



## **UNDER GOAL 1**

P.024a

Ensure that natural hazard mitigation planning considers the transportation system including consideration for restoring transportation systems in case of disaster.

## **UNDER GOAL 2**

P.054a

Where feasible, maintain natural hydrological functions within ecosystems and watersheds and seek restoration opportunities identified in the Shoreline Master Program.

P.054b

“Encourage renewable energy, alternative energy and water reclamation opportunities

## **UNDER GOAL 4**

P.104a

Use inter-jurisdictional planning to identify goals, policies and development regulations that promote significant regional transportation linkages and multimodal connections to and from aviation facilities and employment centers.

P.104b

While First Air Field remains open, encourage economic development opportunities and aviation related uses adjacent to airports and promote the efficient mobility of goods and services region-wide consistent with the economic development chapter and the regional transportation strategy.

## **ADDITIONAL BACKGROUND**

On April 20, 2015, the City of Monroe Planning Commission opened the public hearing on the integrated draft Comprehensive Plan/Draft Environmental Impact Statement (DEIS). Since that time the Planning Commission has been reviewing the Comprehensive Plan document.

The Comprehensive Plan consists of ten (10) chapters and also appendices. The chapters include:

- Chapter 1 City of Monroe Development Plan Introduction
- Chapter 2 Vision and Policy Framework
- Chapter 3 Land Use
- Chapter 4 Transportation
- Chapter 5 Economic Development
- Chapter 6 Housing
- Chapter 7 Parks Recreation and Open Space
- Chapter 8 Capital Facilities and Utilities
- Chapter 9 Shorelines & Natural Environment
- Chapter 10 Implementation

Chapters 1, 2, 3, 4, 5, 6, 8, 9 and 10 involve rewrites from the public release version issued April 3, 2015. In reviewing Chapter 7 (Parks, Recreation and Open Space), the Planning Commission identified certain limited revisions, deferring the balance of the Chapter to the work of the Parks Board.

The 60-day State agency review process as well a 60 day Draft EIS comment period concluded on June 2, 2015. Public comments related to the comprehensive plan's environmental impacts received during the 60-day comment period will be responded to in the final EIS. The public

may still make comments on the draft Comprehensive Plan after the 60 day comment period, although such comments will not be responded to in the final EIS.

The only State agency comment on the Comprehensive Plan received during the State agency 60 day comment period was from the Washington State Department of Commerce. Its comment dealt with a paragraph in the Environment Element (Chapter 9) regarding clarifying the relationship between the Shoreline Management Act and the Growth Management Act.

Although not a state agency, the Snohomish County PUD submitted a comment regarding a sentence in Appendix I on undergrounding, requesting that the following language,

*“All new line construction in the City will be done through underground wiring. This is both a city code requirement and a policy of the PUD since 1993.”*

be revised to read,

*“All new line construction in the City will be done through underground wiring. This is ~~both~~ a city code requirement ~~and a policy of the PUD since 1993.~~”*

The purpose of this is to recognize that the PUD policy is to be flexible in how it applies undergrounding requirements.

The Puget Sound Regional Council (PSRC) also submitted a letter dated June 4, 2015. That letter was provided to the Planning Commission at its June 8, 2015 meeting.

### **PUBLIC HEARING PROCESS**

As part of the public review process, a Planning Commission public hearing on the integrated draft Comprehensive Plan/DEIS was initially opened on Monday, April 20, 2015. To encourage public participation and public comment, the Planning Commission continued its April 20, 2015 public hearing to Monday, May 4, 2015.

On May 4, 2015, the Planning Commission took action to again continue the public hearing to Monday, May 11, 2015 to afford additional public comment.

On May 11, 2015, the Planning Commission closed the public hearing for the purpose of accepting public testimony, but continued the public hearing to Monday, May 18, 2015 for the purpose of deliberating and preparing findings.

At the May 18, 2015 meeting the Planning Commission reviewed Goal 2 and Goal 3 and related policies. The Monday, May 18, 2015 meeting was continued to Tuesday, May 26, 2015.

On Tuesday May 26, 2015 the Planning Commission reviewed the Goals and Policies for Goals 4 through 9. The May 26, 2015 public hearing was continued to June 1, 2015 at which time the Planning Commission reviewed the Chapter 2 introductory text/narrative and continued its public hearing June 8, 2015.

On June 8, 2015, the Planning Commission reviewed the draft Integrated Comprehensive Plan/Draft EIS Action items and then continued the Public Hearing to June 15, 2015.

At its June 15, 2015 meeting, the Planning Commission reviewed a revised version of Chapter 1, and part of the Land Use Element. Direction was provide to staff and the consultant for rewrites of other chapters,

The June 15, 2015 meeting was continued to June 22, 2015. On June 22, 2015 the Planning Commission reviewed the draft goals and policies, action items, Chapter 1 and an edited version of Chapter 10 (Implementation). The June 22, 2015 public hearing was continued to June 29, 2015.

On June 29, 2015, the Planning Commission reviewed Chapter 8 - Capital Facilities and Utilities, Chapter 9 - Shorelines & Natural Environment and Chapter 7 - Parks, Recreation and Open Space. The June 29, 2015 public hearing was continued to July 13, 2015.

On July 13, 2015, the Planning Commission reviewed Chapter 4 -Transportation in detail. The July 13, 2015 public hearing was continued to July 20, 2015.

On July 20, 2015 the Planning Commission reviewed Chapters 3 (Land Use) and Chapter 6 (Housing). The July 20, 2015 public hearing was continued to July 27, 2015.

On July 27, 2015, the Planning Commission reviewed the Economic Development Chapter (Chapter 5) and continued the public hearing to August 10, 2015.

On August 10, 2015, the Planning Commission reviewed the consultant's preliminary revised Chapter 2. Additional edits to Chapter 2 were made by the Planning Commission and Chapter (2) was provided to the consultant for corrections.

On August 17, 2015, the Planning Commission reviewed Chapters 1, 2 (as revised from August 10, 2015), 6, 8 and 10. Revisions to those chapters have since been provided to the consultant for incorporation into the document.

On August 24, 2015, the Planning Commission reviewed Chapters 3 (Land Use), 4 (Transportation) and 7 (Parks, Recreation and Open Space). Revisions to those chapters have since been provided to the consultant for incorporation into the document.

On August 31, 2015, the Planning Commission reviewed Chapter 5 (Economic development). Revisions to that chapter have since been provided to the consultant for incorporation into the document. The August 31, 2015 public hearing was continued to September 14, 2015.

On September 14, 2015, the Planning Commission completed its review of Chapter 9 - Shorelines and Natural Environment. The September 14, 2015 public hearing was continued to September 21, 2015.

On September 21, 2015, the Planning Commission discussed editing that had taken place with Studio Cascade. The Planning Commission also discussed proposed findings, addressing the criteria in City of Monroe Resolution No. 2012/020. During its September 21, 2015 conversation with Studio Cascade, the Planning Commission also requested that an electronic copy of the revised chapters be made available prior to printing hard copies. The September 21, 2015 public hearing was continued to September 28, 2015.

At the September 28, 2015 meeting, the updated draft Comprehensive Plan chapters were reviewed by the Planning Commission with edits identified. A final draft has now been prepared.

#### **ADDITIONAL COMPREHENSIVE PLAN BACKGROUND/PUBLIC REVIEW DRAFT**

On April 3, 2015, the public review draft of the City of Monroe integrated draft Comprehensive Plan/Draft Environmental Impact Statement (DEIS) was issued for public comment.

The draft Comprehensive Plan evaluates growth and land use changes for the City of Monroe with a 20 year planning horizon (to 2035). The DEIS reviews potential impacts of proposed goals, policies, alternative land use plans, and other features of the Comprehensive Plan at a non-project programmatic level of analysis. The Comprehensive Plan was crafted as an integrated Comprehensive Plan and State Environmental Policy Act (SEPA) document, as allowed for under State law.

The Comprehensive Plan consists of several elements/chapters including:

- Chapter 1 - Plan Introduction
- Chapter 2 – Vision & Policy Framework
- Chapter 3 - Land Use
- Chapter 4 - Transportation
- Chapter 5 - Economic Development
- Chapter 6 - Housing
- Chapter 7 - Parks, Recreation, & Open Space
- Chapter 8 - Capital Facilities & Utilities
- Chapter 9 - Shorelines & Natural Environment
- Chapter 10 - Plan Implementation

Other components of the integrated Comprehensive Plan/DEIS include, but are not limited to, the State Environmental Policy Act (SEPA) documentation, an economic development strategy document, an updated Transportation Plan, updated Parks and Recreation Plan and updated utilities plans.

**RECOMMENDED ACTION**

- Reopen the Public Hearing
- Planning Commission to continue deliberation
- Move to close the public hearing
- Move to accept the facts and findings in Attachment 3 and recommend that the City Council approve the 2015 Comprehensive Plan.