the Capital Facilities Element of the Comprehensive Plan.
- Application CPA2018-B
  City-initiated amendment to the 2015 – 2035 Comprehensive Plan to adopt the Snohomish School District Capital Facilities Plan 2018-2023 and incorporate the CFP into the Capital Facilities Element of the Comprehensive Plan.
- Application CPA2018-01
  Citizen-initiated amendment to the 2015 – 2035 Comprehensive Plan and concurrent rezone to allow other land use options on property owned by the Monroe School District.

MMC 22.74.040(D), Criteria for Recommendation of Approval, provides the following criteria for review of a docketed Comprehensive Plan amendment proposal. When deciding whether or not to approve the proposed Comprehensive Plan amendments, the City Council shall review the applications for consistency with the following criteria:

1. *Each amendment:*
   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 as amended by the proposals.*
   c. *Shall comply with the Growth Management Act and other State and Federal laws; and*
   d. *Must be weighed in light of cumulative effects of other amendments being considered.*
2. *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; and*
   e. *Is consistent with other plan elements as amended by the proposals.*

The following **Findings of Fact** have been made about the proposed comprehensive plan amendments, and the resulting **Conclusions of Law** were established from the Findings of Fact:

1. **CPA2018–A:** City-Initiated Comprehensive Plan Amendment to Adopt the Monroe School District's Capital Facilities Plan

   a. **Description:** The application proposes an amendment to the 2015 - 2035 Comprehensive Plan to adopt the 2018 – 2023 Monroe School District Capital Facilities Plan. As the Monroe School District adopts a Capital Facilities Plan biennially, the City must revise its Comprehensive Plan every two years to adopt the School District's Capital Facilities Plan by reference. These are essentially comprehensive plan "housekeeping" amendments required of the City.

   b. **Analysis for Consistency with Approval Criteria per MMC 22.74.040(D):** For an analysis, please see section 2.b. below.

2. **CPA2018–B**: City-Initiated Comprehensive Plan Amendment to Adopt the Snohomish School District's Capital Facilities Plan

   a. **Description:** The application proposes an amendment to the 2015 - 2035 Comprehensive Plan to adopt the 2018 – 2023 Snohomish School District Capital Facilities Plan. As the Snohomish School District adopts a Capital Facilities Plan biennially, the City must revise its Comprehensive Plan every two years to adopt the School District's Capital Facilities Plan by reference. These are essentially comprehensive plan "housekeeping" amendments required of the City.

   b. **Analysis for Consistency with Approval Criteria per MMC 22.74.040(D):** The applications described above (CPA2018-A and CPA 2018-B) are for the same comprehensive plan amendment from two separate agencies. Therefore, the following analysis is applicable to both proposals.

      i. ***Each amendment shall not adversely affect public health, safety, or welfare in any significant way.***

         a) **Findings of Fact:** The proposed amendments adopt the School Districts' Capital Facilities Plans by reference and updates the City's fee schedule to reflect the amendments. The amendments have neither a direct relation to nor an impact public health, safety, and/or welfare.

         b) **Conclusions of Law:** The City Council concludes the proposed amendment will not adversely affect public health, safety, or welfare in any significant way.

      ii. ***Each amendment shall be consistent with the overall goals and intent of the comprehensive plan, as amended by the proposals.***

         a) **Findings of Fact:** The Capital Facilities Element of the 2015 - 2035 Comprehensive Plan incorporates both the Monroe and Snohomish School Districts' CFPs by reference. The Vision and Policy Framework in Chapter 2 of the Plan contains specific goal and policy statements including:

            i) P.106: Require development proponents to mitigate service and utility impacts, ensuring that proportional costs are borne by new development rather than present residents and ratepayers, and that level of service standards are not degraded.

            ii) P.107: Develop and adopt new, or refine existing GMA compliant impact fees as part of financing public facilities, balancing between impact fees and other sources of public funds.

         b) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan is consistent with the overall goals and intent of the comprehensive plan, as amended by the proposals.

      iii. ***Each amendment shall comply with the Growth Management Act and other State and Federal laws.***

         a) **Findings of Fact:** Of the fourteen Planning Goals in RCW 36.70A.020, the proposals address the following:

- Urban Growth
- Reduce Sprawl
- Economic Development
- Citizen Participation and Coordination
- Public Facilities and Services

The proposals facilitate the collection of the School Districts' current impact fees, as authorized by RCW 82.02.050(5)(a):

> *Impact fees may be collected and spent only for the public facilities defined in RCW 82.02.090 which are addressed by a capital facilities plan element of a comprehensive land use plan adopted pursuant to the provisions of RCW 36.70A.070 or the provisions for comprehensive plan adoption contained in Chapter 36.70, 35.63, or 35A.63 RCW...*

Pursuant to RCW 82.02.050(5)(a), the City of Monroe adopted Ordinance 1205, which established the authority to collect school impact fees and created a school mitigation program under GMA. Provisions for impact fees must be in the Comprehensive Plan's Capital Facilities Element to allow for their collection. The proposed Comprehensive Plan amendments would permit this to occur. The proposed amendments are in compliance with the Growth Management Act and other State and Federal laws.

b) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan complies with the Growth Management Act and other State and Federal laws.

iv. Each amendment must be weighed in light of cumulative effects of other amendments being considered.

a) **Findings of Fact:** All proposed amendments on the 2018 – 2019 Comprehensive Plan amendment cycle docket have been noticed and reviewed concurrently. All of the proposed amendments have been weighed in light of their potential cumulative effects.

b) **Conclusions of Law: The** City Council concludes the proposed amendment to the Comprehensive Plan was weighed in light of cumulative effects of other amendments being considered.

v. 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) ***Each amendment 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.***

i) **Findings of Fact:** The proposed amendments would allow for the collection of the current impact fee amount, which is presently inconsistent with the City's adopted fee amount.

ii) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive 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.***

i) **Findings of Fact:** Regarding file no. CPA2018-A, the Monroe School District conducted a review of the proposal under SEPA and issued a Determination of Non-Significance (DNS) on June 26, 2018. The Snohomish School District conducted a review of file no. CPA2018-B under SEPA and issued a

Determination of Non-Significance (DNS) on June 27, 2018. The proposed amendments meet the requirements of MMC Chapter 20.04 MMC, RCW43.21C, and Chapter 197-11 WAC.

ii) **Conclusions of Law:** The City Council concludes that potential environmental impacts from the proposed amendment to the Comprehensive Plan have been disclosed and/or measures have been included that reduce possible adverse impacts.

c) Each amendment is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.

i) **Findings of Fact:** These proposals are consistent with growth projections that were the basis of the comprehensive plan. Every net new residential unit incurs impact fees. The Comprehensive Plan assumes a future residential capacity at build-out. The School Districts use the calculated capacity to approximate future revenue from impact fees. The proposal would not change the growth projections.

ii) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan amendment 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) Each amendment is compatible with neighboring land uses and surrounding neighborhoods, if applicable.

i) **Findings of Fact:** The proposed amendments are not site-specific. This does not apply.

ii) **Conclusions of Law:** The proposed amendments are not site-specific. This does not apply**.**

e) Each amendment is consistent with other plan elements, as amended by the proposals.

i) **Findings of Fact:** The proposed amendments will not amend other Comprehensive Plan elements. Furthermore, the proposed amendments will bring the Plan into compliance with both the Monroe and Snohomish School Districts' Capital Facilities Plans.

ii) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Is consistent with other plan elements, as amended by the proposals.

3. CPA2018-01: Citizen-Initiated Comprehensive Plan Amendment from the Monroe School District for an Amendment to the Comprehensive Plan Future Land Use Map (FLUM) and Concurrent Rezone (File No. RZ2018-01)

a. Description: The Monroe School District is proposing an amendment to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM) to change the designation of the site known as Marshall Field and Memorial Stadium (Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500) from an "Institution" designation to a "Multifamily" designation. Concurrent with the proposed comprehensive plan amendment, the applicant submitted a rezone request to change the site's zoning from "Institutional (IN)" to "Multifamily Residential (R25)."

Project Site Land Use and Zoning Information

Existing Land Use	Comprehensive Plan FLUM Designation(s)	Zoning District

	Existing	Proposed	Existing	Proposed
Recreation Facilities *(Marshall Field / Memorial Stadium)*	Institutional	Multifamily	Institutional (IN)	Multifamily Residential (R25)

The subject site is approximately 12.41 acres in area, is situated in the vicinity of N. Kelsey Street and West Columbia Street, and is currently accessed from West Columbia Street. The subject properties are largely surrounded by single-family residential uses with St. Mary of the Valley church to the west and Sky Valley Educational Center to the east. The site is largely vacant and was formerly used as a sports fields for the Monroe School District. However, according to the District, the site is no longer used for formal education programs, and does not lend itself to future school facilities. The District does not use the site for school athletic programs of other school program uses.

b. <u>Analysis for Consistency with Approval Criteria per MMC 22.74.040(D)</u>:

i. Each amendment shall not adversely affect public health, safety, or welfare in any significant way.

a) <u>Applicant Response</u>: The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

b) <u>Findings of Fact</u>: If the proposed amendment and concurrent rezone are approved by the City, multifamily residential development is anticipated on the subject site. The construction of high-density, multifamily dwelling units on a site that is presently underutilized will increase transportation demands. Although traffic volumes would increase, the traffic analysis submitted to the City by the applicant maintains that roads would still operate at an acceptable level of service. The subject site is fully served with utilities, and any anticipated increase in demand is likely to fall within the capacity range for the City's sanitary sewer, water, and stormwater systems. Nevertheless, the potential increase in population density within the area of the proposal may generate a greater need for public safety services, which are not likely to be increased or expanded prior to development of the site.

c) <u>Conclusions of Law</u>: The City Council concludes the proposed amendment to the Comprehensive will not adversely affect public health, safety, or welfare in any significant way.

ii. Each amendment shall be consistent with the overall goals and intent of the comprehensive plan as amended by the proposals.

a) <u>Applicant Response</u>: The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being

considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

b) **Findings of Fact:** The proposed amendment has the possibility of providing up to 288-296 multifamily dwelling units to the City. Where the residential housing stock is 75-percent single family, the proposal is consistent with Goal 5 of the comprehensive plan by providing for a wide range of housing types for all Monroe residents.

c) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan is consistent with the overall goals and intent of the comprehensive plan as amended by the proposals.

iii. Each amendment shall comply with the Growth Management Act and other State and Federal laws.

a) **Applicant Response:** The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

b) **Findings of Fact:** RCW 36.70A.020, Planning Goals, establishes objectives under the Growth Management Act to guide the development and adoption of comprehensive plans and development regulations. The Monroe School District proposal identified by file no. CPA2018-01 potentially advances the following GMA objectives:

i) **RCW 36.70A.020 – Planning Goal # 1: Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.**

ii) **RCW 36.70A.020 – Planning Goal # 2: Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.**

iii) **RCW 36.70A.020 – Planning Goal # 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.**

c) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan complies with the Growth Management Act and other State and Federal laws.

iv. Each amendment must be weighed in light of cumulative effects of other amendments being considered.

a) Applicant Response: The proposed Comprehensive Plan Amendment would not adversely affect public health, safety, or welfare in any significant way. It is consistent with the overall goals and intent of the Comprehensive Plan. It is in compliance with the Growth Management Act and other State and Federal laws. When weighed in light of cumulative effects of other amendments being considered, the proposal continues to provide a benefit to the Monroe School District and the City of Monroe.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

Impacts on environmental elements, including public health, safety, or welfare, and the compatibility and consistency with the overall goals and intent of the Comprehensive Plan, would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

b) Findings of Fact: All proposed amendments on the 2018 – 2019 Comprehensive Plan amendment cycle docket have been noticed and reviewed concurrently. All of the proposed amendments have been weighed in light of their potential cumulative effects.

c) Conclusions of Law: The City Council concludes the proposed amendment to the Comprehensive Plan was weighed in light of cumulative effects of other amendments being considered.

v. 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) Each amendment 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.

i) Applicant Response: The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

The "Multifamily" zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density, and be consistent with the surrounding developments. The Subject Site is in an area of high-density multifamily development.

The proposed Comprehensive Plan Amendment addresses the needs and changing circumstances of the City as a whole because the Monroe School District is a public service provider. The District is the provider of public school education service within the City and has determined this Docket Request is necessary. The District routinely evaluates their facilities and properties for long-term viability and to evaluate necessity. The Subject Site is no longer serving the program needs of students in the District. It was therefore decided to pursue a plan for the future use of the site for a non-school use.

ii) Findings of Fact: As discussed above, 75-percent of the residential housing stock in the City is single family. New multifamily residential development is essential to establishing diversity in housing types, which would make Monroe more accessible to a wider segment of the population. The School District's proposal has the potential to mitigate these concerns.

iii) **Conclusions of Law**: The City Council concludes the proposed amendment to the Comprehensive Plan 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.

i) **Applicant Response:** The proposed Comprehensive Plan Amendment is a non-project action. The Monroe School District prepared a SEPA Environmental Checklist, which discusses the anticipated potential environmental impacts. Project-level environmental impacts would be reviewed in conjunction with the review of any future subsequent land-use proposal.

ii) **Findings of Fact:** As each proposed amendment on the 2018 – 2019 Comprehensive Plan amendment docket must be weighed in light of cumulative effects of the other amendments being considered, the City conducted a review under the State Environmental Policy Act (SEPA) to identify potential environmental impacts in the aggregate. However, as discussed above, SEPA review on CPA2018-A and 2018-B was conducted by their respective applicants, the Monroe School District and the Snohomish School District, acting as lead agencies. Consequently, this comprehensive plan amendment proposal from the Monroe School District for a concurrent FLUM amendment and rezone, identified by file no. CPA2018-01, was the only docket proposal identified on the Determination of Nonsignificance, issued July 3, 2019. The deadline for both submitting public comments and appealing the DNS was July 17, 2019. As stated in the applicant's response above, any potential project-related environmental impacts will be addressed at the time of permit review. During the SEPA DNS concurrent comment and appeal period, no appeals were received. However, written comments were received from the following parties:

- Ashley Floyd (email received 7/16/2019)
- Randall Trivett (email received 7/16/2019)
- Amy Martin (email received 7/17/2019)

iii) **Conclusions of Law:** The City Council concludes that potential environmental impacts from the proposed amendment to the Comprehensive Plan have been disclosed and/or measures have been included that reduce possible adverse impacts.

c) Each amendment is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.

i) **Applicant Response:** The proposed Docket Request would be consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations. Granting the appropriate non-school designation (multifamily) adds buildable land for high-density residential infill in the City, which is consistent with the Housing, Land Use Assumptions, which rely on land use strategies to accommodate the City's housing unit needs through 2035. Some objectives include:

- Encouraging infill opportunities within existing City limits
- Encouraging the provision of diverse housing types in all areas of Monroe
- Encouraging housing growth near existing services, including park facilities

The request is necessitated because of changing circumstances as the sport fields are no longer useful or viable for the Monroe School District. In order to

consider a future surplus of the properties, the Comprehensive Plan designation and zoning for the Subject Site need to be for non-school use. That action would provide increased residential (multifamily) infill land within the City, thereby meeting the goals of the Comprehensive Plan.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

ii) **Findings of Fact:** The comprehensive plan amendment application and associated rezone propose to change the future land use designation and zoning of the subject properties to accommodate multifamily residential development. At present, the site is zoned Institutional, which generally does not allow for residential development.

To ensure consistency with the Future Land Use Map (FLUM) designations that were adopted as part of the City's state-mandated periodic update of the Comprehensive Plan in 2015, the zoning of many properties within the City, including the subject site, changed when the Unified Development Regulations (UDR) went into effect on May 1, 2019. Prior to the 2015 update, the property had been designated by the FLUM as Public Facilities School (PFS), and was compatibly zoned Public Open Space (PS). However, the FLUM changed substantially during the 2015 Comprehensive Plan update. The future land use of the subject properties was designated as Institutional. When the UDR was adopted, an Institutional zone was created. Consequently, upon adoption of the UDR, all properties designated as Institutional by the 2015 FLUM were zoned Institutional for consistency with the adopted Comprehensive Plan.

The Comprehensive Plan assumes a future residential capacity at build-out. Residential capacity calculations for the 2012 buildable lands analysis were predicated on the zoning in place at the time. As detailed above, the subject property was zoned Public Open Space (PS) at the time of the buildable lands inventory. Therefore, the properties were not included in the evaluation of the City's residential capacity to accommodate growth. Any residential development in an area that did not previously permit such residential land uses will presumably result in an increase in population capacity.

Approving the proposed Comprehensive Plan amendment will add buildable land for high-density residential infill in the City, as consistent with the Housing and Land Use Elements. The City has capacity to accommodate a greater population than is established by its growth targets. This is generally a nonissue for larger cities that have sufficient resources to take on additional growth. Nevertheless, it can prove problematic for cities like Monroe that are unable to offer similar benefits, such as greater connectivity to high-capacity transit. The Puget Sound Regional Council's draft Vision 2050 plan concentrates most projected growth along major transportation routes such as Interstate 5. It is likely that small cities, such as Monroe, will not be expected to take on the same amount as population growth. Under these circumstances, the allocated growth targets for Monroe are to be considered more of a ceiling than a floor.

iii) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan 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) Each amendment is compatible with neighboring land uses and surrounding neighborhoods, if applicable.

i) **Applicant Response:** The proposed Docket Request is to provide future consistency with neighboring land uses and surrounding neighborhoods. The City is currently in the process of bringing development regulations into compliance with the land use designation in the adopted 2015-2035 Comprehensive Plan. The "Multifamily" zoning designation would provide a range of density between 12 and 25 dwelling units per acre where the infrastructure can support the density, and be consistent with the surrounding developments.

The sports fields no longer serve the programing needs of school students in the Monroe School District. Preliminary evaluation shows adequate levels of service for area utilities, and public facilities and services to serve the Subject Site with development similar to the surrounding area (multifamily). Approval of the Docket Request would provide future flexibility to the District, a public service provider, and follows the timing and regulations of the City planning processes.

ii) **Findings of Fact:** The proposal put forth by the Monroe School District is to amend the 2015 – 2035 Comprehensive Plan Future Land Use Map to change the land use designation of the subject site from an "Institution" designation to a "Multifamily" designation. Concurrent with the proposed comprehensive plan amendment, the applicant submitted a rezone request to change the site's zoning from "Institutional (IN)" to "Multifamily Residential (R25)." Information regarding adjoining land uses and zoning districts is provided in the following table:

Land Uses and Zoning Districts Adjoining the Project Site

Direction from Site	Existing Land Use(s)	Comprehensive Plan FLUM Designation(s)	Zoning District(s)
North	• Multifamily residences • Single-family residences	• Multifamily	• Multifamily Residential (R25)
East	• N. Kelsey St. right-of-way • Sky Valley Education Center (across N. Kelsey St.)	• Institutional • Multifamily	• Institutional (IN) • Multifamily Residential (R25)
South	• Single-family residences • W. Columbia St. right-of-way	• High Density Single-Family Residential • Institutional • Multifamily	• Institutional (IN) • Multifamily Residential (R25) • Single-Family Residential – 15 Units per Acre (R15)
West	• St. Mary of the Valley Church • Single-family residences	• High Density Single-Family Residential • Institutional	• Institutional (IN) • Single-Family Residential – 15 Units per Acre (R15)

As indicated by the table above, the proposed comprehensive plan amendment appears to be compatible with neighboring land uses.

iii) **Conclusions of Law:** The City Council concludes the proposed amendment to the Comprehensive Plan is compatible with neighboring land uses and surrounding neighborhoods.

e) Each amendment is consistent with other plan elements, as amended by the proposals.

i) **Applicant Response:** The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements.

ii) **Findings of Fact:** The proposed Docket Request is consistent with the overall intent of the Comprehensive Plan as demonstrated within the application packet (including attachments and appendices), the SEPA Environmental Checklist and the Monroe School District's Capital Faculties Plan.

iii) **<u>Conclusions of Law</u>:** The City Council concludes the proposed amendment to the Comprehensive Plan is consistent with other plan elements, as amended by the proposals.

BRENT PLANNING SOLUTIONS
Advisors, Advocates, Negotiators in Land Use Consulting

January 8, 2020

Ben Swanson
Community Development Director
City of Monroe
806 West Main Street
Monroe, WA 98272

RE: Monroe Docketing (CPA2018-01/RZ2018-01)
Monroe School District

Dear Mr. Swanson,

It is our understanding that additional comments can be submitted for the record regarding the Findings of Fact and Conclusions of Law submitted as part of the Planning Commission Recommendation issued for the "docket request" referenced above. These were considered and a recommendation at the November 25, 2019 Planning Commission meeting was made. A previous vote had been taken on November 11, 2019; however, it is our understanding that the appropriate Findings of Fact where not included. The Monroe School District (District) disagrees with the characterization of the work put into the request and some of the findings listed by the majority Planning Commission members (the Planning Commission vote was a split vote).

The District submitted a complete application for the 2018-2019 docket cycle. This application was filed after numerous meetings and discussions with City staff on the appropriate request to be made to the City. The requested land use and zoning designations where made after these discussions with City staff and with consideration of the long-range designations of adjacent land uses [Comprehensive Plan – Multifamily on three sides/High Density on one side (southwestern area)]. The application packet also included detailed information not typically required for a non-project action. Additionally, the District held School Board meetings and a public informational meeting on the proposed docket request to inform the public and respond to questions or comments. These efforts illustrate the District's commitment to the process and community outreach. In addition, any future surplus of the property would require yet another public process conducted by the School Board.

The District does not agree with the following Conclusions of Law issued by the majority vote of the Planning Commission:

> Approval Criteria per MMC 22.74.040(D) (It should be noted that of the four mandatory requirements only one was found to be not consistent with the overall goals and intent.)
>
> ***Each amendment shall be consistent with the overall goals and intent of the comprehensive plan as amended by the proposals.***

Part of the Commission discussion included that additional multifamily comprehensive plan designations or zones are not warranted at this time; however, the site is adjacent to areas already designated as multifamily, has existing urban infrastructure, adequate road systems and is a logical infill for multifamily development. Information provided in the application packet illustrated that the site could adequately be developed with all services consistent with the City's long-range planning goals of affordable housing. On October 1, 2019 the City of Monroe submitted a letter to the Snohomish County Executive Dave Somers, outlining the resolution that the City Council passed opposing expansion of the Southwest Urban Growth Area (UGA) boundary. In that resolution, it was stated that Monroe has capacity for additional population and that the City has expressed desire to accommodate additional population and economic growth at urban densities.

Also, as part of the Planning Commission discussion, there was the reference to "retain open space, enhance recreation opportunities…" by some of the Planning Commissioners. As indicated through submitted documents and public testimony, the existing field is no longer a safe or desired field-use for the District. As stated, numerous District athletic fields have been replaced or renovated to provide safe, and efficient fields for school programming and community use. The current outdated field and location do not meet the long-range goals of the District and represent a resource that could provide funding for other needed capital facilities. During the processing of this docket request, the City has not initiated any discussions to purchase the site for a possible open space or recreational use.

In addition to the mandatory requirements, there was a listing of other criteria that the docket request must meet. One of the Conclusions was that the proposed amendment to the Comprehensive Plan was not needed due to *no new needs or changing circumstances*. There are changing circumstances related to an institutional site that is no longer needed by the District and the desire to accommodate future affordable multifamily housing in an urban area with available urban services and uses. There were concerns that the proposed amendment to the Comprehensive Plan was not compatible with the neighboring land uses and surrounding neighborhoods. The area does contain a mixture of uses ranging from multifamily, single family and institutional uses. While a site plan was not required as part of the application, the District did provide a conceptual plan for the site. Besides the zoning code requirements that would be required to be met for a future development, there would be opportunities to incorporate other amenities on the site. The District is sensitive to the surrounding neighborhood and would have control of other site features that could be incorporated as part of the surplusing process; however, any future plan would be required to meet code requirements for parking, setbacks, road layout, landscaping and other development standards. There was nothing in the record to support that a future project could not be compatible with the surrounding area.

This was a long process and the District appreciates the time the staff, Planning Commission and City Council have put into the docket request. There was disappointment with the recommendation of the Planning Commission, and we believe that they erred in their Findings and Conclusions and

that the requested CPA2018-01 should be approved by the Council. If you have questions related to this information, please contact me at 425.971.6409.

Sincerely,

Laura S. Brent

cc: John Mannix, Monroe School District
Dr. Fredrika Smith, Monroe School District

MONROE PLANNING COMMISSION

SUBJECT:	***DISCUSSION - Proposed Code Amendments Regarding Temporary Homeless Encampments***

DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
03/09/2020	Community Development	Shana Restall	Shana Restall	**Old Business # 2**

Discussion: 08/12/2019 and 03/09/2020
Public Hearing:

Attachments: 1. DRAFT Temporary Encampments Code Section 35.21.915 RCW, Temporary Encampments for the Homeless—Hosting by Religious Organizations Authorized—Prohibitions on Local Actions

REQUESTED ACTION: None, this meeting is informational only. A public hearing on this topic will take place at a later date.

POLICY CONSIDERATIONS

Temporary homeless encampments, which provide temporary shelter to homeless persons, have become more frequent in the Puget Sound area over the past decade. The Washington State legislature adopted Engrossed House Bill 1956 on March 23, 2010 that authorizes religious organizations to host temporary encampments and limits a local government's ability to regulate these encampments. Specifically, it prohibits local governments from enacting an ordinance or regulation with respect to the provision of homeless housing that imposes conditions other than those necessary to protect public health and safety and do not substantially burden the decisions or actions of a religious organization. Engrossed House Bill 1956 also prohibits the imposition of permit fees in excess of the actual costs associated with the review and approval of the required permit applications for temporary homeless encampments. The provisions of Engrossed House Bill 1956 that are applicable to code cities are codified in RCW 35A.21.360.

DESCRIPTION/BACKGROUND

Over the last decade, temporary homeless encampments, sometimes called tent cities, have become an often-used mechanism for providing shelter for homeless individuals. These encampments usually rotate between various host properties, which are generally owned by religious organizations. On March 6, 2007, the Monroe City Council adopted Ordinance No. 003/2007, which added a chapter to the zoning code to regulate temporary homeless encampments within the City. However, in 2010, the state adopted legislation that limited a local government's purview over these encampments. RCW 35A.21.360 authorizes religious organizations to host temporary homeless encampments and states that cities may not:

a. Impose conditions other than those necessary to protect public health and safety and that do not substantially burden the decisions or actions of a religious organization regarding the location of housing or shelter for homeless persons on property owned by the religious organization;

b. Require a religious organization to obtain insurance pertaining to the liability of a municipality with respect to homeless persons housed on property owned by

a religious organization or otherwise require the religious organization to indemnify the municipality against such liability.

The City's code was not updated at the time the state law was adopted. The proposed amendments are intended to bring the code into compliance with state law.

FISCAL IMPACT

N/A

TIME CONSTRAINTS

On November 12, 2019, the City adopted Ordinance No. 023/2019(SUB), which continued interim provisions to regulate temporary encampments. The interim ordinance is in effect for no longer than six months per RCW 35A.63.220, Moratoria, Interim Zoning Controls—Public Hearing—Limitation on Length.

Chapter 22.90
TEMPORARY ENCAMPMENTS

Sections:

22.90.010 General provisions.
22.90.020 Application and review process.

22.90.010 General provisions.

The following standards shall apply to all temporary homeless encampments within the city of Monroe:

A. A religious organization may host temporary encampments for the homeless on property owned or controlled by the religious organization whether within buildings located on the property or elsewhere on the property outside of buildings. An application for a temporary homeless encampment must include a local religious institution or other community-based organization as a sponsor or managing agency.

B. The temporary homeless encampment shall be located a minimum of twenty feet from the property line of abutting properties.

C. Any exterior lighting must be directed downward and contained within the temporary tent encampment.

D. The maximum density of temporary homeless encampments is one occupant per four hundred square feet of parcel area; provided, that the maximum number of occupants within a temporary homeless encampment does not exceed one hundred regardless of the size of the parcel.

E. Off-street parking for a minimum of five vehicles shall be provided on site.

F. A transportation plan is required, which shall include provisions for transit services.

G. The managing agency shall ensure compliance with all applicable state laws and regulations, the Monroe Municipal Code, Fire District 7 directives, and Snohomish health district standards concerning, but not limited to, drinking water connections, solid waste disposal, human waste, electrical systems, and fire resistant materials.

H. The managing agency shall ensure the temporary homeless encampment's compliance with all applicable public health regulations, including but not limited to the following:

1. Sanitary portable toilets, which shall be set back at least forty feet from all property lines;
2. Hand washing stations provided near the toilets and food preparation areas;
3. Food preparation or service tents; and
4. Refuse receptacles.

I. The sponsor and the managing agency shall enforce a city-approved code of conduct for the encampment, and shall implement all directives from the city and other applicable public agencies within the specified time period.

J. The sponsor and/or the managing agency shall appoint a member to serve as a point of contact for the temporary homeless encampment. At least one representative of the sponsor, managing agency and/or an occupant of the encampment shall be on duty at all times. The names of the on-duty members and their contact information shall be posted daily at the temporary encampment.

K. Solid waste receptacles shall be provided on site throughout the temporary homeless encampment. A regular trash patrol in the immediate vicinity of the encampment site shall be provided.

L. The managing agency shall take all reasonable and legal steps to obtain verifiable identification from prospective encampment occupants and use the identification to obtain sex

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offender and warrant checks from the appropriate agency. The sponsor and the managing agency shall keep a log of names and dates of all people who stay overnight in the temporary homeless encampment.

M. An adequate supply of potable water shall be available on site at the temporary homeless encampment at all times. Adequate toilet facilities shall be provided on site, as provided by subsection (H) of this section. All applicable city, county, health department, and state regulations pertaining to drinking water connections and solid waste disposal shall be met.

N. Periodic inspections of the temporary homeless encampment by public officials from agencies with applicable regulatory jurisdiction, including without limitation the fire marshal, may be conducted at reasonable times.

O. Open flames are prohibited in a temporary homeless encampment.

P. Temporary homeless encampments shall not cause or permit the intrusion of noise exceeding the thresholds set forth in WAC 173-60-040.

Q. The temporary homeless encampment shall ensure a minimum separation of six feet between structures, including tents.

R. An adequate power supply to the temporary homeless encampment is required; provided, that properly permitted and installed construction site type electrical boxes may be approved by the zoning administrator.

S. If temporary structures other than tents are used for habitation within the encampment, each such structure shall have a door, at least one egress window, and shall be equipped with a functional smoke detector.

T. Only wired electrical heating is allowed within tents and other temporary structures used for habitation.

U. All tents exceeding three hundred square feet, and all canopies exceeding four hundred square feet, shall be comprised of flame retardant materials.

V. Reasonable additional conditions of approval may be established as deemed necessary by the zoning administrator in order to protect the health, safety and welfare of the public and the occupants of the temporary homeless encampment, as well as ensuring land use compatibility and minimizing potential impacts to neighboring properties.

W. The city may not grant a permit for a temporary tent encampment at the same location more frequently than once in every three-hundred-sixty-five-day period.

X. For temporary encampments located on property that is owned or controlled by a religious organization, as defined in RCW 35A.21.360, conditions of approval shall comply with RCW 35A.21.360 and applicable state and federal law concerning religious exercise.

Y. Temporary tent encampments may be approved for a period not to exceed ninety days for every three-hundred-sixty-five-day period. The said permit shall specify a date by which the use shall be terminated and the site vacated and restored to its pre-encampment condition.

22.90.020 Application and review process.

A. Application. The completed application for a temporary homeless encampment, which shall be signed by the managing agency or sponsor ("applicant"), shall contain at a minimum contact information for the applicant, and detailed information regarding the following:

1. How the proposed encampment will meet the requirements set forth in this chapter;
2. Potential adverse effects that the proposed encampment will likely have on neighboring properties and the community;
3. Measures to mitigate such adverse effects;
4. A proposed written code of conduct for the encampment;
5. Measures to meet the applicable requirements of the International Fire Code; and
6. Certification that the applicant has taken and will take all reasonable and legal steps to obtain verifiable identification from current and prospective encampment residents and used the identification to obtain sex offender and warrant checks from appropriate agencies. The

form of the notice and the application shall be provided by the zoning administrator upon request by the applicant.

B. Public Notice.

1. A notice of application for a temporary homeless encampment shall be provided prior to the issuance of the zoning administrator's decision approving, approving with conditions, or denying the application. The purpose of the notice is to inform the surrounding community of the application. Due to the administrative and temporary nature of the permit, there is no comment period. The notice shall contain, at a minimum:

a. The date the application was submitted;

b. The project location;

c. The proposed duration and operation of the encampment;

d. The conditions that will likely be placed on the operation of the encampment;

e. The requirements of the written code of conduct, if applicable;

f. The name and contact information of the applicant; and

g. Directions regarding how to obtain more information regarding the encampment and the applicant.

2. The community development department shall distribute the notice of application as follows:

a. The notice of application, or a summary thereof, will be published in the official newspaper of the city at least seven calendar days prior to the zoning administrator's decision approving, approving with conditions, or denying the application.

b. The notice of application, or a summary thereof, will be distributed to owners of all property within five hundred feet of any boundary of the subject property and residents and tenants adjacent to the subject property at least fourteen calendar days prior to the zoning administrator's decision approving, approving with conditions, or denying the application.

C. Community Meeting. A minimum of seven days prior to the issuance of the decision approving, approving with conditions or denying the application and fourteen calendar days prior to the anticipated start of a temporary homeless encampment, the applicant shall conduct a public informational meeting by providing mailed notice to owners of property within five hundred feet of the subject property and residents and tenants adjacent to the subject property. The purpose of the community meeting is to provide the surrounding community with information regarding the proposed duration and operation of the encampment, conditions that will likely be placed on the operation of the encampment, requirements of the written code of conduct, and to answer questions regarding the encampment.

D. Application Review. The zoning administrator shall issue a decision approving, approving with conditions, or denying the application on a temporary homeless encampment application within fourteen days of the date that the application was submitted.

E. Decision. A notice of decision for the temporary encampment, or summary thereof, shall contain the decision of the zoning administrator approving, approving with conditions, or denying the application, and the appeal procedure, and be distributed as required for notice of application within four business days after the decision.

F. Appeal. The zoning administrator's decision approving, approving with conditions, or denying the application is appealable in the same manner as a Type I permit per MMC 22.84.080.

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RCW 36.01.290

Temporary encampments for the homeless—Hosting by religious organizations authorized—Prohibitions on local actions.

(1) A religious organization may host temporary encampments for the homeless on property owned or controlled by the religious organization whether within buildings located on the property or elsewhere on the property outside of buildings.

(2) A county may not enact an ordinance or regulation or take any other action that:

(a) Imposes conditions other than those necessary to protect public health and safety and that do not substantially burden the decisions or actions of a religious organization regarding the location of housing or shelter for homeless persons on property owned by the religious organization;

(b) Requires a religious organization to obtain insurance pertaining to the liability of a municipality with respect to homeless persons housed on property owned by a religious organization or otherwise requires the religious organization to indemnify the municipality against such liability; or

(c) Imposes permit fees in excess of the actual costs associated with the review and approval of the required permit applications.

(3) For the purposes of this section, "religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

(4) An appointed or elected public official, public employee, or public agency as defined in RCW **4.24.470** is immune from civil liability for (a) damages arising from the permitting decisions for a temporary encampment for the homeless as provided in this section and (b) any conduct or unlawful activity that may occur as a result of the temporary encampment for the homeless as provided in this section.

[**2010 c 175 § 2.**]

NOTES:

Findings—2010 c 175: "The legislature finds that there are many homeless persons in our state that are in need of shelter and other services that are not being provided by the state and local governments. The legislature also finds that in many communities, religious organizations play an important role in providing needed services to the homeless, including the provision of shelter upon property owned by the religious organization. By providing such shelter, the religious institutions in our communities perform a valuable public service that, for many, offers a temporary, stop-gap solution to the larger social problem of increasing numbers of homeless persons.

This act provides guidance to cities and counties in regulating homeless encampments within the community, but still leaves those entities with broad discretion to protect the health and safety of its citizens. It is the hope of this legislature that local governments and religious organizations can work together and utilize dispute resolution processes without the need for litigation." [**2010 c 175 § 1.**]

Intent—Construction—2010 c 175: "Nothing in this act is intended to change applicable law or be interpreted to prohibit a county, city, town, or code city from applying zoning and land use regulations allowable under established law to real property owned by a religious organization, regardless of whether the property owned by the religious organization is used to provide shelter or housing to homeless persons." [**2010 c 175 § 5.**]

Prior consent decrees and negotiated settlements for temporary encampments for the homeless not superseded—2010 c 175: "Nothing in this act supersedes a court ordered consent decree or other negotiated settlement between a public agency and religious organization entered into prior to July 1, 2010, for the purposes of establishing a temporary encampment for the homeless as provided in this act." [**2010 c 175 § 6.**]

MONROE PLANNING COMMISSION

SUBJECT:	***DISCUSSION – CA2020-01, Floodplain Regulations Code Amendment***

DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
03/09/2020	Community Development	Anita Marrero	Anita Marrero	New Business # 1

Discussion: 03/09/2020
Public Hearing:

Attachments:
1. National Flood Insurance Program Flood Damage Prevention Ordinance Washington Model (Revised 12/09/2019)
2. Monroe Flood Ordinance Ecology Revisions
3. Revised FEMA FIRM Maps

REQUESTED ACTION: No action required. Discussion only. Planning Commission to ask questions, if any. A public hearing will be tentatively scheduled for the next Planning Commission meeting (March 23, 2020).

POLICY CONSIDERATIONS

On December 19, 2019, the Federal Emergency Management Agency (FEMA) sent the City correspondence relating to the new Snohomish countywide Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) that will become effective for the City of Monroe on June 19, 2020. In the FEMA correspondence, it was noted that:

It must be emphasized that all the standards specified in Paragraph 60.3(d) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision.

The City is required to adopt both the updated FIRMs and to update the flood damage prevention ordinance in order to remain in good standing with the National Flood Insurance Program (NFIP).

DESCRIPTION/BACKGROUND

NFIP is a national program that provides affordable insurance and also encourages communities to adopt and enforce flood damage prevention regulations. While participation is voluntary, the City's participation in the NFIP program allows the City, property owners, businesses, and renters in flood-prone areas to obtain insurance and disaster assistance. Monroe has been a NFIP community since 1987.

Communities that adopt higher standards under the Community Rating System (CRS) are also able to benefit from reduced flood insurance premiums. The City has been a participant of CRS since 1991. Monroe has a Class 5 rating which entitles residents in Special Flood Hazard Areas (SFHAs) to a 20 percent discount on their flood insurance premiums and those outside the SFHAs are entitled to a 5 percent discount.

Washington State identified Snohomish County as a priority for FEMA's Risk Mapping, Assessment, and Planning (Risk MAP) program based on population at risk to hazards, recent

events, and community interest. FEMA has been in the process of updating the FIRMs for Snohomish County since 2006. FEMA is in the final stages of this update. Each flood-prone community participating in the NFIP is given six (6) months to complete adoption of the updated FIRMs and a flood damage prevention ordinance that complies with the Washington Model Flood Damage Prevention Ordinance (Attachment 1). Ecology provided comments on the updates required of the City of Monroe on January 16, 2020 (Attachment 2).

FISCAL IMPACT

N/A

TIME CONSTRAINTS

The code must be adopted by June 19, 2020 as a condition of continued eligibility in the National Flood Insurance Program (NFIP).

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD DAMAGE PREVENTION ORDINANCE
WASHINGTON MODEL (REVISED 12/09/2019)

Close to 300 towns, cities, counties, and tribes within the State of Washington participate in the National Flood Insurance Program (NFIP). As a condition of participation in the NFIP, communities are required to adopt and enforce a flood hazard reduction ordinance that meets the minimum requirements of the NFIP; however, there are occasionally additional requirements identified by state law that are more restrictive. In these cases, the Federal Emergency Management Agency (FEMA) will require that communities meet those standards as well.

This model identifies the basic requirements and cross references them to appropriate Code of Federal Regulations (CFR), Revised Code of Washington (RCW), or Washington Administrative Code (WAC) requirements. It also encourages community officials to consider the direct insurance implications of certain building standards that, if adopted, can reduce (or increase) annual flood insurance premiums for local citizens. This ordinance, as developed by FEMA and the Washington Department of Ecology, supersedes previous versions and includes all the minimum standards required as a condition of participation in the NFIP. It will be used by FEMA and state staff as the basis for providing technical assistance and compliance reviews during the Community Assistance Contact (CAC) and Community Assistance Visit (CAV) process to ensure federal and state law are met.

The model identifies the basic minimum federal and state regulation requirements that must be contained in local flood regulations, as well as suggestions for stronger measures, but notes these measures are *recommended*, not required. Additionally, it outlines several specific floodplain development practices and regulations that can reduce insurance premium. Adopting this model flood hazard reduction ordinance verbatim can ensure compliance with FEMA; however, *it should be emphasized that its adoption is not a mandatory requirement per NFIP regulation.* Some sections of this document are included for clarity and are not required by federal or state law. For instance, as indicated in SECTION 1: STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES, it is not mandatory to adopt this entire section, but by doing so, it will make your community's ordinance more legally enforceable.

Certain commentary is highlighted in the model ordinance. The highlighted commentary does not need to be included in the local ordinances.

Please note: Section 1612.4 of the 2015 International Building Code (IBC) and Section 1612.2 of the 2018 International Building Code incorporate the design and construction standards of ASCE 24 published by the American Society of Civil Engineers. ASCE 24-14 tables 1-1, 2-1, 4-1, and 6-1 contain specific building elevation requirements which

exceed minimum NFIP standards.

Please Note: RCW 86.16.190 requires that:

> *Local governments that have adopted floodplain management regulations pursuant to this chapter shall include provisions that allow for the establishment of livestock flood sanctuary areas at a convenient location within a farming unit that contains domestic livestock. Local governments may limit the size and configuration of the livestock flood sanctuary areas, but such limitation shall provide adequate space for the expected number of livestock on the farming unit and shall be at an adequate elevation to protect livestock. Modification to floodplain management regulations required pursuant to this section shall be within the minimum federal requirements necessary to maintain coverage under the national flood insurance program.*

While state law requires that local governments make provision for critter pads, it is extremely important to note that RCW 86.16.190 does not relax NFIP standards, including the no rise standard in floodways, in any way.

This document may also serve as a foundation upon which communities can craft their own additional measures. The ordinance can be modified to accommodate local standards, provided they are not less restrictive than the minimum standards identified in this model. Areas on the model that exceed those minimum standards are clearly marked. The model ordinance is in a modular format.

Appendix A: Ordinance Standards for Communities with Shallow Flooding Identified as AO zones on Flood Insurance Rate Maps (FIRMs). These standards are mandatory in communities that have mapped AO zones.

Appendix B: Ordinance Standards for Communities with Coastal Flooding Identified as V zones on Flood Insurance Rate Maps (FIRMs). These standards are mandatory in communities that have mapped V or VE zones.

NOTE: A community may wish to use a numbering system that differs from this model ordinance. In such cases, special care should be taken to correctly identify internal code citations within the Flood Damage Prevention Ordinance.

Section 1.0 - Statutory Authorization, Findings of Fact, Purpose, and Objectives *(Not mandatory to adopt section 1.0)*

1.1 Statutory Authorization

The Legislature of the State of Washington has delegated the responsibility to local communities to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the **{Decision Making Body}** of **{Community Name}**, does ordain as follows:

1.2 Findings of Fact

The flood hazard areas of {Community Name} are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

These flood losses may be caused by the cumulative effect of obstructions in areas of special flood hazards that increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.

1.3 Statement of Purpose

It is the purpose of this ordinance to promote the public health, safety, and general welfare; reduce the annual cost of flood insurance; and minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1) Protect human life and health;

2) Minimize expenditure of public money for costly flood control projects;

3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

4) Minimize prolonged business interruptions;

5) Minimize damage to public facilities and utilities, such as water and gas mains; electric, telephone, and sewer lines; and streets and bridges located in flood hazard areas;

6) Help maintain a stable tax base by providing for the sound use and development

of flood hazard areas so as to minimize blight areas caused by flooding;

7) Notify potential buyers that the property is in a Special Flood Hazard Area;

8) Notify those who occupy flood hazard areas that they assume responsibility for their actions; and

9) Participate in and maintain eligibility for flood insurance and disaster relief.

1.4 Methods of Reducing Flood Losses

In order to accomplish its purposes, this ordinance includes methods and provisions for:

1) Restricting or prohibiting development that is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

2) Requiring that development vulnerable to floods be protected against flood damage at the time of initial construction;

3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

4) Controlling filling, grading, dredging, and other development, which may increase flood damage; and

5) Preventing or regulating the construction of flood barriers that unnaturally divert floodwaters or may increase flood hazards in other areas.

Section 2.0 – Definitions *(44 CFR 59.1, not mandatory to adopt all definitions as shown. However, definitions needed for implementation of NFIP standards in a specific community can be required in the community's Flood Damage Prevention Ordinance.)*

Terms with 1 asterisk trigger a specific minimum requirement and must be adopted. Unless specifically defined below, terms or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance the most reasonable application.

***Alteration of watercourse:** Any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

Appeal: A request for a review of the interpretation of any provision of this ordinance or a request for a variance.

***Area of shallow flooding:** A designated zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

***Area of special flood hazard:** The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR (V, VO, V1-30, VE). "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

ASCE 24: The most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

***Base flood:** The flood having a 1% chance of being equaled or exceeded in any given year (also referred to as the "100-year flood").

***Base Flood Elevation (BFE):** The elevation to which floodwater is anticipated to rise during the base flood.

***Basement:** Any area of the building having its floor sub-grade (below ground level) on all sides.

Building: See "Structure."

Building Code: The currently effective versions of the International Building Code and the International Residential Code adopted by the State of Washington Building Code Council.

Breakaway wall: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Coastal High Hazard Area: An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as zone V1-30, VE or V.

Critical Facility: A facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police,

fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

***Development:** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

Elevation Certificate: An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

Elevated Building: For insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

Essential Facility: This term has the same meaning as "Essential Facility" defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.

Existing Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.

Expansion to an Existing Manufactured Home Park or Subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Farmhouse: A single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.

***Flood or Flooding**:

1) A general and temporary condition of partial or complete inundation of normally dry land areas from:

    a) The overflow of inland or tidal waters.

b) The unusual and rapid accumulation or runoff of surface waters from any source.

c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

***Flood elevation study:** An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

***Flood Insurance Rate Map (FIRM):** The official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

***Floodplain or flood-prone area:** Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

***Floodplain administrator:** The community official designated by title to administer and enforce the floodplain management regulations.

Floodplain management regulations: Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

***Flood proofing:** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities**,** structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

***Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."

***Functionally dependent use:** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

***Highest adjacent grade:** The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

***Historic structure:** Any structure that is:

1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

    a) By an approved state program as determined by the Secretary of the Interior, or

    b) Directly by the Secretary of the Interior in states without approved programs.

***Lowest Floor:** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance (i.e. provided there are adequate flood ventilation openings).

Manufactured Home: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”

Manufactured Home Park or Subdivision: A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

***Mean Sea Level:** For purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

New construction: For the purposes of determining insurance rates, structures for which the “start of construction” commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, “new construction” means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

One-hundred-year flood or **100-year flood:** See "Base flood."

New Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations adopted by the community.

Reasonably Safe from Flooding: Development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable date known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

***Recreational Vehicle: A vehicle,**

1) Built on a single chassis;

2) 400 square feet or less when measured at the largest horizontal projection;

3) Designed to be self-propelled or permanently towable by a light duty truck; and

4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

***Start of construction:** Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

***Structure:** For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

***Substantial Damage:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

***Substantial improvement:** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

1) Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or

2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

***Variance:** A grant of relief by a community from the terms of a floodplain management regulation.

Water surface elevation: The height, in relation to the vertical datum utilized in the applicable flood insurance study of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Water Dependent: A structure for commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

Section 3.0 – General Provisions

3.1 Lands to Which This Ordinance Applies *(44 CFR 59.22(a))*

This ordinance shall apply to all special flood hazard areas within the boundaries of **{Community Name}**.

3.2 Basis for Establishing the Areas of Special Flood Hazard

The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for **{exact title of study}"** dated **{date},** and any revisions thereto**,** with accompanying Flood Insurance Rate Maps (FIRMs) dated **{date}**, and any revisions thereto**,** are hereby adopted by reference and declared to be a part of this ordinance. The FIS and the FIRM are on file at **{community address}**.

The best available information for flood hazard area identification as outlined in Section 4.3-2 shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Section 4.3-2.

Note: *In some communities, the phrase "and any revisions thereto" is not considered legally binding and should not be adopted.*

3.3 Compliance

All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.

3.4 Penalties For Noncompliance

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this

ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than _____ or imprisoned for not more than __ days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the _____ from taking such other lawful action as is necessary to prevent or remedy any violation.

3.5 Abrogation and Greater Restrictions

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

3.6 Interpretation (Not mandatory)

In the interpretation and application of this ordinance, all provisions shall be:

1) Considered as minimum requirements;

2) Liberally construed in favor of the governing body; and,

3) Deemed neither to limit nor repeal any other powers granted under state statutes.

3.7 Warning And Disclaimer of Liability *(Not mandatory)*

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of **{Community Name}**, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

3.8 Severability

This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

Section 4.0 – Administration

4.1 Establishment of Development Permit

4.1-1 Development Permit Required *(44 CFR 60.3(b)(1))*

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3.2. The permit shall be for all structures including manufactured homes, as set forth in the "Definitions," and for all development including fill and other activities, also as set forth in the "Definitions."

4.1-2 Application for Development Permit

Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the Floodplain Administrator.

2) Elevation in relation to mean sea level to which any structure has been floodproofed;

3) Where a structure is to be floodproofed, certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet floodproofing criteria in Section 5.2-2;

4) Description of the extent to which a watercourse will be altered or relocated as a result of proposed development;

5) Where a structure is proposed in a V, V1-30, or VE zone, a V-zone design certificate;

6) Where development is proposed in a floodway, an engineering analysis indication no rise of the Base Flood Elevation, and

7) Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

Note: The format of section 4.1-2 is not mandatory but the elevation information in subsection 1 and the information in subsections 2 through 7 is mandatory. Elevation Certificates are not mandatory outside of Community Rating System communities but highly recommended.

4.2 Designation of the Floodplain Administrator *(44 CFR 59.22(b)(1))*

The **{job title of the appropriate administrative official}** is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

4.3 Duties & Responsibilities of the Floodplain Administrator

Duties of the (*Floodplain Administrator*) shall include, but not be limited to:

4.3-1 Permit Review

Review all development permits to determine that:

1) The permit requirements of this ordinance have been satisfied;

2) All other required state and federal permits have been obtained;

3) The site is reasonably safe from flooding;

4) The proposed development is not located in the floodway. If located in the floodway, assure the encroachment provisions of Section 5.4-1 are met;

5) Notify FEMA when annexations occur in the Special Flood Hazard Area.

4.3-2 Use of Other Base Flood Data (In A and V Zones) *(44 CFR 60.3(b)(4))*

When base flood elevation data has not been provided (in A or V zones) in accordance with Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer Sections 5.2, SPECIFIC STANDARDS, and 5.4 FLOODWAYS.

4.3-3 Information to be Obtained and Maintained *(The following language is required and should be adopted verbatim per 44 CFR)*

1) Where base flood elevation data is provided through the FIS, FIRM, or required as in Section 4.3-2, obtain and maintain a record of the actual (as-built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement. *(44 CFR 60.3(b)(5)(i) and (iii))*

2) Obtain and maintain documentation of the elevation of the bottom of the lowest horizontal structural member in V or VE zones. *(44 CFR 60.3(e)(2)(i) and (ii))*

3) For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in Section 4.3-2:

   a) Obtain and maintain a record of the elevation (in relation to mean sea level) to which the structure was floodproofed. *(44 CFR 60.3(b)(5)(ii))*

   b) Maintain the floodproofing certifications required in Section 4.1-2(3). *(44 CFR 60.3(b)(5)(iii))*

4) Certification required by Section 5.4.1 {or the numbering system used by the community} (floodway encroachments). *(44 CFR 60.3(d)(3))*

5) Records of all variance actions, including justification for their issuance. *(44 CFR 60.6(a)(6))*

6) Improvement and damage calculations.

7) Maintain for public inspection all records pertaining to the provisions of this ordinance. *(44 CFR 60.3(b)(5)(iii))*

4.3-4 Alteration of Watercourse

Whenever a watercourse is to be altered or relocated:

1) Notify adjacent communities and the Department of Ecology prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administrator through appropriate notification means. *(44 CFR 60.3(b)(6))*

2) Assure that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained. *(44 CFR 60.3(b)(7))*

4.3-5 Interpretation of FIRM Boundaries *(This section is not required, but if the Local Administrators are performing this task on a regular basis, it should be adopted.)*

Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (e.g. where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the NFIP (44 CFR 59-76).

4.3-6 Review of Building Permits *(44 CFR 60.3(a)(3))*

Where elevation data is not available either through the FIS, FIRM, or from another authoritative source (Section 4.3-2), applications for floodplain development shall be reviewed to assure that proposed construction will be *reasonably safe from flooding*. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

(Failure to elevate habitable buildings at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.)

4.3-7 Changes to Special Flood Hazard Area

1) If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR.

2) If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications.

Section 5.0 – Provisions for Flood Hazard Reduction

5.1 General Standards *(Section 5.0 is required)*

In all areas of special flood hazards, the following standards are required:

5.1-1 Anchoring *(44 CFR 60.3(a) and (b))*

1) All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy. (44 CFR 60.3(a)(3)(i))

2) All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. (44 CFR 60.3(b)(8)). For more detailed information, refer to guidebook, FEMA-85, "Manufactured Home Installation in Flood Hazard Areas."

5.1-2 Construction Materials and Methods *(44 CFR 60.3(a)(3)(ii-iv))*

1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

3) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

5.1-3 Storage of Materials and Equipment

1) The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas (recommended).

2) Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

5.1-4 Utilities *(44 CFR 60.3(a)(5) and (6))*

1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;

2) Water wells shall be located on high ground that is not in the floodway (WAC 173-160-171);

3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;

4) Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

5.1-5 Subdivision Proposals and Development *(44 CFR 60.3(a)(4) and (b)(3))*

All subdivisions, as well as new development shall:

1) Be consistent with the need to minimize flood damage;

2) Have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;

3) Have adequate drainage provided to reduce exposure to flood damage.

4) Where subdivision proposals and other proposed developments contain greater than 50 lots or 5 acres (whichever is the lesser) base flood elevation data shall be included as part of the application.

5.2 Specific Standards *(44 CFR 60.3(c)(1))*

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, or Section 4.3-2, USE OF OTHER BASE FLOOD DATA. The following provisions are required:

5.2-1 Residential Construction *(44 CFR 60.3(c)(2)(5))*

1) In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any residential structure shall have the lowest

floor, including basement, elevated one foot or more above the BFE. Mechanical equipment and utilities shall be waterproof or elevated least one foot above the BFE.

2) New construction and substantial improvement of any residential structure in an AO zone shall meet the requirements in Appendix A.

3) New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.

4) New construction and substantial improvement of any residential structure in a V, V1-30, or VE zone shall meet the requirements in Appendix B.

5) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs must meet or exceed the following minimum criteria:

   a) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.

   b) The bottom of all openings shall be no higher than one foot above grade.

   c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

   d) A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

5.2-2 Nonresidential Construction *(44 CFR 60.3(c)(3) and (4))*

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of subsection 1 or 2, below.

1) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

a) In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained:

New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE, or elevated as required by ASCE 24, whichever is greater. Mechanical equipment and utilities shall be waterproofed or elevated least one foot above the BFE, or as required by ASCE 24, whichever is greater.

b) If located in an AO zone, the structure shall meet the requirements in Appendix A.

c) If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.

d) If located in a V, V1-30, or VE zone, the structure shall meet the requirements in Appendix B.

e) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

i) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
ii) The bottom of all openings shall be no higher than one foot above grade.
iii) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
iv) A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

2) If the requirements of subsection 1 are not met, then new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

   a) Be dry floodproofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry floodproofed to the elevation required by ASCE 24, whichever is greater;

   b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

   c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 4.3-3(2);

   d) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in 5.2-1(5);

Note: Applicants who are floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be rated as one foot below). Floodproofing the building an additional foot will reduce insurance premiums significantly.

5.2-3 Manufactured Homes *(44 CFR 60.3(c)(6)(12))*

1) All manufactured homes to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
   (If the above phrase is applied to all manufactured homes in the floodplain, then the remaining verbiage is not necessary to adopt.)
   This applies to manufactured homes:

a) Outside of a manufactured home park or subdivision,

b) In a new manufactured home park or subdivision,

c) In an expansion to an existing manufactured home park or subdivision, or

d) In an existing manufactured home park or subdivision on a site which a manufactured home has incurred “substantial damage” as the result of a flood; and

2) Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions be elevated so that either:

a) The lowest floor of the manufactured home is elevated one foot or more above the base flood elevation, or

b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

5.2-4 Recreational Vehicles *(44 CFR 60.3(c)(14))*

1) Recreational vehicles placed on sites are required to either:

2) Be on the site for fewer than 180 consecutive days, or

3) Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or

Meet the requirements of 5.2-3 above.

5.2-5 Enclosed Area Below the Lowest Floor

If buildings or manufactured homes are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access, or storage.

5.2-6 Appurtenant Structures (Detached Garages & Small Storage Structures)

For A Zones (A, AE, A1-30, AH, AO):

1) Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements:

    a) Use of the appurtenant structure must be limited to parking of vehicles or limited storage;

    b) The portions of the appurtenant structure located below the BFE must be built using flood resistant materials;

    c) The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement;

    d) Any machinery or equipment servicing the appurtenant structure must be elevated or floodproofed to or above the BFE;

    e) The appurtenant structure must comply with floodway encroachment provisions in Section 5.4-1;

    f) The appurtenant structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Section 5.2-1(5).

    g) The structure shall have low damage potential,

    h) If the structure is converted to another use, it must be brought into full compliance with the standards governing such use, and

    i) The structure shall not be used for human habitation.

2) Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 5.2-1.

3) Upon completion of the structure, certification that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

5.3 AE and A1-30 Zones with Base Flood Elevations but No Floodways *(44 CFR 60.3(c)(10))*

In areas with BFEs (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

5.4 Floodways *(Note the more restrictive language for floodway development per RCW 86.16)*

Located within areas of special flood hazard established in Section 3.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:

5.4-1 No Rise Standard

Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge. (44 CFR 60.3(d)(3))

5.4-2 Residential Construction in Floodways

Construction or reconstruction of residential structures is prohibited within designated floodways, except for (i) repairs, reconstruction, or improvements to a structure that do not increase the ground floor area; and (ii) repairs, reconstruction, or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either, (A) before the repair or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent.

1) Replacement of Farmhouses in Floodway

Repairs, reconstruction, replacement, or improvements to existing farmhouse structures located in designated floodways and that are located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170 may be permitted subject to the following:

a) The new farmhouse is a replacement for an existing farmhouse on the same farm site;
b) There is no potential building site for a replacement farmhouse on the same farm outside the designated floodway;
c) Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse;
d) A replacement farmhouse shall not exceed the total square footage of encroachment of the farmhouse it is replacing;
e) A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within ninety days after occupancy of a new farmhouse;
f) For substantial improvements and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is a minimum of one foot higher than the BFE;
g) New and replacement water supply systems are designed to eliminate or minimize infiltration of flood waters into the system;
h) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters; and
i) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

2) Substantially Damaged Residences in Floodway

a) For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the Floodplain Administrator may make a written request that the Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the local government and the Department of Ecology any information

necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158-070(1).

b) Before the repair, replacement, or reconstruction is started, all requirements of the NFIP, the state requirements adopted pursuant to 86.16 RCW, and all applicable local regulations must be satisfied. In addition, the following conditions must be met:

i) There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.
ii) A replacement residential structure is a residential structure built as a substitute for a legally existing residential structure of equivalent use and size.
iii) Repairs, reconstruction, or replacement of a residential structure shall not increase the total square footage of floodway encroachment.
iv) The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the BFE.
v) New and replacement water supply systems are designed to eliminate or minimize infiltration of flood water into the system.
vi) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters.
vii) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

5.4-3 All Other Building Standards Apply in the Floodway

If Section 5.4-1 is satisfied or construction is allowed pursuant to section 5.4-2, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 5.0, Provisions For Flood Hazard Reduction.

5.5 General Requirements for Other Development *(Optional Provision)*

All development, including manmade changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance or the state building codes with adopted amendments and any **{community name}** amendments, shall:

1) Be located and constructed to minimize flood damage;

2) Meet the encroachment limitations of this ordinance if located in a regulatory floodway;

3) Be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;

4) Be constructed of flood damage-resistant materials;

5) Meet the flood opening requirements of Section 5.2-1(5), and

6) Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

5.6 Critical Facility (Optional Provision)

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the SFHA (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the BFE shall be provided to all critical facilities to the extent possible.

5.7 Livestock Sanctuaries

Elevated areas for the for the purpose of creating a flood sanctuary for livestock are allowed on farm units where livestock is allowed. Livestock flood sanctuaries shall be sized appropriately for the expected number of livestock and be elevated sufficiently to protect livestock. Proposals for livestock flood sanctuaries shall meet all procedural and substantive requirements of this chapter.

Note: To be “elevated sufficiently to protect livestock” typically means to be elevated at least one foot above the BFE.

Section 6.0 - Variances

The variance criteria set forth in this section of the ordinance are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the **{governing body}** to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the Base Flood Elevation are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this ordinance are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

6.1 Requirements for Variances

1) Variances shall only be issued:

   a) Upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

   b) For the repair, rehabilitation, or restoration of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure’s continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;

c) Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;

d) Upon a showing of good and sufficient cause;

e) Upon a determination that failure to grant the variance would result in exceptional hardship to the applicant;

f) Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in Section 2.0 {or the numbering system used by the community} of this ordinance in the definition of "Functionally Dependent Use."

2) Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.

3) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the BFE, provided the procedures of Sections 4.0 and 5.0 {or the numbering system used by the community} of this ordinance have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

6.2 Variance Criteria

In considering variance applications, the **{Governing Body}** shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:

1) The danger that materials may be swept onto other lands to the injury of others;

2) The danger to life and property due to flooding or erosion damage;

3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

4) The importance of the services provided by the proposed facility to the community;

5) The necessity to the facility of a waterfront location, where applicable;

6) The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;

7) The compatibility of the proposed use with existing and anticipated development;

8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

9) The safety of access to the property in time of flood for ordinary and emergency vehicles;

10) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and,

11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical, water system, and streets and bridges.

6.1 Additional Requirements for the Issuance of a Variance

1) Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

   a) The issuance of a variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to amounts as high as $25 for $100 of insurance coverage, and

   b) Such construction below the BFE increases risks to life and property.

2) The Floodplain Administrator shall maintain a record of all variance actions, including justification for their issuance.

3) The Floodplain Administrator shall condition the variance as needed to ensure that the requirements and criteria of this chapter are met.

4) Variances as interpreted in the NFIP are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from flood elevations should be quite rare.

APPENDIX A
STANDARDS FOR SHALLOW FLOODING AREAS (AO ZONES)
(44 CFR 60.3(c)7, 8 and 11)

Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In addition to other provisions in this code, the following additional provisions also apply in AO zones:

1. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement and mechanical equipment) elevated above the highest adjacent grade to the structure, one foot or more above***** the depth number specified in feet on the community's FIRM (at least two feet above the highest adjacent grade to the structure if no depth number is specified).

2. New construction and substantial improvements of nonresidential structures within AO zones shall either:

   a) Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above* the depth number specified on the FIRM (at least two feet if no depth number is specified); or

   b) Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer, or architect as in section 5.2-2(3).

3. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

4. Recreational vehicles placed on sites within AO zones on the community's FIRM either:

   a) Be on the site for fewer than 180 consecutive days, or

b) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

c) Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section 5.1-1(2)).

APPENDIX B
STANDARDS FOR COASTAL HIGH HAZARD AREAS (V ZONES)
44 CFR 60.3(e)(2 – 8)

Located within areas of special flood hazard established in Section 3.2 are Coastal High Hazard Areas, designated as zones V1-30, VE, and/or V. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this ordinance, the following provisions shall also apply:

1. All new construction and substantial improvements in zones V1-30 and VE (V if base flood elevation data is available) on the community's FIRM shall be elevated on pilings and columns so that:

   a) Elevation:

      i) Residential Buildings

         The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level.

      ii) Nonresidential buildings

         The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level or meets the elevation requirements of ASCE 24, whichever is higher; and

   b) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

   A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (1)(a)(i) and (2)(a)(ii).

2. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new

and substantially improved structures in zones V1-30, VE, and V on the community's FIRM and whether or not such structures contain a basement. The (Floodplain Administrator) shall maintain a record of all such information.

3. All new construction within zones V1-30, VE, and V on the community's FIRM shall be located landward of the reach of mean high tide.

4. Provide that all new construction and substantial improvements within zones V1-30, VE, and V on the community's FIRM have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the design proposed meets the following conditions:

   a) Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and

   b) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Maximum wind and water loading values to be used in this determination shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

   If breakaway walls are utilized, such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.

5. Prohibit the use of fill for structural support of buildings within zones V1-30, VE, and V on the community's FIRM.

6. Prohibit man-made alteration of sand dunes within zones V1-30, VE, and V on the community's FIRM which would increase potential flood damage.

7. All manufactured homes to be placed or substantially improved within zones V1-30, V, and VE on the community's FIRM on sites:

a) Outside of a manufactured home park or subdivision,

b) In a new manufactured home park or subdivision,

c) In an expansion to an existing manufactured home park or subdivision, or

d) In an existing manufactured home park or subdivision on which a manufactured home has incurred “substantial damage” as the result of a flood; shall meet the standards of paragraphs (1) through (6) of this section and manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision within zones V1-30, V, and VE on the FIRM shall meet the requirements of Section 5.2-3.

8. Recreational vehicles placed on sites within V or VE zones on the community’s FIRM shall either:

a) Be on the site for fewer than 180 consecutive days, or

b) Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or

c) Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section 5.1-1(2)).

Chapter 14.01
FLOOD HAZARD AREA REGULATIONS

Sections:

14.01.010 Findings of fact.
14.01.020 Statement of purpose.
14.01.030 Methods of reducing flood losses.
14.01.040 Land to which this chapter applies.
14.01.050 Basis for establishing the areas of special flood hazard.
14.01.060 Interpretation.
14.01.070 Abrogation and greater restrictions.
14.01.080 Warning and disclaimer of liability.
14.01.090 Definitions.
14.01.100 Special flood hazard area development permits.
14.01.110 Floodplain manager – Authority.
14.01.120 Floodplain manager – Duties and responsibilities.
14.01.130 General standards.
14.01.140 Critical facility.
14.01.150 Floodways.
14.01.155 Density fringe areas.
14.01.160 Variances.
14.01.170 Appeals procedures.
14.01.180 Penalties for noncompliance.
14.01.190 Severability.

14.01.010 Findings of fact.

A. The flood hazard areas of Monroe are subject to periodic inundation that results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards that increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated, or otherwise protected from flood damage also contribute to the flood loss. (Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.020 Statement of purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

A. To protect human life and health;
B. To minimize expenditure of public money and costly flood -control projects;
C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
D. To minimize prolonged business interruptions;
E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
F. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
G. To ensure that potential buyers are notified that property is in an area of special flood hazard; and
H. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions; and
I. Participate in and maintain eligibility for flood insurance and disaster relief

Commented [GM(1]: Recommended addition.

14.01.030 Methods of reducing flood losses.

In order to accomplish its purposes, this chapter includes methods and provisions for:

A. Restricting or prohibiting uses that are dangerous to health, safety, and property due to water or erosion hazards, or that result in damaging increases in erosion or in flood heights or velocities;

B. Requiring that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;

C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers that help accommodate or channel floodwaters;

D. Controlling filling, grading, dredging, and other development that may increase flood damage; and

E. Preventing or regulating the construction of flood barriers that will unnaturally divert flood waters or may increase flood hazards in other areas. (Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.040 Land to which this chapter applies.

This chapter shall apply to all areas of special flood hazard within the jurisdiction of the city of Monroe. (Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.050 Basis for establishing the areas of special flood hazard.

The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for Snohomish County, WA and Incorporated Areas" dated June 19, 2020 and any revisions thereto, with accompanying Flood Insurance Rate Maps (FIRMs) dated June 19, 2020, and any revisions thereto, are hereby adopted by reference and declared to be a part of this ordinance.

The FIS and the FIRM are on file at 806 West Main Street, Monroe, Washington.

The best available information for flood hazard area identification as outlined in MMC 14.01.120(B) shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under MMC 14.01.120(B).

Commented [GM(2]: Must adopt entire Snohomish County FIS and FIRM's, can no longer just reference the applicable FIRM panels.

~~Areas of special flood hazard for portions of the city of Monroe covered by map panels 1100, 1377, 1380, and 1385 identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Rate Study for Snohomish County, Washington and Incorporated Areas," dated November 8, 1999, with accompanying Flood Insurance Rate Maps (FIRMs), are adopted by reference and declared to be a part of this chapter.~~

~~Areas of special flood hazard for portions of the city of Monroe covered by map panels 1070, 1357, 1360, and 1376 identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Snohomish County, Washington and Incorporated Areas," dated September 16, 2005, and any revisions thereto, with accompanying Flood Insurance Rate Maps (FIRMs), are adopted by reference and declared to be a part of this chapter. The Flood Insurance Studies shall be on file in the office of the city engineer, 806 West Main Street, Monroe, Washington. (Ord. 018/2017 § 2; Ord. 004/2006 § 2; Ord. 021/2005 § 1)~~

14.01.060 Compliance and Interpretation.

A. ~~-~~All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.

B. In the interpretation and application of this chapter, all provisions shall be:
~~A~~1. Considered as minimum requirements;
2.~~B~~. Liberally construed in favor of the governing body;
3~~C~~. Deemed neither to limit nor repeal any other powers granted under state statutes. (Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.070 Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and any other ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.080 Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods may occur. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of

special flood hazards or uses permitted within such areas will be free from flooding or flood damage. This chapter shall not create liability on the part of the city, any elected and appointed official or any employee thereof, or the Federal Insurance Administration, for flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder. (Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.090 Definitions.

Unless specifically defined in this section, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter it's most reasonable application.

"Alteration of watercourse" means any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

"Appeal" means a request for a review of the interpretation of any provision of this chapter or a request for a variance pursuant to MMC 14.01.170.C.

"Area of shallow flooding" means a designated zone AO~~ or~~, AH~~ Zone on the~~, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM~~). The base flood depths range from~~) with a one percent or greater annual chance of flooding to an average depth of one to three feet~~;~~ where a clearly defined channel does not exist~~;~~, where the path of flooding is unpredictable, and ~~indeterminate; and,~~where velocity flow may be evident. ~~AO~~ Such flooding is characterized ~~as~~ by ponding or sheet flow~~ and AH indicates ponding~~. Also referred to as the sheet flow area.

"Area of special flood hazard" means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. ~~Designation on effective maps always includes the letter A or~~ It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR ~~.~~The term "special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard."

"ASCE 24" means the most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

Commented [GM(3]: Recommended addition.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year~~. Also~~ (also referred to as the "~~one hundred~~100-year flood." Designation on maps always includes the letters A or V.

"Base Flood Elevation (BFE)" means the elevation to which floodwater is anticipated to rise during the base flood.

"Basement" means any area of the building having its floor sub-grade~~,~~ (below ground level~~,~~) on all sides.

"Building": See "Structure."

Commented [GM(4]: Recommended addition.

"Building Code" means the currently effective versions of the International Building Code and the International Residential Code adopted by the State of Washington Building Code Council.

Commented [GM(5]: Recommended addition.

"Breakaway wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Commented [GM(6]: Recommended addition.

"Critical facility" means a facility for which even a slight chance of flooding might be too great. Critical facilities include but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

"Development" means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. "Development" also means subdivision of a parcel or parcels into two or more lots located within the area of special flood hazard.

"Elevation Certificate" means an administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

"Elevated Building" means for insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

Commented [GM(7]: Recommended addition.

"Essential Facility": See "Essential Facility" defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.

Commented [GM(8]: Recommended addition.

"Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.

Commented [GM(9]: Recommended addition.

"Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Commented [GM(10]: Recommended addition.

"Farmhouse" means a single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.

Commented [GM(11]: Recommended addition.

"Flood or Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1.

a) ~~1.~~ The overflow of inland or tidal waters~~; and/or~~.

b) ~~2.~~ The unusual and rapid accumulation ~~of~~for runoff of surface waters from any source.

c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

"Flood elevation study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a "Flood Insurance Study (FIS)."

"Flood Insurance Rate Map (FIRM)" means the official map of a community, on which the Federal Insurance ~~Administration~~Administrator has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a "Digital Flood Insurance Rate Map (DFIRM)."

"Flood Insurance Study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

"Floodplain or flood-prone area" means any land area susceptible to being inundated by water from any source. See "Flood or flooding."

"Floodplain administrator" means the community official report provided by designated by title to administer and enforce the floodplain management regulations.

"Floodplain management regulations" means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Commented [GM(12]: Recommended addition.

"Flood proofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than ~~one foot.~~a designated height. Also referred to as "Regulatory Floodway."

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic structure" means any structure that is:

1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

   a) By an approved state program as determined by the Secretary of the Interior, or

   b) Directly by the Secretary of the Interior in states without approved programs.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor~~;~~, provided~~,~~ that such enclosure is not built so as to render the structure in violation of the applicable ~~nonelevation~~non-elevation design requirements of this chapter found in MMC 14.01.130 (i.e. provided there are adequate flood ventilation openings).

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred eighty consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles. The term "manufactured home" does not include a "recreational vehicle."

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

~~O. "New construction" means structures for which the "start of construction" commenced on or after the effective date of the ordinance codified in this chapter.~~

"Mean Sea Level" means, for purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"New construction" means for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

"One-hundred-year flood or 100-year flood": See "Base flood."

New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

"Reasonably Safe from Flooding" means development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable date known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

"Recreational vehicle" means a vehicle:

1. Built on a single chassis;
2. Four hundred square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Start of construction" includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure" means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Substantial damage" means damage of any origin sustained by a structure for which the cost of restoration to it's before damaged condition would equal or exceed fifty percent of the ~~assessed~~market value of the structure before the damage occurred.

"Substantial improvement" means any repair, reconstruction, ~~or~~ rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent of the ~~assessed~~market value of the structure~~, either:~~

~~1. Before the improvement or repair is started; or~~

~~2. If the structure has been damaged and is being restored,~~ before the ~~damage occurred. For the purposes~~"start of ~~this definition "~~construction" of the improvement. This term includes structures which have incurred "substantial ~~improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part~~damage," regardless of the ~~building commences, whether or not that alteration affects the external dimensions of the structure.~~

actual repair work performed. The term does not, however, include either:

1) ~~1.~~ Any project for improvement of a structure to correct ~~precited~~ previously identified existing violations of state or local health, sanitary, or safety code specifications ~~which~~that have been ~~previously~~ identified by the local code enforcement official and ~~which~~that are the minimum necessary to assure safe living conditions; or

2) ~~2.~~ Any alteration of a "historic structure ~~listed on~~," provided that the ~~National Register of Historic Places or~~alteration will not preclude the structure's continued designation as a ~~State Inventory of Historic Places.~~"historic structure."

"Variance" means a grant of relief by a community from the ~~requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.~~terms of a floodplain management regulation.

"Water surface elevation" means the height, in relation to the vertical datum utilized in the applicable flood insurance study of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Commented [GM(13]: Recommended addition.

"Water Dependent" means a structure for commerce or industry that cannot exist in any other location and is dependent on the water by reasons of the intrinsic nature of its operations.

(Ord. 018/2017 § 3; Ord. 033/2008 § 3; Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.100 Special flood hazard area development permits

A. A special flood hazard area development permit shall be obtained before construction or development begins within any area of special flood hazard established in MMC 14.01.050. A special flood hazard area development permit shall be required for all structures, including the placement of manufactured homes.

B. Application for a special flood hazard area development permit shall be made on forms furnished by the floodplain manager and may include but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

1. Elevation in relation to ~~North American Vertical Datum of 1929~~ mean sea level, of the lowest floor (including the basement) of all structures;

2. Elevation in relation to ~~North American Vertical Datum of 1929~~ mean sea level to which any structure has been floodproofed;

3. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in MMC 14.01.130(B)(2);

4. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development;

5. Base flood elevation data; ~~and~~

6. Floodway data, including engineering analysis indicating no rise of the BFE where development is proposed in a floodway; and~~.~~

7. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

C. The total fee for the application shall be as established by the city council by periodic resolution. The application form must be completed and submitted with the application fee before issuance of the special flood hazard area development permit will be considered. (Ord. 033/2018 § 7; Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.110 Floodplain manager – Authority.

The mayor shall appoint a floodplain manager to administer and implement this chapter by granting or denying special flood hazard area development permits in accordance with its provisions. (Ord. 033/2018 § 8; Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.120 Floodplain manager – Duties and responsibilities.

Duties of the floodplain manager shall include, but not be limited to:

A. *Permit Review.*

1. Review all permit applications to determine that the special flood hazard area development permit requirements of this chapter have been satisfied.

2. Review all special flood hazard area development permit applications to determine that all necessary permits have been obtained from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

3. Review all special flood hazard area development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of MMC 14.01.150 are met.

4. Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in an area of special flood hazard, all new construction and substantial improvements shall (a) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, (b) be constructed with materials resistant to flood damage, (c) be constructed by methods and practices that minimize flood damages, and (d) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

5. Review subdivision proposals and other new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in an area of special flood hazard, any such proposals shall be reviewed to assure that (a) all such proposals are consistent with the need to minimize flood damage within the area of special flood hazard, (b) all public utilities and facilities, such as sewer, gas, electrical, and water systems, are located and constructed to minimize or eliminate flood damage, and (c) adequate drainage is provided to reduce exposure to flood hazards.

6. Notify FEMA when annexations occur in the Special Flood Hazard Area.

B. *Use of Other Base Flood Data.* When base flood elevation data has not been provided in accordance with MMC 14.01.050, Basis for establishing the areas of special flood hazard, the floodplain manager obtains, reviews, and reasonably utilizes any base flood elevation and floodway data available from a federal, state or other source, in order to administer MMC 14.01.130, 14.01.140 and 14.01.150.

C. *Information To Be Obtained and Maintained.*

1. Where base flood elevation data is provided through the Flood Insurance Study or required as in subsection (B) of this section, obtain and record the actual elevation (in relation to ~~North American Vertical Datum of 1929~~ mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

2. For all new or substantially improved floodproofed structures:

a. Verify and record the actual elevation in relation to ~~North American Vertical Datum of 1929~~ mean sea level to which the structure was floodproofed; and

b. Maintain the floodproofing certifications required in MMC 14.01.100.

3. Certification required by the encroachment provisions found at MMC 14.01.150.

4 .Records of all variance actions, including justification for their issuance.

5. Improvement and damage calculations.

~~3~~6. Maintain for public inspection all records pertaining to the provisions of this chapter.

D. *Alteration of Watercourses.*

1. The floodplain manager shall notify adjacent communities and the Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

2. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

E. *Interpretation of FIRM Boundaries.* The floodplain manager shall make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in MMC 14.01.170. (Ord. 033/2018 § 9; Ord. 004/2006 § 2; Ord. 021/2005 § 1)

F. *Changes to Special Flood Hazard Area.*

1. If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR.

2. If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications.

Commented [GM(14]: Recommended additions.

14.01.130 General standards.

A. In all areas of special flood hazards, the following provisions are required:

1. *Anchoring.*

   a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

   b. All manufactured homes must be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors, and those listed in FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook. The anchoring requirement is in addition to applicable requirements for resisting wind forces.

2. *Construction Materials and Methods.*

   a. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

   b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

   c. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

3. *Utilities.*

   a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

   b. Water wells shall be located outside of the floodway.

   c. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.

   d. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

4. *Subdivision Proposals.*

   a. All subdivision proposals shall be consistent with the need to minimize flood damage.

b. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.

c. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.

d. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed development which contain at least fifty lots or five acres (whichever is less).

5. *Storage of Materials and Equipment*

a. The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas

b. Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

Commented [GM(15]: Recommended addition.

6. *Review of Building Permits*. Where elevation data is not available either through the Flood Insurance Study or from another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high-water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

B. In all areas of special flood hazards where base flood elevation data has been provided as set forth in MMC 14.01.050 or 14.01.120(B), the following provisions are required:

1. *Residential Construction.*

a. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above base flood elevation. Mechanical equipment and utilities shall be waterproofed or elevated at least one foot above base flood elevation.

b. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

i. Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

ii. The bottom of all openings shall be no higher than one foot above grade; and

iii. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

iv. A garage attached to a residential structure , constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters.

c. New construction and substantial improvements of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.

2. *Nonresidential Construction.* New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated one foot or more above the level of the base flood elevation, or, together with attendant utility and sanitary facilities, shall:

a. Be dry floodproofed so that below one foot above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

c. Have a certification by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this section based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the city engineer;

d. Nonresidential structures that are elevated, but not floodproofed, must meet the same standards for space below the lowest floor as described in subsection (B)(1) of this section;

e. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g., a building floodproofed to one foot above the base level will be rated as at the base flood level);

f. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting

this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

i. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding, and

ii. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.

iii. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

iv. A garage attached to a residential structure , constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters.

g. For all new construction and substantial improvement located in an unnumbered A Zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.

3. *Manufactured Homes.*

a. All manufactured homes that are placed or substantially improved ~~within zones A1-30, AH, and AE on the community's FIRM~~ on sites that are:

Commented [GM(16]: Removed to apply to all special flood hazard zones, consistent with residential/non-residential development sections.

i. Outside of a manufactured home park or subdivision;

ii. In a new manufactured home park or subdivision;

iii. In an expansion to an existing manufactured home park or subdivision; or

iv. In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood;

shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

b. All manufactured homes that are placed or substantially improved on sites in an existing manufactured home park or subdivision ~~within Zones A1-30, AH, and AE on the community's~~

~~FIRM~~ that are not subject to the provisions of subsection (B)(3)(a) of this section must be elevated so that either:

i. The lowest floor of the manufactured home is elevated one foot or more~~at or~~ above the base flood elevation; or

ii. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

4. *Recreational Vehicles.*

a. Recreational vehicles placed on sites ~~within Zones A1-30, AH, and AE on the community's FIRM~~are required to either:

i. Be on the site for fewer than one hundred eighty consecutive days;

ii. Be fully licensed and ready for highway use; or

iii. Meet the permit requirements of MMC 14.01.100 and the elevation and anchoring requirements for "manufactured homes" in subsection (B)(3) of this section.

b. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions. (Ord. 018/2017 § 4; Ord. 004/2006 § 2; Ord. 021/2005 § 1)

5. *Enclosed Area Below the Lowest Floor.* If buildings or manufactured homes are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access or storage.

14.01.140 Critical facility.

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area. Construction of new critical facilities shall be permissible within the special flood hazard area if no feasible alternative site is available. Critical facilities constructed within the special flood hazard area shall have the lowest floor elevated to three feet or more above the level of the base flood elevation at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or

Commented [GM(17]: Removed to apply to all special flood hazard zones, consistent with residential/non-residential development sections.

Commented [GM(18]: Removed to apply to all special flood hazard zones, consistent with residential/non-residential development sections.

released into floodwaters. Access routes elevated to or above the level of the special flood hazard area shall be provided to all critical facilities to the extent possible. (Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.150 Floodways.

Within areas of special flood hazard established in MMC 14.01.050 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. Encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway are prohibited unless certification by a registered professional engineer is provided demonstrating, through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that the proposed encroachment when combined with all other existing and anticipated development would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

B. Construction or reconstruction of residential structures is prohibited within designated floodways, except for:

1. Repairs, reconstruction, or improvements to a structure which do not increase the ground floor area;

2. Repairs, reconstruction or improvements to a structure, the cost of which does not exceed fifty percent of the market value of the structure, either:

   a. Before the repair or reconstruction is started, or

   b. If the structure has been damaged, and is being restored, before the damage occurred; and

3. Work done on structures to comply with existing health, sanitary or safety codes or to structures identified as historic places.

C. If subsection (A) of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of MMC 14.01.130(A).

D. In areas with base flood elevations (but in which a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's Flood Insurance Rate Map, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

E. The flood carrying capacity within the altered or relocated portion of any watercourse shall be maintained. (Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.155 Density fringe areas.

Development within areas designated as density fringe areas within the city of Monroe will be regulated the same as other areas of special flood hazard located within floodways. (Ord. 018/2017 § 5)

14.01.160 Variances.

A. The issuance of a variance is for floodplain management purposes only. Insurance premium rates are determined by statute according to actuarial risk and will not be modified by the granting of a variance.

B. The hearing examiner, after examining the applicant's hardships, shall approve or disapprove a request for a variance. Procedures for the granting of variances by the hearing examiner are as follows:

1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;

2. Variances shall only be issued upon:

   a. A showing of good and sufficient cause,

   b. A determination that failure to grant the variance would result in exceptional hardship to the applicant, and

   c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

3. Variances shall not be issued within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result;

4. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;

5. Variances are generally limited to a lot size less than one-half acre; as the lot size increases beyond one-half acre, the technical justification required for issuing a variance increases. Variances may be

issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the procedures of this subsection and subsections (B)(1) and (2), (C) and (D) of this section;

6. Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use; provided, that:

a. The criteria of this subsection and subsections (B)(1), (2), (3) and (5) of this section are met, and

b. The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

C. The floodplain manager shall notify the applicant in writing that:

1. The issuance of a variance to construct a structure below the base flood level may result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars for one hundred dollars of insurance coverage; and

2. Such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions as required in subsection (D) of this section.

D. The floodplain manager shall:

1. Maintain a record of all variance actions, including justification for their issuance; and

2. Report such variances issued in the city's annual or biennial report submitted to the Federal Insurance Administrator.

E. The Federal Insurance Administrator may review the hearing examiner's findings justifying the granting of variances, and if that review indicates a pattern inconsistent with the objectives of sound floodplain management, the Federal Insurance Administrator may take appropriate action under 44 CFR 59.24(b).

F. The variance criteria above are meant to incorporate the federal requirements for variances as specified in 44 CFR 60.6 as now or hereafter amended. To the extent that requirements of this section or MMC 14.01.170 conflict with or omit requirements of 44 CFR 60.6 as now or hereafter amended, the terms of 44 CFR 60.6 shall govern. (Ord. 033/2018 § 10; Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.170 Appeals procedures.

A. *Administrative Appeals.*

1. The hearing examiner shall have the authority to hear and decide appeals from any order, requirement, permit, decision or determination made by the floodplain manager or designee in the administration and enforcement of provisions of this title.

2. Appeals from the floodplain manager's order, requirement, permit, decision, or determination may be taken to the hearing examiner by any person aggrieved. The appeal shall be filed in writing, in duplicate, in original form with the city clerk within ten days of the date of the action being appealed. Upon filing an appeal, a place and time for the hearing not more than thirty days from such notice of appeal shall be set by the hearing examiner.

3. The hearing examiner may, in conformity with this title or other applicable ordinances, reverse or affirm, wholly or in part, or modify the order, requirement, decision or determination appealed from, and may rule on the order, requirement, decision or determination as necessary. To that end, the hearing examiner shall have all the power of the officer from whom the appeal is taken, insofar as the decision on the particular issue is concerned.

4. The decision of the hearing examiner on an administrative appeal shall be final and conclusive.

B. *Appeal of Variances.*

1. There shall be no administrative appeal of the hearing examiner's decision on a requested variance under this chapter.

2. The floodplain manager shall maintain the records of all variances granted under this chapter and shall report any variances to the Federal Insurance Administrator upon request.

C. *Judicial Appeal.* Appeals from the final decision of the hearing examiner under this chapter shall be made to Snohomish County superior court in accordance with Chapter 36.70C RCW. (Ord. 033/2018 § 11; Ord. 011/2017 § 2; Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.180 Penalties for noncompliance.

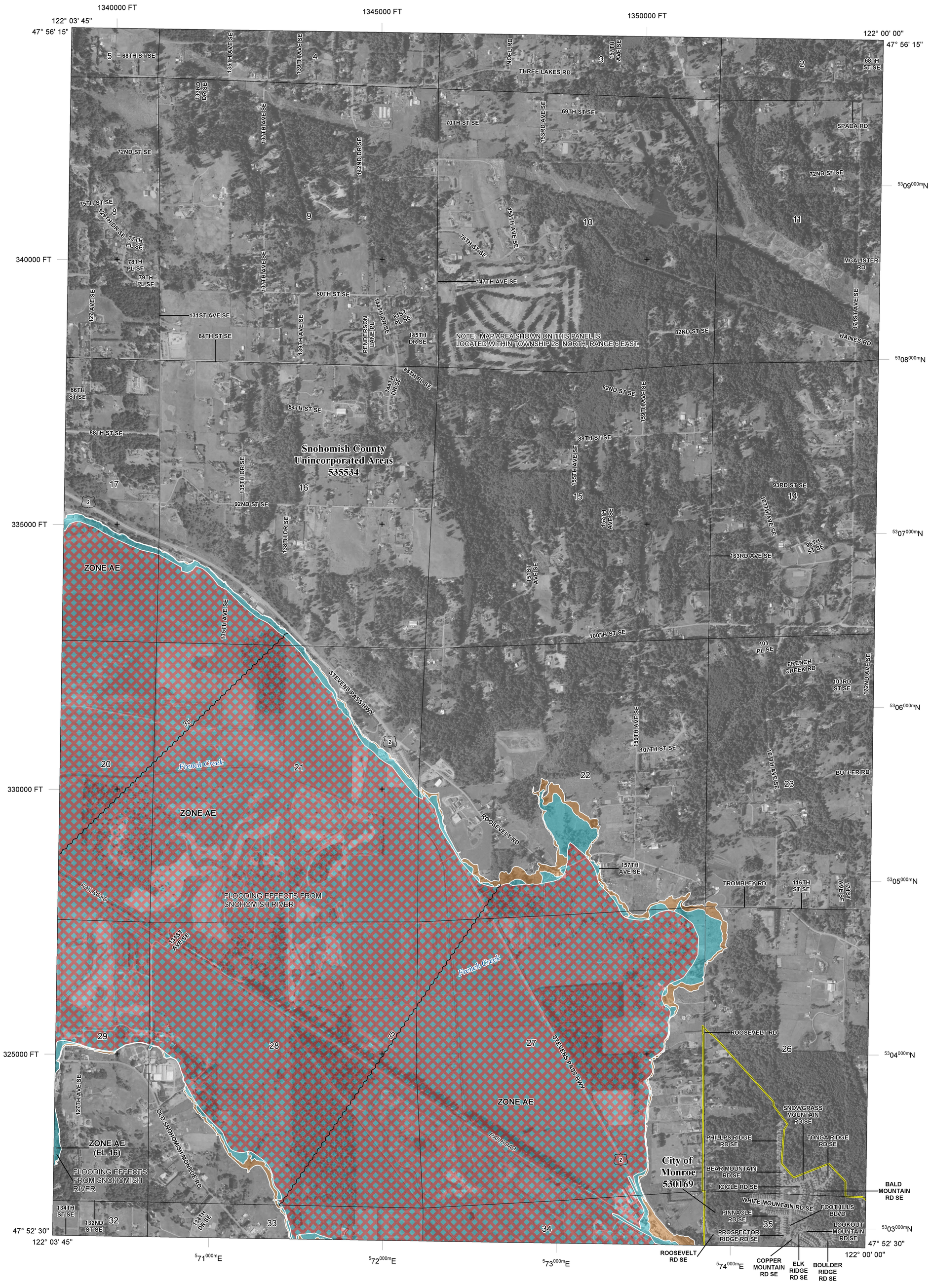
No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance to the terms of this chapter and other applicable regulations. Violation of the provisions of this chapter (including violations of conditions and safeguards established in connection conditions) shall constitute a misdemeanor as defined in RCW 9A.20.010. Violators shall pay all costs and expenses involved in the case. Nothing contained in this chapter shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation. (Ord. 004/2006 § 2; Ord. 021/2005 § 1)

14.01.190 Severability.

This chapter and the various parts thereof are hereby declared to be severable. Should any Section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

~~If any section, sentence, clause or phrase of this chapter 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 chapter. (Ord. 018/2017 § 6)~~

ATTACHMENT 3



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) *Zone A,V, A99*
	With BFE or Depth *Zone AE, AO, AH, VE, AR*
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
	Future Conditions 1% Annual Chance Flood Hazard *Zone X*
	Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
OTHER AREAS	NO SCREEN Areas Determined to be Outside the 0.2% Annual Chance Floodplain *Zone X*
	Area of Undetermined Flood Hazard *Zone D*
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Accredited or Provisionally Accredited Levee, Dike, or Floodwall
	Non-accredited Levee, Dike, or Floodwall
OTHER FEATURES	E 18.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	8 Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	513 Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this panel was provided by the USDA-FSA Aerial Photography Field Office. This information was derived from digital orthophotography at a scale of 1:12,000 and 1-meter pixel resolution from photography dated 2009.

Density Fringe Area

SCALE

N

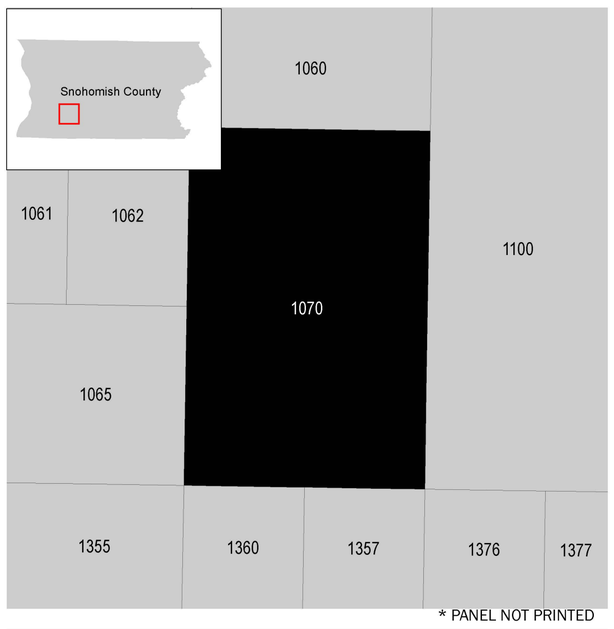
Map Projection:
NAD 1983 StatePlane Washington North FIPS 4601 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 Feet

0 255 510 1,020 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SNOHOMISH COUNTY, WASHINGTON
AND INCORPORATED AREAS

PANEL **1070** OF **1575**

FEMA

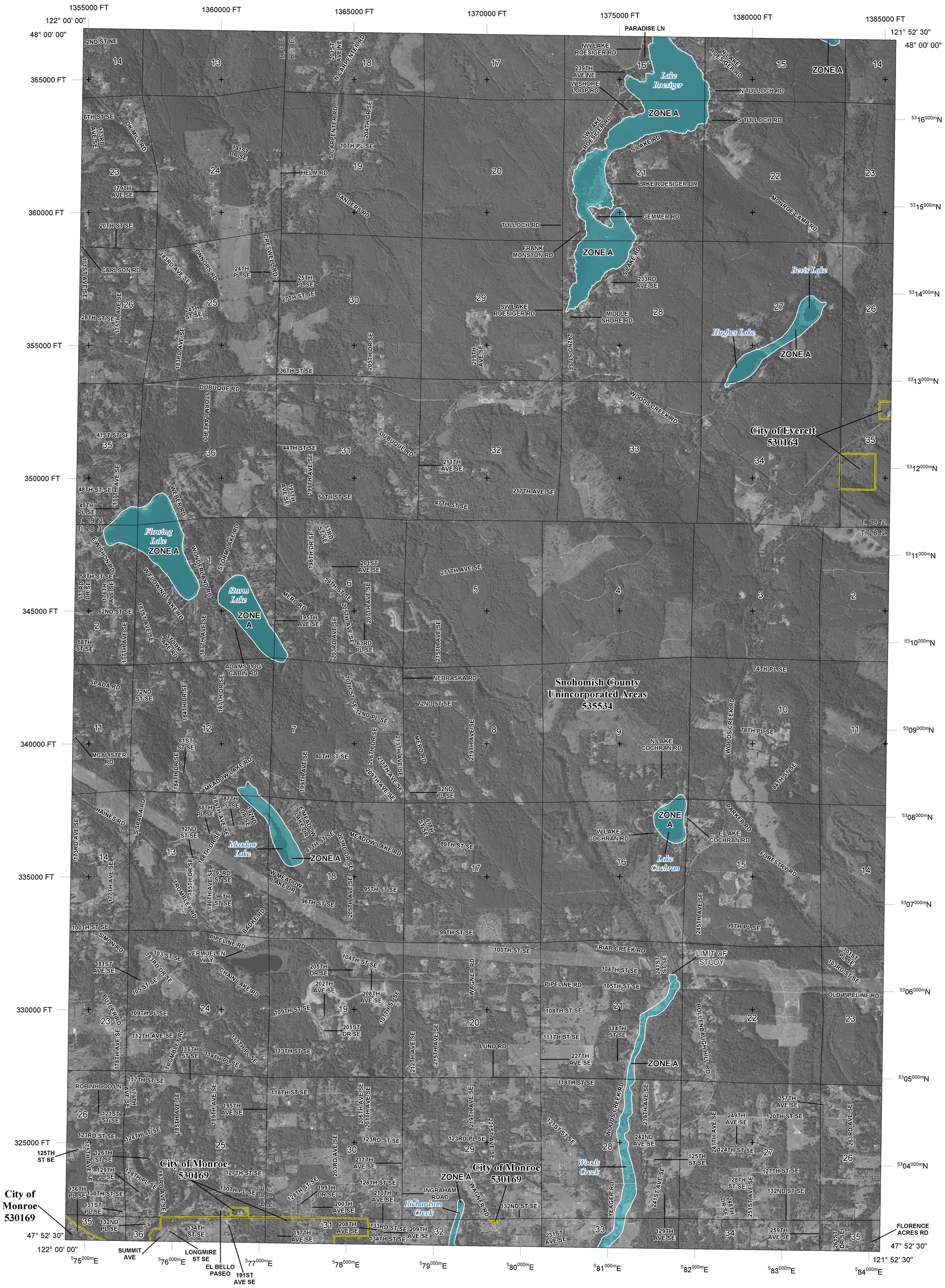
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
MONROE, CITY OF	530169	1070	G
SNOHOMISH COUNTY	535534	1070	G

VERSION NUMBER
2.3.2.1

MAP NUMBER
53061C1070G

MAP REVISED
JUNE 19, 2020



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) *Zone A,V, A99*
	With BFE or Depth *Zone AE, AO, AH, VE, AR*
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
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GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Accredited or Provisionally Accredited Levee, Dike, or Floodwall
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	8 Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	513 Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

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SCALE

N

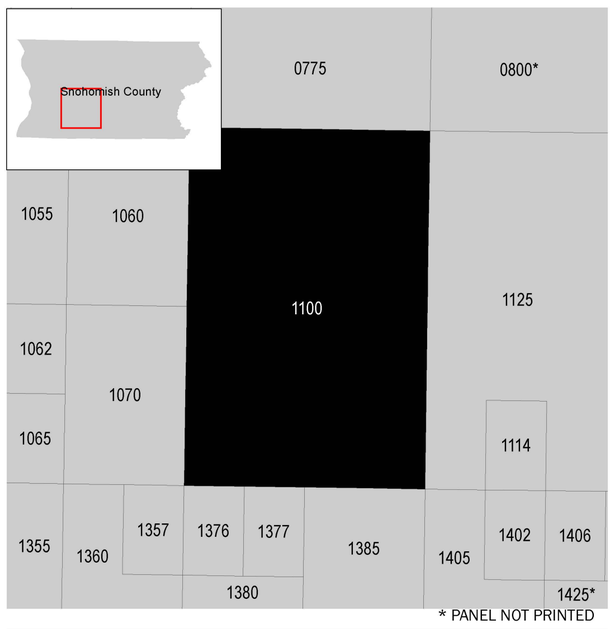
Map Projection:
NAD 1983 StatePlane Washington North FIPS 4601 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 2,000 feet **1:24,000**

0 2,000 4,000 8,000 Feet

0 500 1,000 2,000 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SNOHOMISH COUNTY, WASHINGTON
AND INCORPORATED AREAS

PANEL **1100** OF **1575**

FEMA

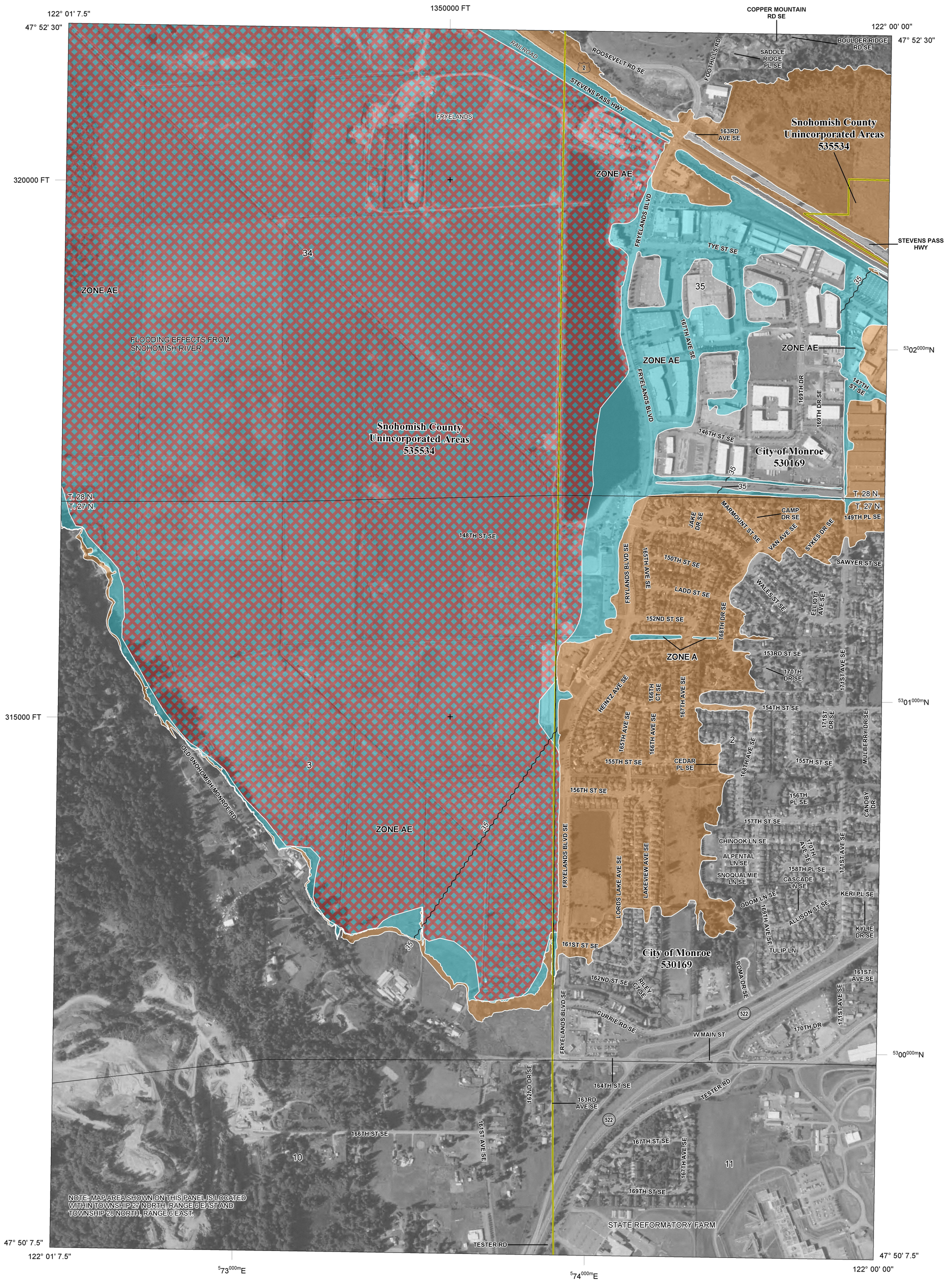
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
EVERETT, CITY OF	530164	1100	F
MONROE, CITY OF	530169	1100	F
SNOHOMISH COUNTY	535534	1100	F

VERSION NUMBER
2.3.2.1

MAP NUMBER
53061C1100F

MAP REVISED
JUNE 19, 2020



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	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	513 Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

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Density Fringe Area

SCALE

N

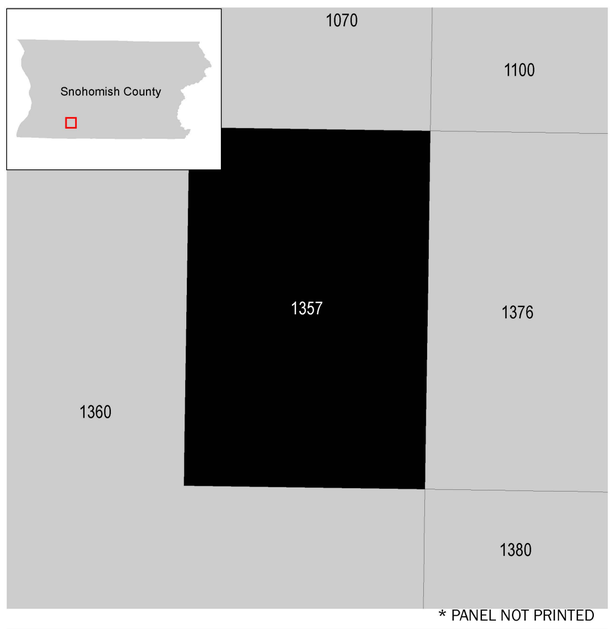
Map Projection:
NAD 1983 StatePlane Washington North FIPS 4601 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SNOHOMISH COUNTY, WASHINGTON
AND INCORPORATED AREAS

PANEL **1357** OF **1575**

FEMA

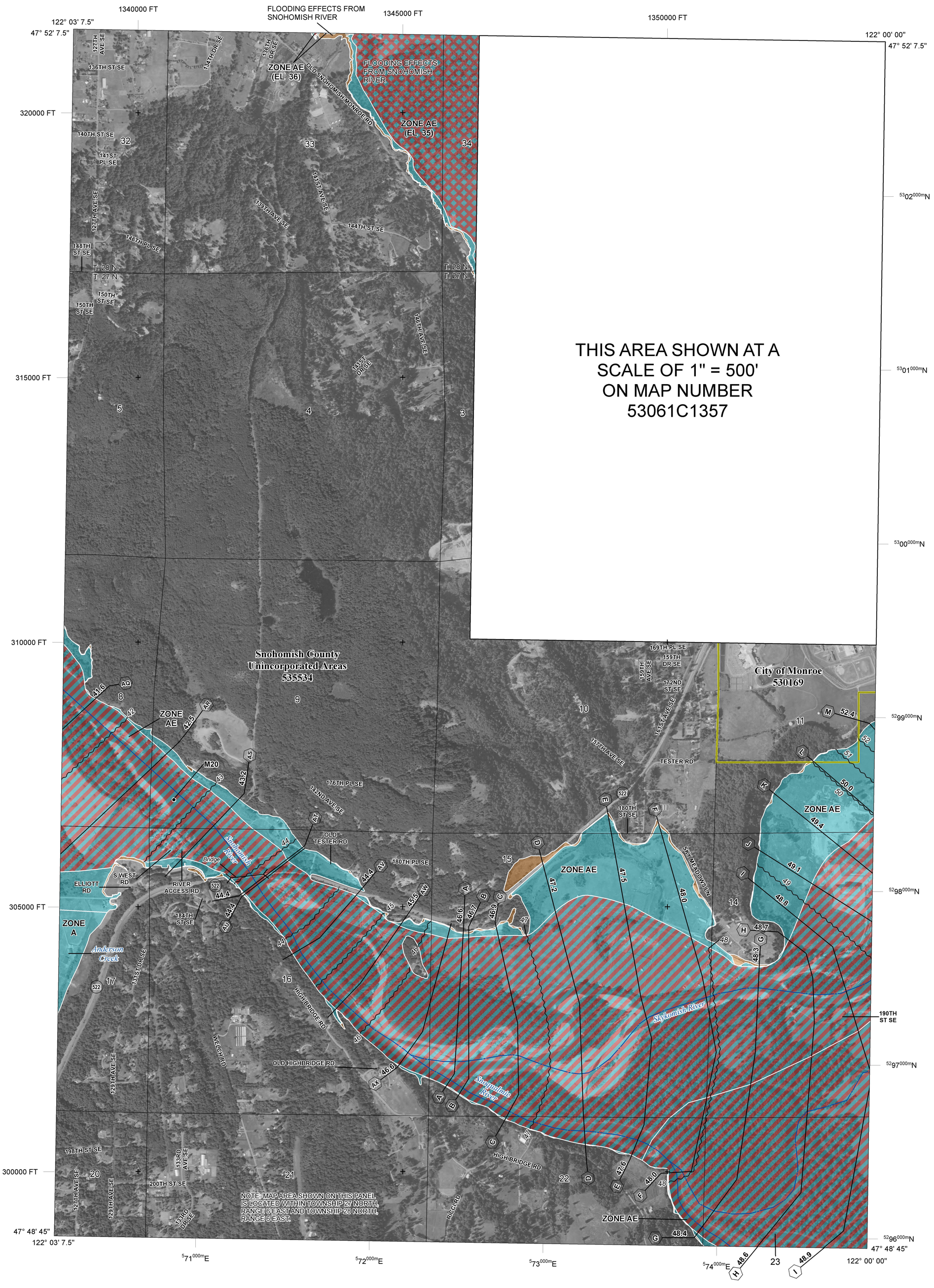
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
MONROE, CITY OF	530169	1357	G
SNOHOMISH COUNTY	535534	1357	G

VERSION NUMBER
2.3.2.1

MAP NUMBER
53061C1357G

MAP REVISED
JUNE 19, 2020



FLOOD HAZARD INFORMATION

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	Profile Baseline
	Hydrographic Feature
	513 Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

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Density Fringe Area

M4.0 River Mile Marker

SCALE

N

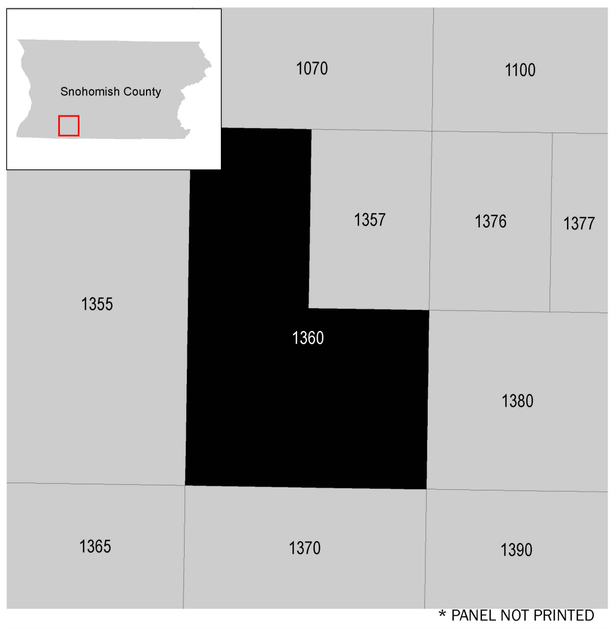
Map Projection:
NAD 1983 StatePlane Washington North FIPS 4601 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 Feet

0 255 510 1,020 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SNOHOMISH COUNTY, WASHINGTON
AND INCORPORATED AREAS

PANEL **1360** OF **1575**

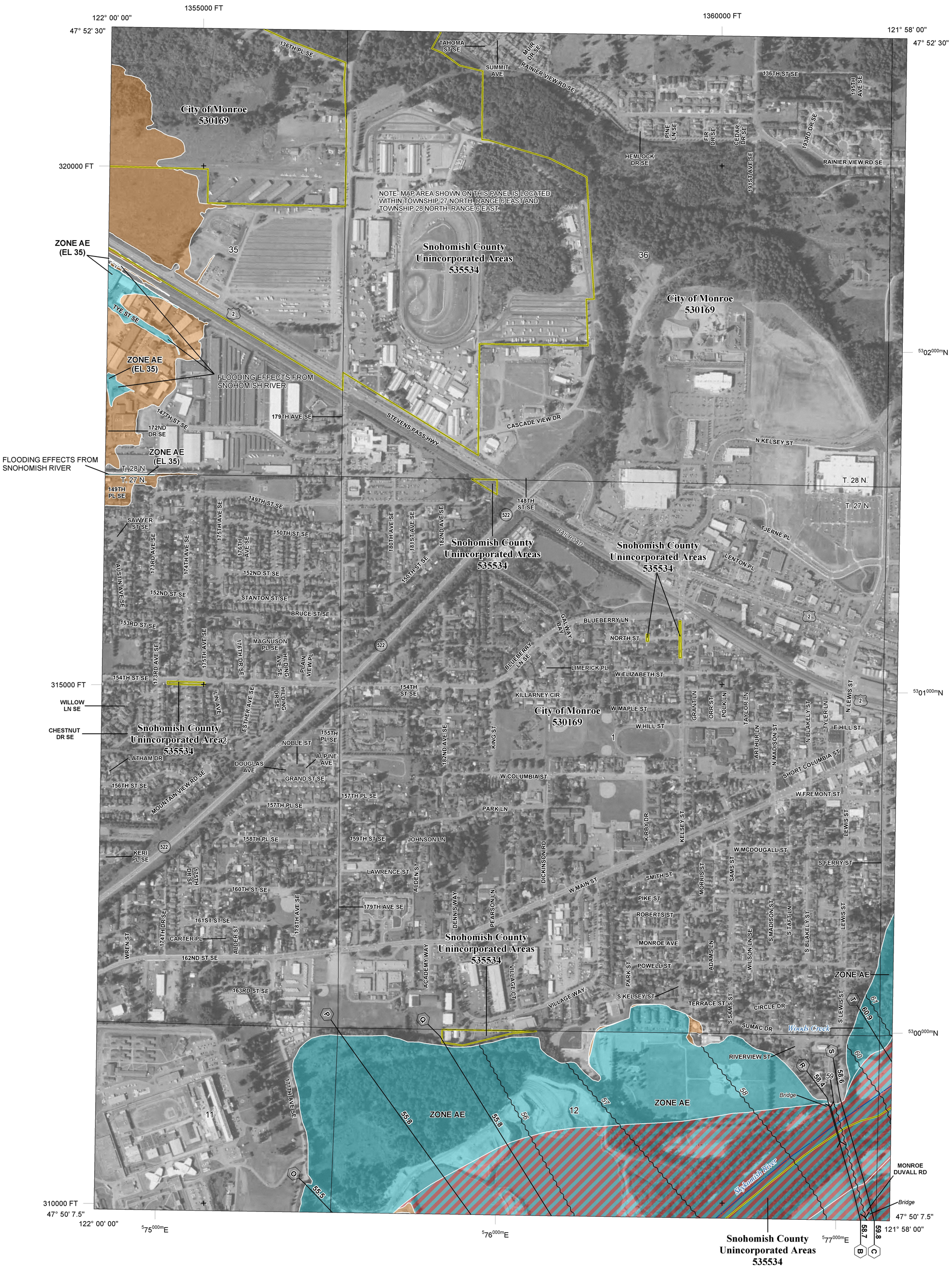
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
MONROE, CITY OF	530169	1360	G
SNOHOMISH COUNTY	535534	1360	G

VERSION NUMBER
2.3.2.1

MAP NUMBER
53061C1360G

MAP REVISED
JUNE 19, 2020



FLOOD HAZARD INFORMATION

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	Limit of Study
	Jurisdiction Boundary

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SCALE

N

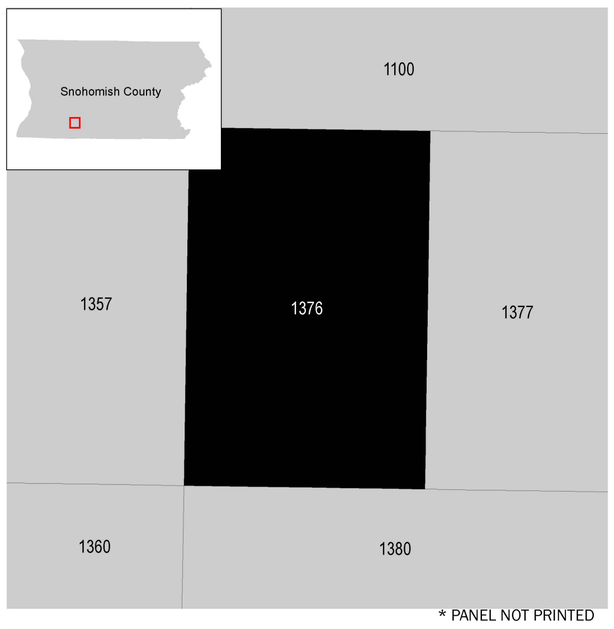
Map Projection:
NAD 1983 StatePlane Washington North FIPS 4601 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SNOHOMISH COUNTY, WASHINGTON
AND INCORPORATED AREAS

PANEL **1376** OF **1575**

FEMA

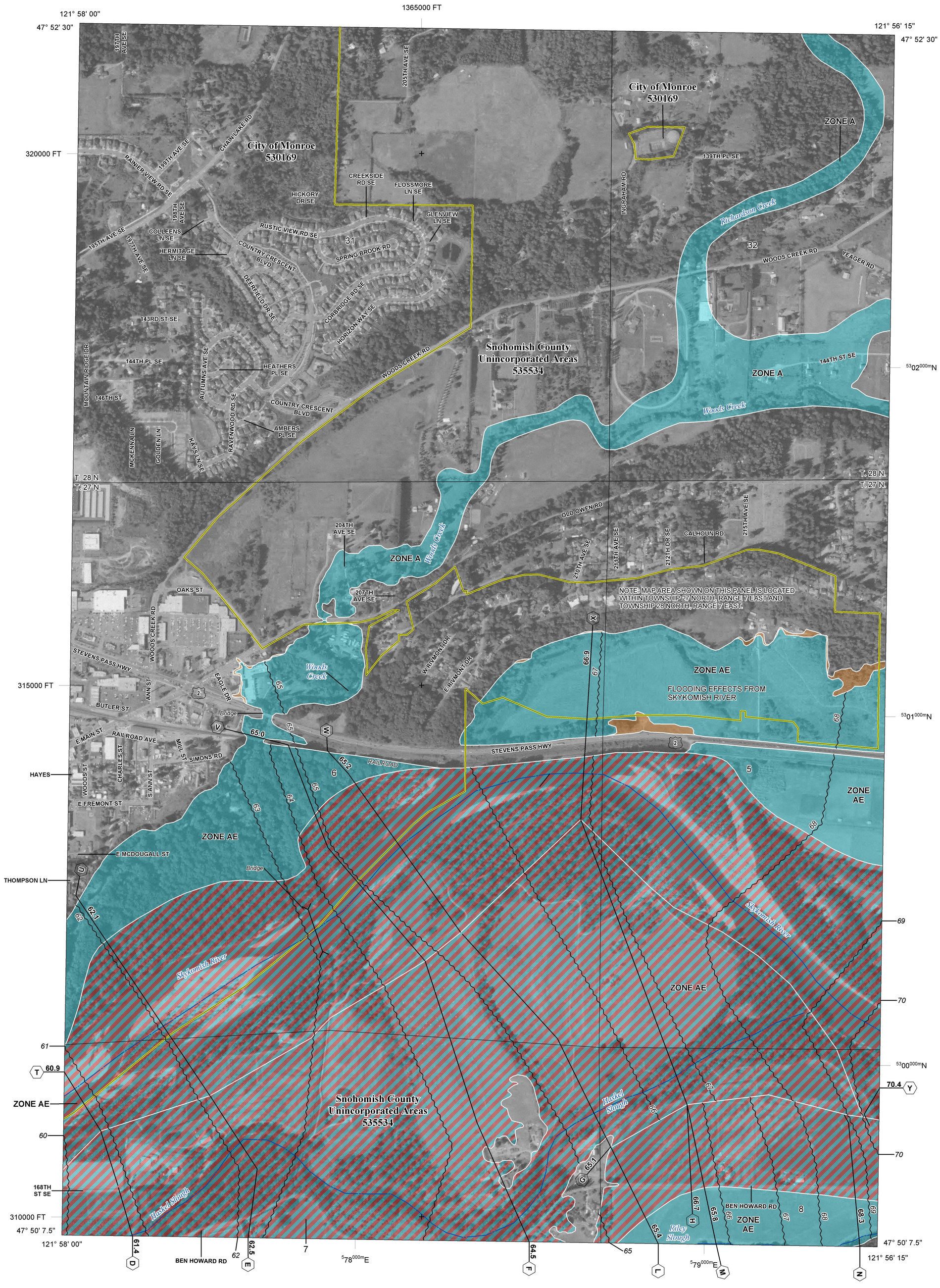
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
MONROE, CITY OF	530169	1376	G
SNOHOMISH COUNTY	535534	1376	G

VERSION NUMBER
2.3.2.1

MAP NUMBER
53061C1376G

MAP REVISED
JUNE 19, 2020



FLOOD HAZARD INFORMATION

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	Profile Baseline
	Hydrographic Feature
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	Limit of Study
	Jurisdiction Boundary

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SCALE

N

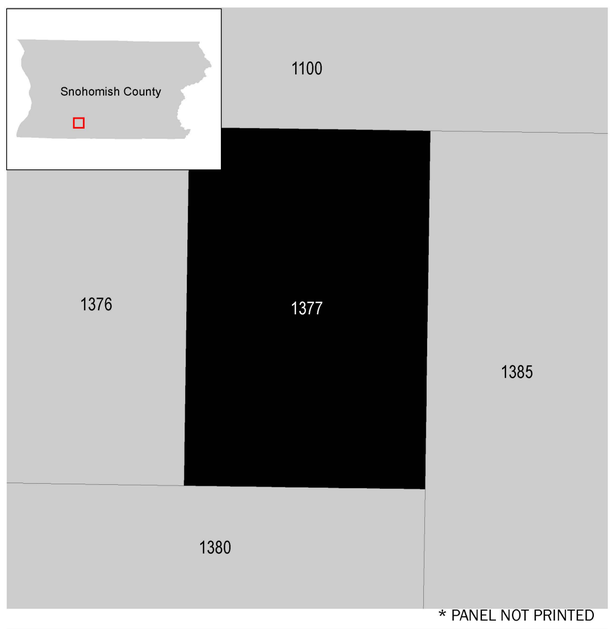
Map Projection:
NAD 1983 StatePlane Washington North FIPS 4601 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SNOHOMISH COUNTY, WASHINGTON
AND INCORPORATED AREAS

PANEL **1377** OF **1575**

FEMA

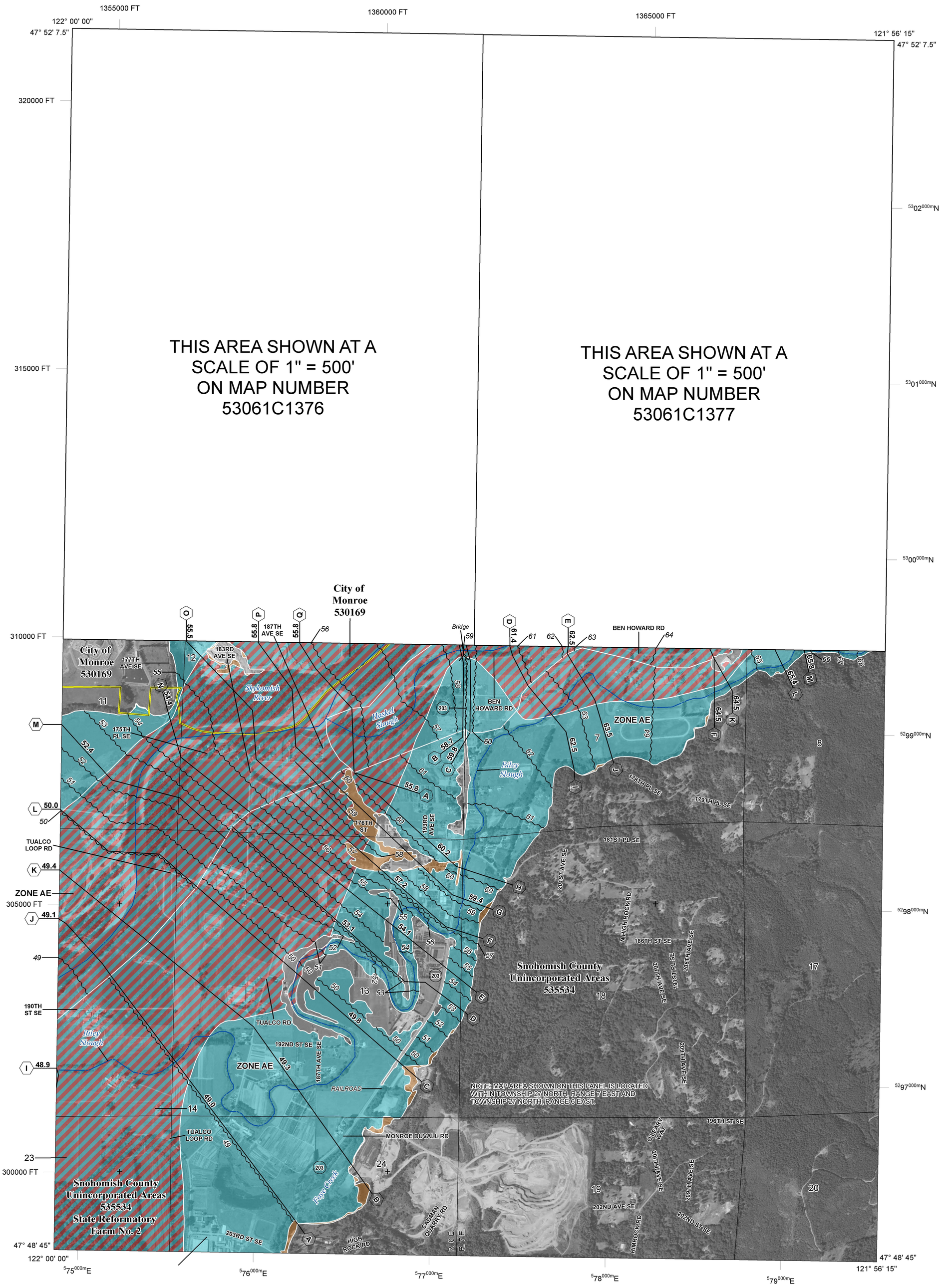
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
MONROE, CITY OF	530169	1377	F
SNOHOMISH COUNTY	535534	1377	F

VERSION NUMBER
2.3.2.1

MAP NUMBER
53061C1377F

MAP REVISED
JUNE 19, 2020



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	Limit of Study
	Jurisdiction Boundary

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SCALE

N

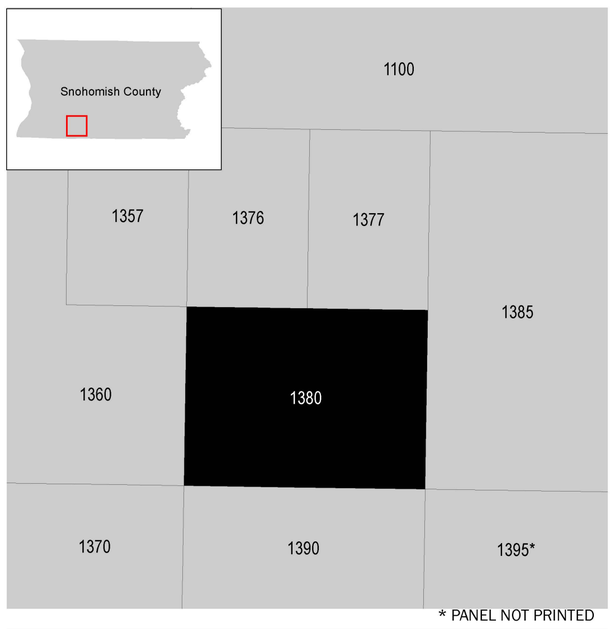
Map Projection:
NAD 1983 StatePlane Washington North FIPS 4601 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 Feet

0 255 510 1,020 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SNOHOMISH COUNTY, WASHINGTON
AND INCORPORATED AREAS

PANEL **1380** OF **1575**

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
MONROE, CITY OF	530169	1380	F
SNOHOMISH COUNTY	535534	1380	F

VERSION NUMBER
2.3.2.1

MAP NUMBER
53061C1380F

MAP REVISED
JUNE 19, 2020