



March 27, 2012

The Draft Phased Environmental Impact Statement for the FirstAir Field Amendment to the City of Monroe Comprehensive Plan and Concomitant Rezone has been issued by the City of Monroe and is available for public review.

The proposed action is an amendment to the City of Monroe Comprehensive Plan to add a definition for the Limited Open Space – Airport land use designation, and to change the land use designation and the zoning classification of approximately 26.58 acres of land located in the vicinity of FirstAir Field to Limited Open Space – Airport.

This action in and of itself does not have any environmental impacts. However, as this action is the first in an anticipated series of related actions this proposed action is being reviewed with a phased environmental impact statement. Future development within the project area will be required to supplement or amend this phased environmental impact statement when more specific development actions are proposed.

Key environmental issues facing the Monroe City Council include impacts to critical areas such as wetlands and streams.

Written comments on the DPEIS may be sent to FirstAir Field CPA, 806 W. Main St., Monroe, WA 98272, or be made online at [www.monroewa.gov/firstair](http://www.monroewa.gov/firstair). Comments will be accepted through Friday, April 27, 2012.

A public hearing regarding the DPEIS will be held on Thursday, April 12, 2012 at 7:00 PM. The hearing will be held in the Council Chambers at 806 W. Main Street, Monroe.





DRAFT

PHASED

ENVIRONMENTAL IMPACT STATEMENT

for the

FIRSTAIR FIELD AMENDMENT

TO THE CITY OF MONROE COMPREHENSIVE PLAN

and

CONCOMITANT REZONE

Prepared by the  
City of Monroe  
Public Works Department  
Planning & Permitting Division  
Brad Feilberg  
Director

March 2012

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## FACT SHEET

### Proposed Action

FirstAir Field Comprehensive Plan Amendment CPA 2012-01 and concomitant rezone.

The proposed action is an amendment to the City of Monroe Comprehensive Plan to change the land use designation and a concomitant rezone changing the zoning classification of approximately 27 acres of land located adjacent to FirstAir Field (13812 179<sup>th</sup> Ave. SE, Monroe, WA) (Figure 1) to Limited Open Space - Airport. The proposal would also define the Limited Open Space – Airport land use designation within the City of Monroe Comprehensive Plan as follows:

This designation protects FirstAir Field as an essential public facility with capacity for viable airport operations providing aviation uses, operations and services as well as non-aviation uses. The designation shall protect the airport from incompatible uses and developments to sustain its long-term viability.

The proposed action involves ten parcels totaling approximately 82 acres located in the vicinity of FirstAir Field, 13812 179<sup>th</sup> Ave. SE, Monroe, WA.

The Snohomish County Assessor's Office Parcel Numbers are:

280635-001-003-00, 280635-001-005-00, 280635-001-006-00, 280635-001-007-00, 280635-001-008-00, 280635-001-012-00, 280635-001-043-00, 280635-001-044-00, 280635-002-016-00, and 280635-002-018-00.

The principal alternatives include:

**No Action Alternative:** The No Action Alternative assumes that the comprehensive plan land use designation contained in the 2005-2025 City of Monroe Comprehensive Plan and the current zoning classification would remain in effect. However, a definition of Limited Open Space – Airport will be added to the Land Use Element of the City of Monroe Comprehensive Plan.

**Reasonable Alternatives:** Any reasonable alternative that still meets the objective to increase the economic viability of the airport operation would have essentially the same environmental impact. These alternatives include:

- A. Not changing the land use designation and zoning of any portion of Lots A and B. As an airport or landing field is allowed as an essential public facility in both the Public Open Space and the Limited Open Space – Airport zoning districts, this alternative would not materially change the environmental impact.
- B. Not changing the land use designation and zoning of Lot E. This lot is currently located in unincorporated Snohomish County and is zoned General Commercial. This zoning actually has more allowed uses than the proposed land use designation and zoning classification of Limited Open Space – Airport, and any development would have a similar impact to the environment.
- C. Changing the land use designation and zoning of Lots F – I to a commercial designation rather than Limited Open Space – Airport. The uses allowed by this change would have similar impacts.

**Action Sponsor**

CE3 Services, LLC  
Dan Reina  
1429 Ave. D #327  
Snohomish, WA 98290

**Lead Agency**

City of Monroe  
806 W. Main Street  
Monroe, WA 98272

**Responsible Official**

Brad Feilberg  
Public Works Director

**For More Information, or Questions**

Joan Cook  
Administrative Coordinator  
806 W. Main Street  
Monroe, WA 98272  
360-863-4513  
jcook@monroewa.gov

**Comments**

By Mail: FirstAir Field CPA 806 W. Main Street Monroe, WA 98272  Online: <a href="http://www.monroewa.gov/firstair">www.monroewa.gov/firstair</a>
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**Approvals Required**

Adoption of ordinance amending comprehensive plan land use designation  
Adoption of ordinance rezoning property  
Any future development projects and capital improvement projects must obtain all necessary permits from the appropriate jurisdictions associated with zoning, development, and construction, as well as being subject to additional environmental review.

**Author**

Brad Feilberg  
Public Works Director

**Date of Issue of Draft EIS**

Tuesday, March 27, 2012

**Date Comments Due**

Friday, April 27, 2012

**Public Hearing**

Thursday, April 12, 2012  
7:00 PM  
Monroe City Hall  
806 W. Main Street  
Monroe, WA

**Final Action**

Final action is expected to take place on July 10, 2012.

**Subsequent Environmental Review**

The City expects that additional environmental review will be required at such time when specific proposals are made for development. No dates are known or committed at this time.

**Location of Background Materials**

All materials incorporated by reference in the EIS are available for review at the City of Monroe at 806 W. Main Street in Monroe, WA.

**Cost of Document**

\$5.00

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## SUMMARY

### **Proposed Action**

The proposed action is an amendment to the City of Monroe Comprehensive Plan to change the land use designation and a concomitant rezone changing the zoning classification of approximately 27 acres of land located adjacent to FirstAir Field (13812 179<sup>th</sup> Ave. SE, Monroe, WA) (Figure 1) to Limited Open Space - Airport. The proposal would also define the Limited Open Space – Airport land use designation within the City of Monroe Comprehensive Plan as follows:

This designation protects FirstAir Field as an essential public facility with capacity for viable airport operations providing aviation uses, operations and services as well as non-aviation uses. The designation shall protect the airport from incompatible uses and developments to sustain its long-term viability.

This action in and of itself does not have any environmental impacts. However, as this action is the first in an anticipated series of related actions this proposed action is being reviewed with a phased environmental impact statement. Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed.

### **Alternatives Considered**

#### **No Action Alternative**

The No Action Alternative assumes that the comprehensive plan land use designation contained in the 2005-2025 City of Monroe Comprehensive Plan and the current zoning classification would remain in effect. However, a definition of Limited Open Space – Airport will be added to the Land Use Element of the City of Monroe Comprehensive Plan.

#### **Reasonable Alternatives**

Any reasonable alternative that still meets the objective to increase the economic viability of the airport operation would have essentially the same environmental impact. These alternatives include:

- A. Not changing the land use designation and zoning of any portion of Lots A and B. As an airport or landing field is allowed as an essential public facility in both the Public Open Space and the Limited Open Space – Airport zoning districts, this alternative would not materially change the environmental impact.
- B. Not changing the land use designation and zoning of Lot E. This lot is currently located in unincorporated Snohomish County and is zoned General Commercial. This zoning actually has more allowed uses than the proposed land use designation and zoning classification of Limited Open Space – Airport, and any development would have a similar impact to the environment.
- C. Changing the land use designation and zoning of Lots F – I to a commercial designation rather than Limited Open Space – Airport. The uses allowed by this change would have similar impacts.

### **Impacts & Mitigation Measures**

The proposed action is a change in the comprehensive land use designation and concomitant rezone of approximately 26.58 acres to Limited Open Space - Airport. This action in and of itself does not have any environmental impacts. Potential future development actions that are anticipated to take place to enhance the economic viability of FirstAir Field may have the following impacts:

- Filling and removal of wetlands
- Relocation of streams

Mitigation measures anticipated to be taken as a result of future development include:

- Compliance with the City of Monroe Critical Area regulations
- Use of best management practices in design and construction
- Compliance with local, state, and federal regulations
- Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed.

### **Unavoidable Adverse Impacts**

The proposed action is a change in the comprehensive land use designation and concomitant rezone of approximately 26.58 acres to Limited Open Space - Airport. This action in and of itself does not have any environmental impacts. Potential future development actions that are anticipated to take place to enhance the economic viability of FirstAir Field may result in the following unavoidable adverse impacts:

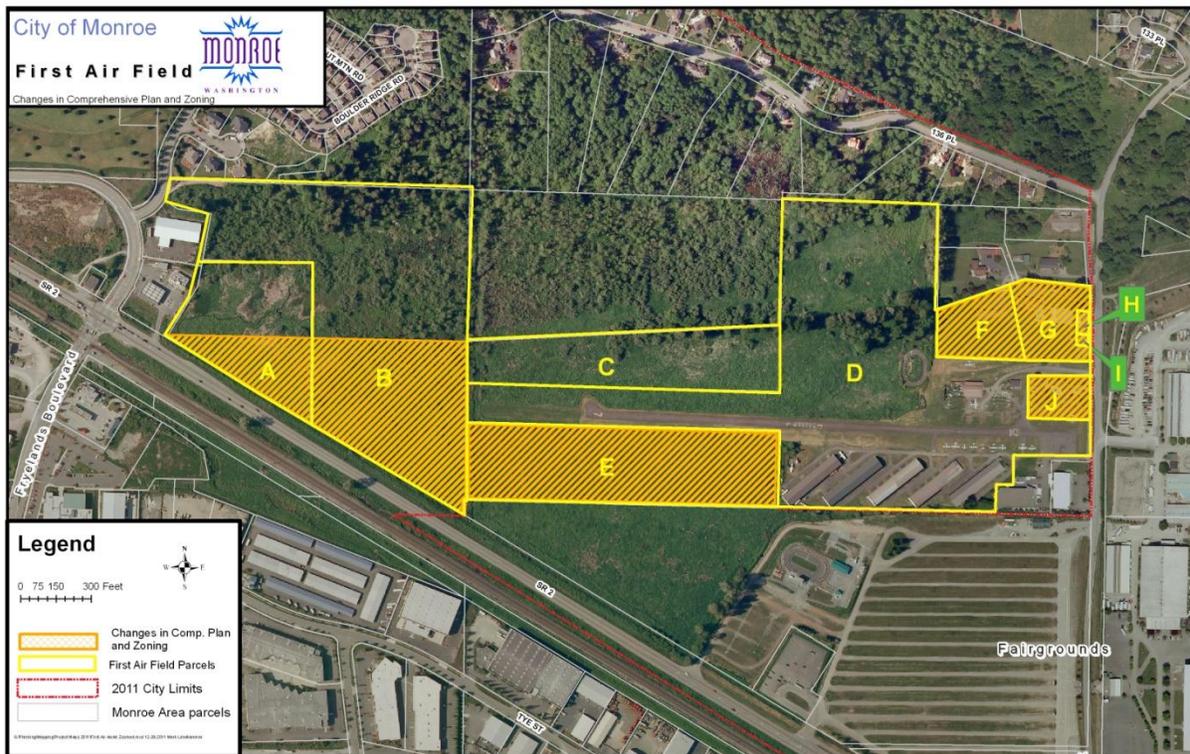
- Filling and removal of wetlands
- Relocation of streams

# ALTERNATIVES, INCLUDING THE PROPOSED ACTION

## Proposed Action

The proposed action is an amendment to the City of Monroe Comprehensive Plan to change the land use designation and a concomitant rezone changing the zoning classification of approximately 27 acres of land located adjacent to FirstAir Field (13812 179<sup>th</sup> Ave. SE, Monroe, WA) (Figure 1) to Limited Open Space - Airport. The proposal would also define the Limited Open Space – Airport land use designation within the City of Monroe Comprehensive Plan as follows:

This designation protects FirstAir Field as an essential public facility with capacity for viable airport operations providing aviation uses, operations and services as well as non-aviation uses. The designation shall protect the airport from incompatible uses and developments to sustain its long-term viability.



**Figure 1 Proposed Areas of Land Use Designation Change.**

The property to be reclassified and rezoned currently has a City of Monroe Comprehensive Land Use Plan designation of Residential, Two to Five Dwelling Units Per Acre (R 2-5); Parks/Open Space (P/O); and Special Regional Use (SRU). The existing zoning classification of the property proposed to be rezoned to Limited Open Space – Airport is Suburban Residential (SR 15,000); Public Open Space (POS); and General Commercial (Snohomish County designation).

The proposed action would affect 10 parcels of land (Figure 2) ranging in size from approximately 2,500 square feet to slightly less than 31 acres (Table 1). The total area of the ten parcels is 82.15 acres according to the Snohomish County Auditor’s Office online property database (Snohomish County, 2012). The proposed action to amend the City of Monroe Comprehensive Plan land use designation to Limited Open Space - Airport applies to approximately 26.58 acres. This includes portions of Lots A and B and all of Lots E - J (Figure 1).

**Table 1 Project Area Parcels**

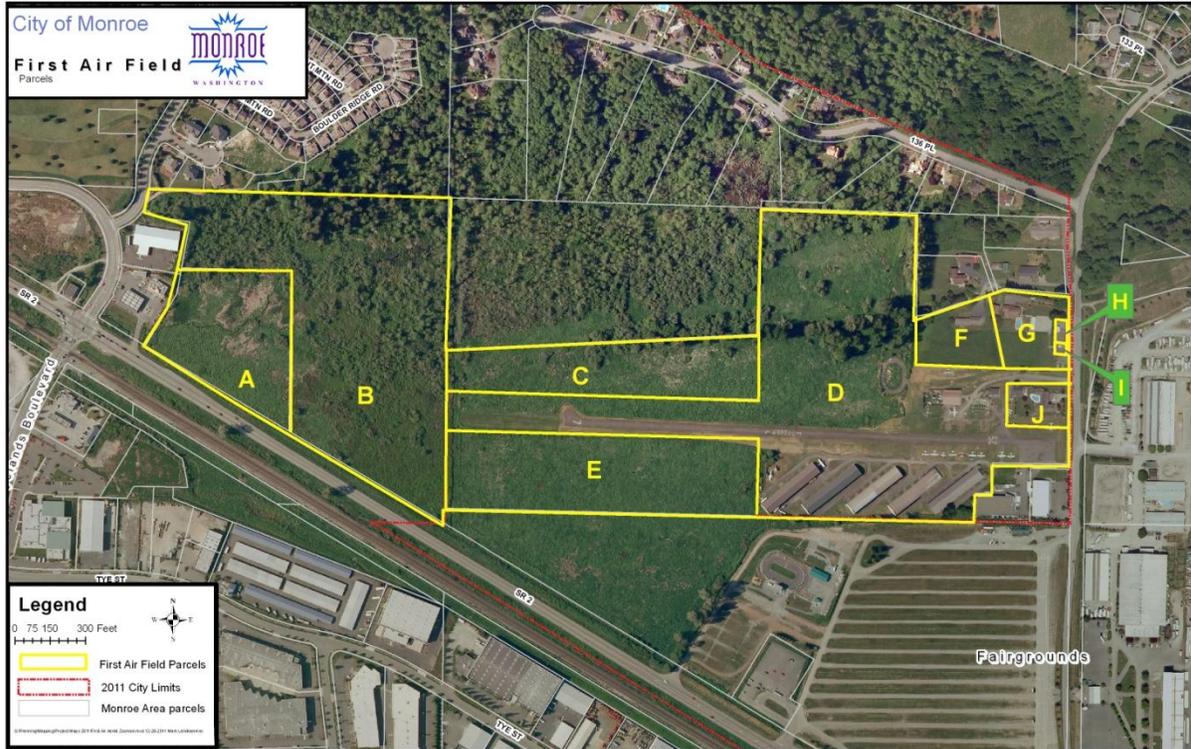
	Assessor’s Parcel Number	Approximate Size (Acres)			
		Whole Parcel	Changing to LOSA	Current Land Use Designation	Size of LOSA if Approved
Parcel A	28063500201800	6.46	2.49	LOS	2.49
Parcel B	28063500201600	22.26	8.39	LOS	8.39
Parcel C	28063500104400	6.77	0.00	LOS-A	6.77
Parcel D	28063500100800	30.96	0.00	LOS-A	30.96
Parcel E	28063500100300	10.04	10.04	SRU	10.04
Parcel F	28063500101200	2.02	2.02	R2-5	2.02
Parcel G	28063500100500	2.33	2.33	R2-5	2.33
Parcel H	28063500100600	0.11	0.11	R2-5	0.11
Parcel I	28063500100700	0.06	0.06	R2-5	0.06
Parcel J	28063500104300	1.14	1.14	SRU	1.14
		82.15	26.58		64.31

If the land use designation change and concomitant rezone are approved by the City of Monroe City Council, the allowed uses and development potential of the property will be changed to what is considered more intensive uses.

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area to Limited Open Space - Airport. This action in and of itself does not have any environmental impacts. However, as this action is the first in an anticipated series of related actions this proposed action is being reviewed with a phased environmental impact statement. Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed.

**Purpose of and Need for the Action**

According to the project proponent, the purpose of the proposed action is intended to create an economically viable airport enterprise which will also be an asset to the community.



**Figure 2 Affected Parcels.**

## Alternatives

Section 197-11-440(5) of the Washington Administrative Code requires the consideration of the proposed action and alternatives. Alternatives considered shall include a no action alternative and other reasonable alternatives that could feasibly meet the proposed objectives but at a lower environmental cost. The use of “reasonable” is intended to limit the number of alternatives considered.

### No Action Alternative

The No Action Alternative assumes that the comprehensive plan land use designation contained in the 2005-2025 City of Monroe Comprehensive Plan and the current zoning classification would remain in effect. However, a definition of Limited Open Space – Airport will be added to the Land Use Element of the City of Monroe Comprehensive Plan.

### Reasonable Alternatives

Any reasonable alternative that still meets the objective to increase the economic viability of the airport operation would have essentially the same environmental impact. These alternatives include:

- A. Not changing the land use designation and zoning of any portion of Lots A and B. As an airport or landing field is allowed as an essential public facility in both the Public Open Space and the Limited Open Space – Airport zoning districts, this alternative would not materially change the environmental impact.

- B. Not changing the land use designation and zoning of Lot E. This lot is currently located in unincorporated Snohomish County and is zoned General Commercial. This zoning actually has more allowed uses than the proposed land use designation and zoning classification of Limited Open Space – Airport, and any development would have a similar impact to the environment.
- C. Changing the land use designation and zoning of Lots F – I to a commercial designation rather than Limited Open Space – Airport. The uses allowed by this change would have similar impacts.

Since the significant environmental impacts of these alternatives are not materially different from the impacts of the proposed action, these alternatives are not considered further.

# AFFECTED ENVIRONMENT, SIGNIFICANT IMPACTS, AND MITIGATION MEASURES

## Water, Surface

### Affected Environment

#### Wetlands

Wetlands in the project area are delineated in the *City of Monroe and Its Urban Growth Area Stream and Wetland Inventory Report* (The Watershed Company, 2005) and are shown in Figure 3. Approximately 43.95 acres of the 64.31 acres affected by the proposed action are within a Class 3 wetland.



**Figure 3 Wetland and Streams**

#### Streams

The project area contains four Type 3 streams. Creatom Creek, Channel Creek, and Homestrud Creek flow into Cripple Creek, which flows from east to west across the project area. Cripple Creek leaves the project area at its western edge and then flows under US 2, joins French Creek and then joins the Snohomish River approximately 3.5 miles west of the project area.

#### Significant Impacts

The proposed action is a change in the comprehensive land use designation and a concomitant rezone of the project area. This action in and of itself does not have any environmental impacts. However, future planned development actions will significantly impact the wetlands and streams

in the project area. This includes filling of wetlands and relocating streams for building pads and a runway extension.

### **Mitigating Measures**

Per the Monroe Municipal Code Section 20.05.050 the City of Monroe shall not approve any development proposal including such things as building permits and grading permits without the submittal and approval of critical area studies including wetlands and streams. These studies include recommendations for appropriate building setbacks, grading restrictions, vegetation management, and other mitigation measures to avoid or lessen the development impacts. Potential mitigation measures include native growth protection easements or critical area tracts, enhancement of wetland and stream areas, and relocation of wetland functions to locations outside the project area.

Temporary erosion and sedimentation control measures will be required during clearing and grading activities to prevent sediment laden water from entering streams or wetlands.

Stormwater management systems will be designed to comply with the current requirements of the Washington State Department of Ecology Stormwater Management Manual for Western Washington regarding detention and discharge of stormwater. This includes designing stormwater management systems to maintain hydrology of adjacent wetlands.

Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed. All development not allowed in the current land use designation and zoning classification will not be allowed to be categorically exempt and will have to undergo further environmental review.

### **Unavoidable Adverse Impacts**

The proposed action itself has no unavoidable adverse impacts. Future development has the potential to remove wetland areas and relocate streams.

### **Impacts of Alternatives**

No Action: This alternative would have approximately the same impact, as the current zoning of the property allows the same uses or other uses that would have the same impacts.

## **APPENDICES**

### **Works Cited**

Snohomish County. (2012). *Property Search*. Retrieved from Snohomish County Assessor's Office: [https://www.snoco.org/proptax/\(ux4b5n31keednx2a1sjfkzvs\)/search.aspx](https://www.snoco.org/proptax/(ux4b5n31keednx2a1sjfkzvs)/search.aspx)

The Watershed Company. (2005). *City of Monroe and its Urban Growth Area Stream and Wetland Inventory Report Monroe, WA*.

## **Distribution List**

### City of Monroe

#### Elected Officials

##### Mayor

Robert G. Zimmerman

##### City Council

Kurt Goering

Patsy Cudaback

Tom Williams

Jim Kamp

Ed Davis

Jason Gamble

Kevin Hanford

#### Planning Commission

Paul Loots

Dave Demarest

Bridgette Tuttle

Bill Kristiansen

Wayne Rodland

Jeff Sherwood

#### City Administrator

#### Police Chief

#### Finance Director

#### Parks & Recreation Director

#### Planning & Permitting Manager

#### Operations & Maintenance Manager

#### Economic Development Manager

#### Deputy City Clerk

### Other Agencies

#### Local

Snohomish County Fire Protection District #3

Snohomish County Planning Department

Snohomish County Public Works

Sno-Isle Library District (Monroe Branch)

Evergreen State Fairgrounds

County Council Member Dave Somers

French Slough Flood Control District

#### State

Department of Commerce

Department of Transportation

Department of Transportation Aviation Division

Department of Ecology

Department of Natural Resources

Department of Fish and Wildlife

#### Tribal

Tulalip Tribes

**Federal**

Federal Aviation Administration  
Federal Emergency Management Agency, Region X  
Environmental Protection Agency, Region X  
National Marine Fisheries Service  
Army Corps of Engineers  
U. S. Fish and Wildlife Service

**Media**

Monroe Monitor  
Everett Herald  
City of Monroe Website

**Other Groups and Individuals**

Daniel Reina  
FirstAir Field  
Britt Heath  
Trout Unlimited