

APPENDIX III

Provide a completed and signed Environmental Checklist.

Response: The Monroe School District has prepared a SEPA Environmental Checklist. The original and four copies are a part of the application submittal packet.



ENVIRONMENTAL CHECKLIST

Monroe School District Comprehensive Plan Amendment / Rezone

July 2018

**Prepared by Environmental Consultant
Reviewed and Authorized by the Monroe School District #103**



Brent Planning Solutions, LLC

Effective team solutions in project management, environmental and land use permitting, civil engineering, and wetland resources.

Project
**Monroe School District
Comprehensive Plan Amendment / Rezone (Docket Request)**

Applicant
Monroe School District #103

Environmental Consultant
Laura S. Brent, AICP

July 2018

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ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered “does not apply.” IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

- 1. Name of proposed project, if applicable:** Monroe School District Comprehensive Plan Amendment / Rezone (Docket Request)
- 2. Name of applicant:** Monroe School District #103
- 3. Address and phone number of applicant and contact person:**

Applicant: Monroe School District #103
Contact Person: John Mannix, Assistant Superintendent of Operations
200 East Fremont Street, Monroe WA 98272
Phone: 360.804.2570
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Environmental

Consultant: Brent Planning Solutions, LLC
Contact Person: Laura S. Brent, AICP
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- 4. **Date checklist prepared:** This Checklist was prepared in July 2018.
- 5. **Agency requesting checklist:** The City of Monroe (City) is the agency with land use permit authority. The City is also the lead agency for environmental review and SEPA compliance for this project. This document has been prepared by Brent Planning Solutions, LLC (BPS) and has been reviewed and authorized by the Monroe School District (District).

6. **Proposed timing or schedule (including phasing, if applicable):**

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.*

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

This proposal is for a non-project action related to a Docket Request for a comprehensive plan amendment and concurrent rezone. The District may decide in the future to surplus the property, which would require a formal surplus procedure.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

This proposal is for a non-project action related to a Docket Request for a comprehensive plan amendment and concurrent rezone. As part of the Docket Request application, a conceptual site layout was prepared to analyze potential impacts associated with future development if the request was approved. The conceptual site layout (site plan) is included in this Checklist. Utility and transportation information was also completed for the potential of future site development.

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

As part of the community outreach process, the District did hold a discussion of the request at their July 16, 2018 board meeting. A number of community members attended that meeting.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

There are no governmental approvals of other proposals that would have a direct effect on the subject docketing proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

Comprehensive plan amendments must be considered and approved by the Planning Commission and County Council, with coordination of state agency review during the comment period. SEPA determination/compliance would also be completed by the City.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

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 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 site includes three parcels 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 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.

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. Sanitary sewer is available along Kelsey Street and Columbia Street. Water is also available along Kelsey Street and Columbia Street. 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 with future development. The site has adequate access from both Kelsey and Columbia Streets.

The District is requesting the Comprehensive Plan Amendment and 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 proximity to other schools that are developed. 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 allows the best management of the site resource. 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. As part of the Docket Request/Rezone application, a conceptual site layout was prepared to analyze potential impacts associated with future development if the request were to be approved. The conceptual site layout (site plan) is included in this Checklist (see *Figure 3 – Conceptual Site Layout*).

Please refer to the SEPA Environmental Checklist and combined application packet for additional details.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Subject Site is located within the central area of the City of Monroe (see *Figure 1 – Vicinity Map*). The subject property is comprised of three tax parcels (#27060100100400, 27060100404500, 27060100205100), and is 12.41± acres in size. The site is developed and contains four sports fields and cinder track, associated buildings, bleachers, lighting and a parking lot. The parcels are detailed from the Snohomish County Assessor records in *Table 1 – Subject Site/Parcels*. 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. The site is within Section 01, Township 27N, Range 06E, Wm.M, and a parcel is located within the northwest, northeast and southeast quarters. 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 (see *Figure 2 – Parcel Map*). Frank Wagner Elementary School is located to the south and Sky Valley Education Center to the east of the site.

Table 1 – Subject Site/Parcels

Parcel	Size	Use	Address
27060100100400	4.75 ac	school-use code	210 Kelsey Street, Monroe
27060100404500	0.7 ac	school-use code	449 W Columbia Street, Monroe
27060100205100	6.96 ac	undeveloped land code	no physical address (ballfield)
Total Acreage:	12.41±		

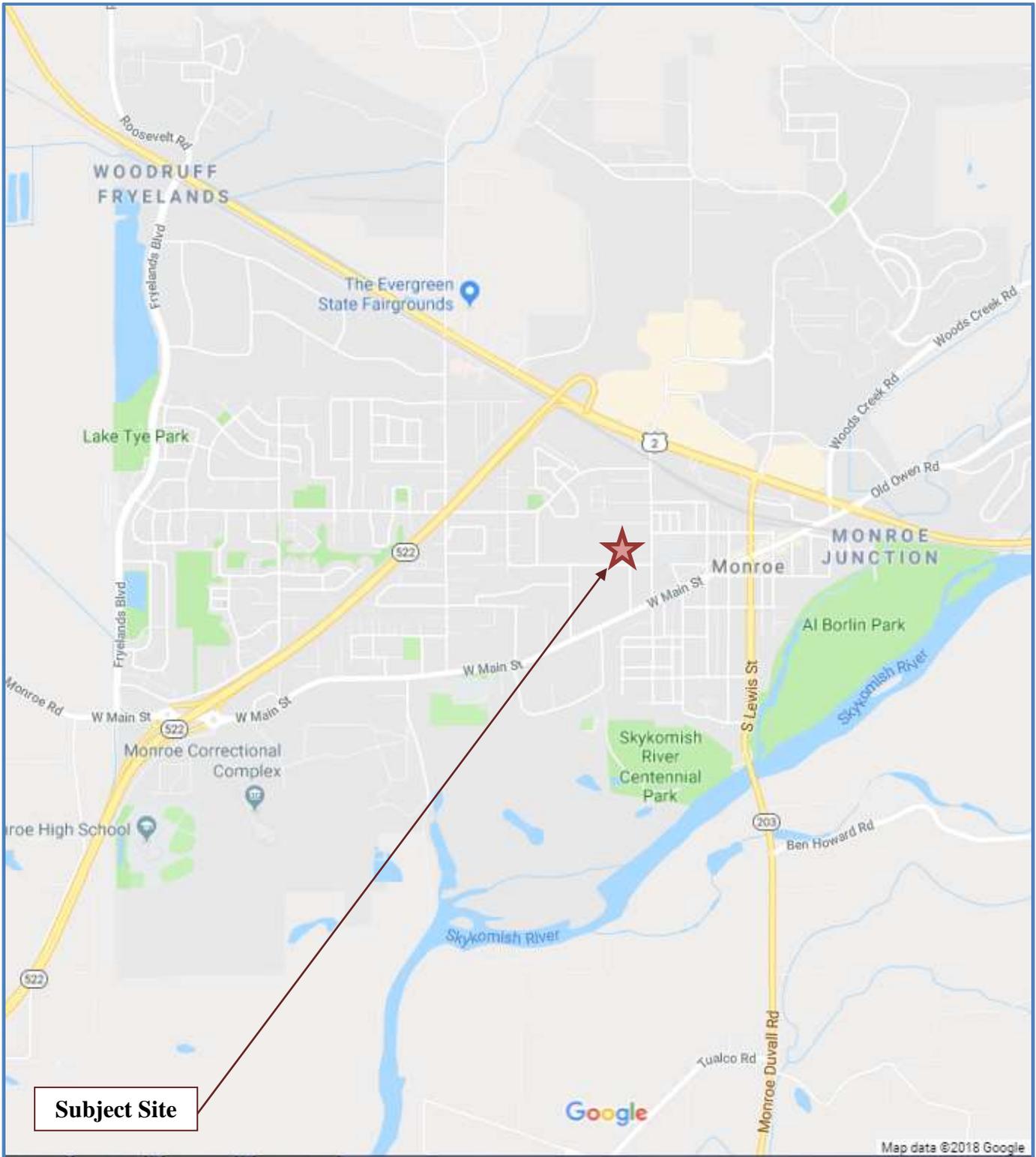
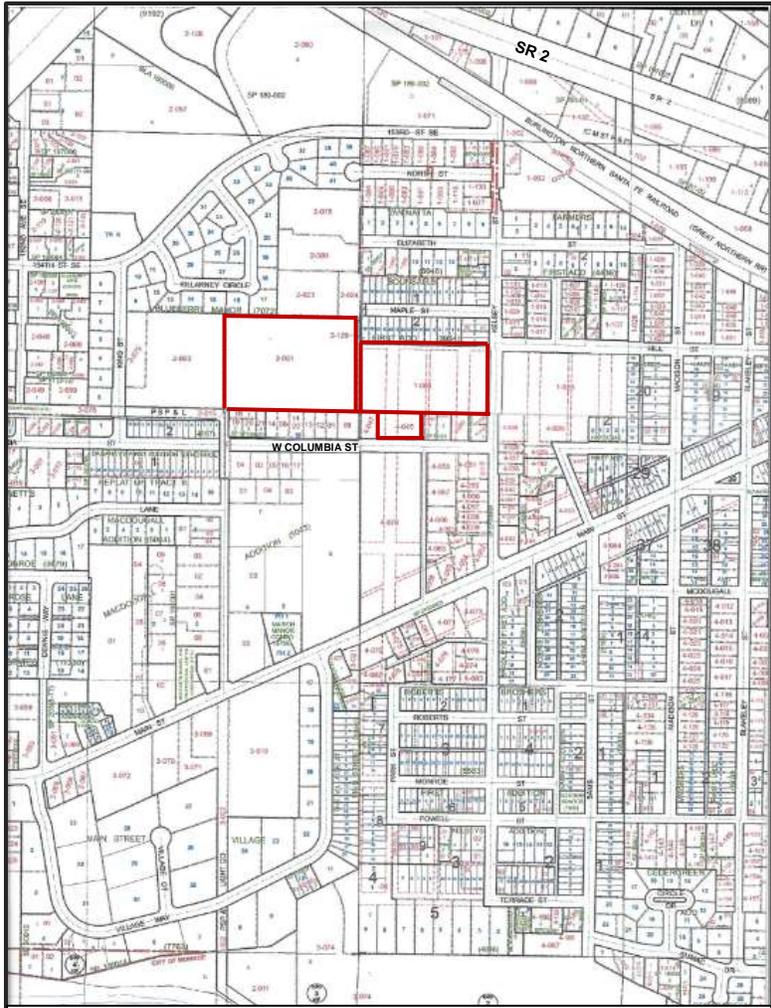


Figure 1 – Vicinity Map





Source: Snohomish County Assessors, Quarter Section Maps 2018

Figure 2 – Parcel Map

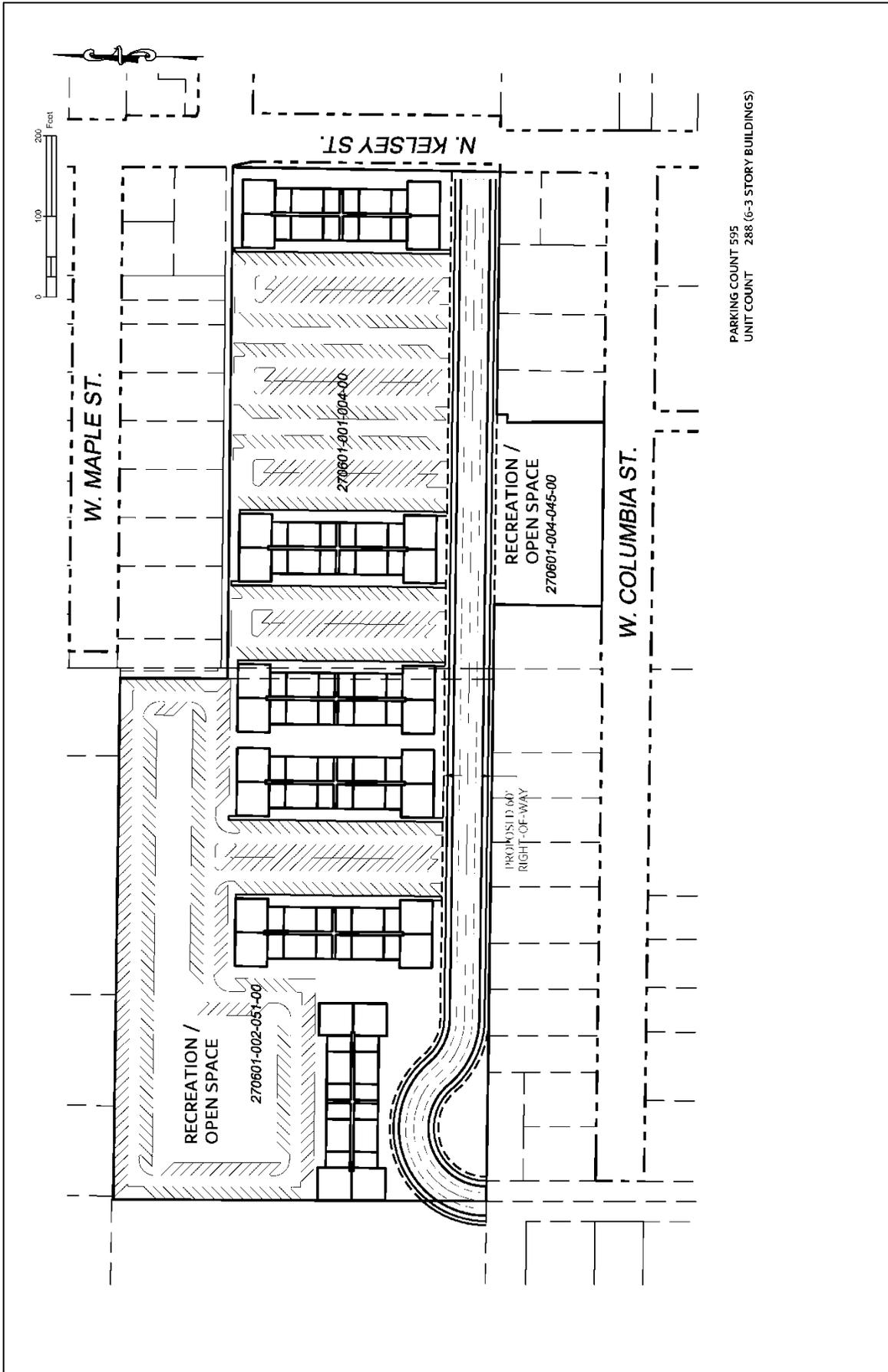


Figure 3 – Conceptual Site Layout

B. ENVIRONMENTAL ELEMENTS**1. EARTH**

- a. General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other.

Topography of the property is generally flat, with the edges of the football and baseball fields slightly lower than the center of the fields.

- b. What is the steepest slope on the site (approximate percent slope)?**

Slopes on the Subject Site are 0 to 3 percent.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

The USDA/NRCS Web Soil Survey maps the soils underlying the site as Sultan silt loam. The Sultan series consists of very deep, moderately well drained soils formed in recent alluvium on floodplains at elevations of near sea level to 120 feet. Slopes are 0 to 3 percent.

Soils within the football field were generally dark brown (10YR 3/3) sandy loam in the upper four inches with a layer of sand below. Soils within the baseball/softball fields were generally dark brown (10YR 3/3) sandy loam or sandy clay loam in the upper layer with a dark yellowish brown (10YR 4/4) sandy loam in the sublayer.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

There are no known indications of unstable soils.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request for a comprehensive plan amendment and concurrent rezone. Impacts on other environmental elements, including any aspect of *Earth* (including fill/excavation), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Development associated with the potential achieved through the requested action would result in clearing and grading the majority of the site.



f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request for a comprehensive plan amendment and concurrent rezone. Impacts on other environmental elements, including any aspect of *Earth* (including fill/excavation), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

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.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. However, future development within the densities allowed by the Multifamily designation would cover a large percentage of the site with impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

As a non-project action, no construction/development is proposed. Future site-specific development proposals would be subject to a separate SEPA review, which would include review of any proposed measures to reduce or control erosion, or other impacts to *Earth*.

2. AIR

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Air* (including emissions), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

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.



- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Off-site emissions are mainly related to vehicles on the area roadways and those associated with residential uses. The project area is considered in attainment for all air pollutants except carbon monoxide (CO). This means air quality is generally good throughout the area, except under certain circumstances that tend to promote poor air quality for short periods of time.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Air* (including mitigation measures for emissions), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

3. WATER

- a. Surface:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Wetland Resources, Inc. (WRI) performed a site investigation on June 6, 2018 to locate and identify jurisdictional wetlands and streams on and within the vicinity of the Subject Site. The Public Land Survey System (PLSS) locator for the site is Section 01, Township 27N, Range 06E, Wm.M. Based on the results of the site investigation, there are no wetlands or streams on the site or the immediate vicinity.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including work over, in, or adjacent to), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Future development would not be within 200 feet of any water bodies.



- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including fill/dredge material), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

There would be no impact to surface water or wetlands with future development.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including surface water withdrawals/diversions), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The site is not located within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including any discharges of waste materials to surface waters), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

The site is served by public sewers with the proper extension.

b. Ground:

- 1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**



The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including ground water withdrawal/discharges), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

There are no water wells on the site. Public water is available to the site.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including waste material discharged into the ground), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Sewer is available at the site.

c. Water Runoff (including storm water):

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including runoff/collection/disposal), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Any future development would need to provide storm water facilities consistent with the requirements of the City.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including waste materials entering ground/surface water), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.



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.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including alteration/affect to drainage patterns), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

d. Proposed measures to reduce or control surface, ground, runoff water and drainage pattern impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Water* (including impact mitigation measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other: _____
- evergreen tree: fir, cedar, pine, other: _____
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: _____
- water plants: water lily, eelgrass, milfoil, other: _____
- other types of vegetation

Vegetation on the site consists of maintained grasses, with some areas containing creeping buttercup (*Ranunculus repens*) and white clover (*Trifolium repens*). Large Douglas fir trees (*Pseudotsuga menziesii*; FACU) are present off-site along the southern boundary of the property.

b. What kind and amount of vegetation will be removed or altered?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an



amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Plants* (including vegetation removal/alterations), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Future development would remove existing vegetation which would be replaced with landscaping that meets the requirements of the City.

c. List threatened or endangered species known to be on or near the site:

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). Per the definition of "*Fish and Wildlife Conservation Areas*" in Monroe Municipal Code 20.05.030, priority habitats designated by WDFW are considered habitats of local importance and therefore are Fish and Wildlife Conservation Areas. The communal roost is approximately 600 feet from the subject property, is within the chimney of an elementary school building, and within a developed residential area. There are currently no trees on the subject property, so any development on the site would not remove any trees or snags that may currently be utilized by the Vaux's swift. 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.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Plants* (including landscaping / preservation / enhancement), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

e. List all noxious weeds and invasive species known to be on or near the site.

Common dandelion is located throughout the site, as well as some areas containing creeping buttercup and white clover.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:



birds: hawk, heron, eagle, songbirds, other: detailed below
mammals: deer, bear, elk, beaver, other: detailed below
fish: bass, salmon, trout, herring, shellfish, other: _____

There is limited habitat for birds or animals on the site. The site is currently used by domestic pets and small rodents.

b. List any threatened or endangered species known to be on or near the site.

WDFW Priority Habitat and Species (PHS) Mapper does not show any Priority Habitats on or immediately adjacent to the site. The closest mapped habitat feature is a communal roost of Vaux's swift approximately 600 feet to the south on the Frank Wager Elementary School campus.

c. Is the site part of a migration route? If so, explain.

There may be migration routes of some species that may be in the vicinity of the site.

d. Proposed measures to preserve or enhance wildlife, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Animals* (including preservation/enhancement measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

e. List any invasive animal species known to be on or near the site.

It is likely that within the area there are rodents, mice, feral cats, etc. present on portions of the site; however, no specific species have been observed or documented on this particular site.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

As a non-project action, no construction/development is proposed. The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Energy and Natural Resources* (including energy needs), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.



Electric and natural gas services are available to the site through extending the utilities.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Energy and Natural Resources* (including solar energy), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Future development consistent with the proposed designations would allow multi-story structures; code required setbacks and height limitations would be required to meet city regulations.

c. What kinds of energy conservation features are included in the plans of this proposal? List of other proposed measures to reduce or control energy impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Energy and Natural Resources* (including energy conservation/impact mitigation), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Any future development of the site would include construction materials and features typical of newer development.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so describe.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including hazards), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

1) Describe any known or possible contamination at the site from present or past uses.

There is no known on-site contamination.



- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There is no known hazardous chemicals/conditions that affect the site or in the immediate vicinity.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including toxic/hazardous chemicals), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

- 4) **Describe special emergency services that might be required.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including special emergency services), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

The site is currently served by both fire and police.

- 5) **Proposed measures to reduce or control environmental health hazards, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including impact mitigation), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

b. Noise

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, aircraft, other?)**

Existing noise generators are mainly those associated with vehicles on the adjacent road systems and residential uses. There are existing schools in the



vicinity that generate noise related to student use. The existing noise levels are not anticipated to impact any future development.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including existing noise), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including Noise types/levels), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Short-term noise would be generated by any future construction on the site. Noise generated from construction equipment would occur. These generators are usually of short duration and restricted to hours per Monroe Municipal Code (MMC). The short-term increase and duration of noise levels would depend on the type of construction equipment being used and the amount of time it is in steady use (demolition and redevelopment). For example purposes, at 200 feet from the area of construction, the equivalent sound level (Leq, a measure of long-term average noise exposure) for activities and equipment would be approximately the following:

<u>Types of Equipment</u>	<u>Range of Noise Levels</u>
Bulldozer	65-84
Dump Truck	70-82
Paver	74-76
<u>Activity</u>	<u>Range of Hourly Leq (in decibels*)</u>
Grading	63-76
Finishing	62-77

* Decibels - The **decibel** (abbreviated **dB**) is the unit used to measure the intensity of a sound.

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.



3) Proposed measures to reduce or control noise impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Environmental Health* (including Noise impact mitigation measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is developed with four sports fields and cinder track, associated buildings, bleachers, lighting and a parking lot. Adjacent uses include a church to the west and residential uses to the north (including an apartment complex), south and east. Directly to the east, across Kelsey Street, is the Sky Valley Education Center. Also, the nearby elementary school (Frank Wagner Elementary) includes a ballfield directly south of the site.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request with a proposed concurrent rezone. Impacts on other environmental elements, including any aspect of *Land and Shoreline Use* (including any affect on current uses/area properties), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

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

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There are no working farms or forest land in the immediate area of the site.

c. Describe any structures on the site.



The site is developed with four sports fields and cinder track, associated buildings, bleachers, lighting and a parking lot. The structures are in poor condition and are not being used by the District.

d. Will any structures be demolished? If so, what?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Land and Shoreline Use* (including structures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Future development would remove the existing structures that are currently located on the site.

e. What is the current zoning classification of the site?

The site is currently zoned PS (Public Open Space) (see **Figure 4 – Zoning Map**). As described in the City’s zoning code, “*The purpose of the public open space zoning district is to provide areas to include public neighborhood, community and regional parks, recreational facilities, and undisturbed natural open space; public school facilities; public city facilities; and other special regional use facilities operated by the county, state, or federal government, within the city’s urban growth area.*”

Areas surrounding the site contain a variety of zoning designations (Multi-family Residential, Urban Residential, and Public Open Space).

f. What is the current comprehensive plan designation of the site?

The site is designated as Institutional in the Comprehensive Plan (see **Figure 5 – Comprehensive Plan Map**). Areas surrounding the site are designated primarily as Multifamily, with some High-Density SFR (to the southwest) and Institutional (to the east, south and west).

g. If applicable, what is the current shoreline master program designation of the site?

There are no shoreline designations on the site.

h. Has any part of the site been classified as acritical area by the city or the county? If so, specify.

There are no wetlands or other critical areas located on the site.



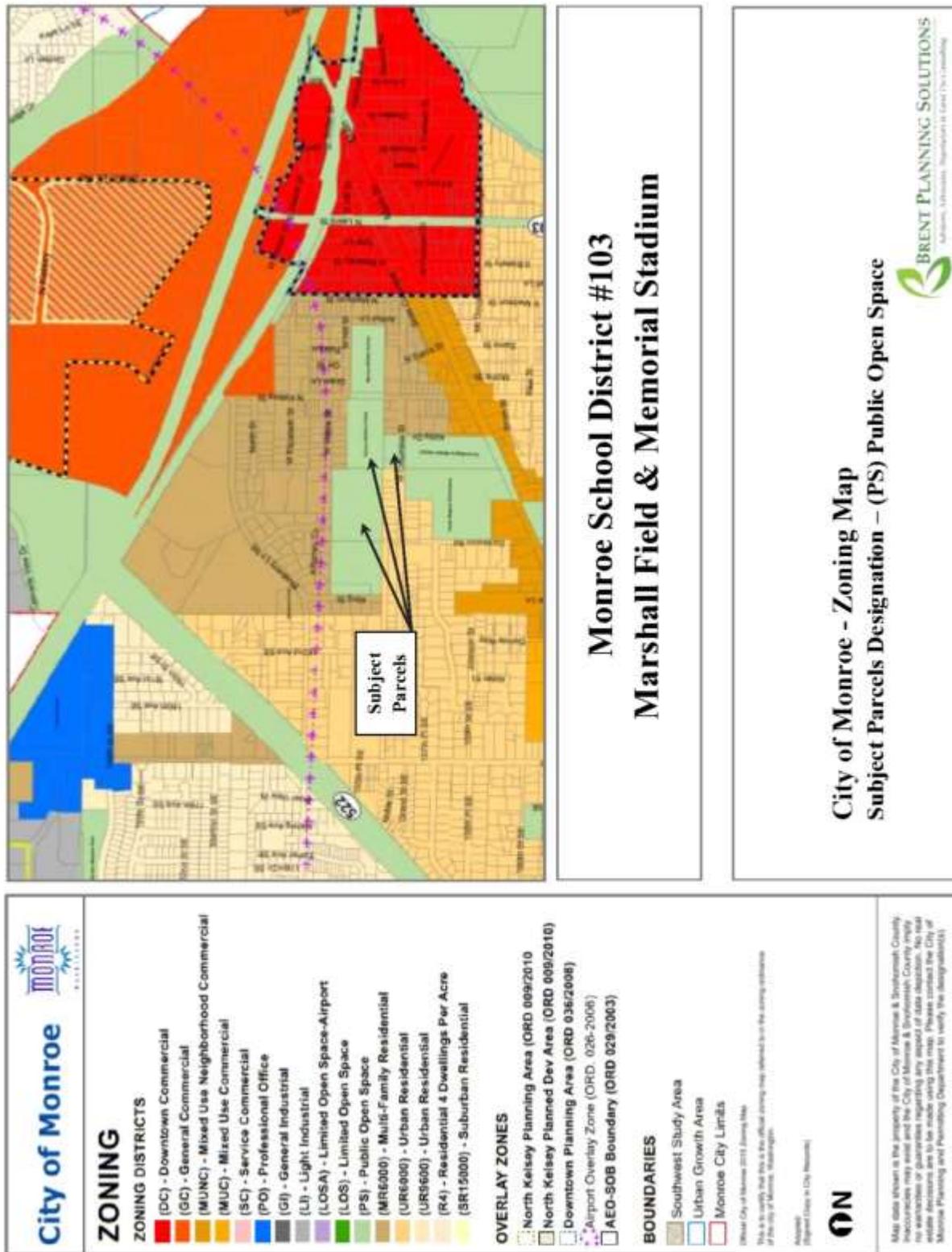


Figure 4 – Zoning Map



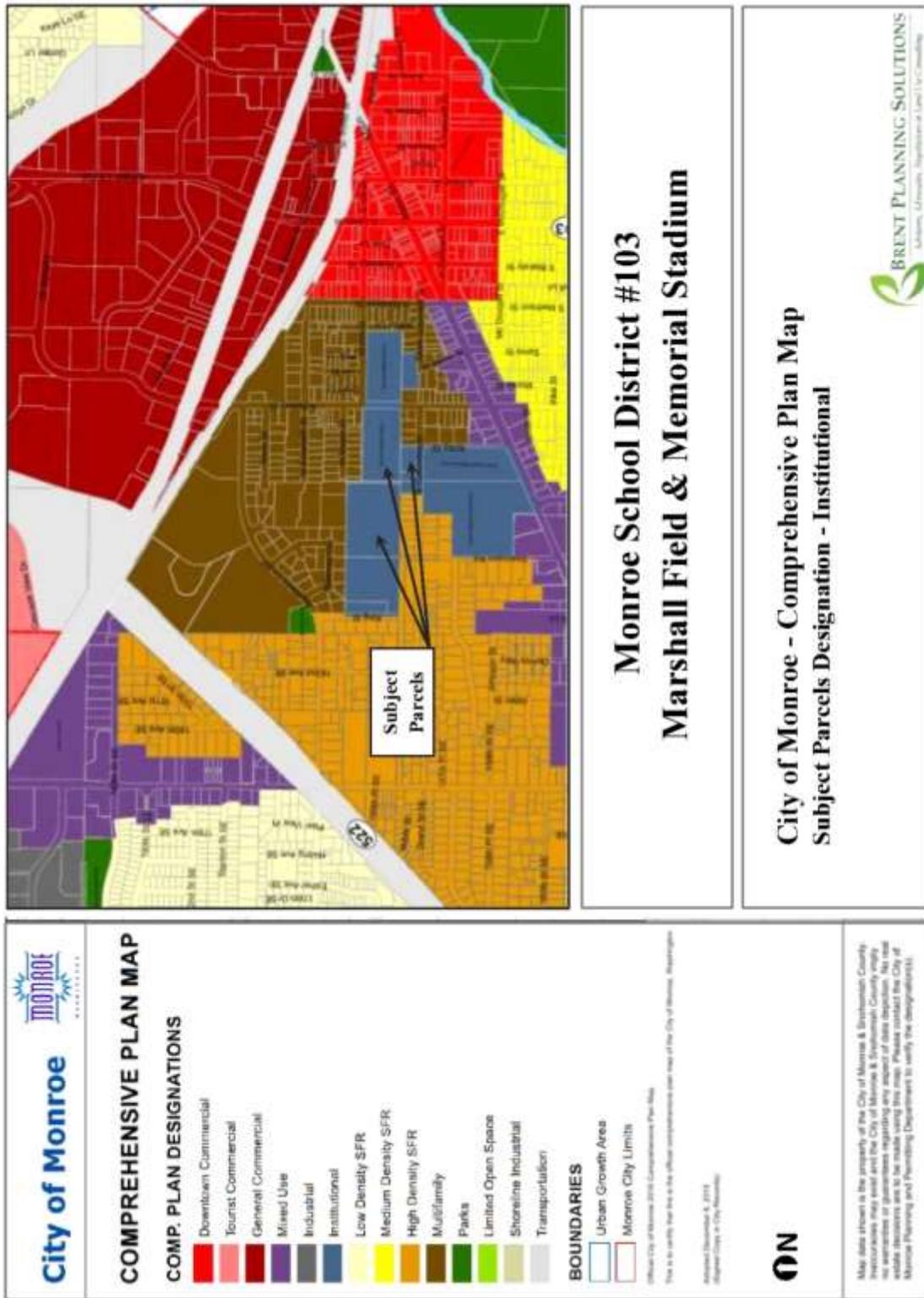


Figure 5 – Comprehensive Plan Map



i. Approximately how many people would reside or work in the completed project?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Land and Shoreline Use* (including number of residents/workers), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Development consistent with the proposed designation would be related to residents and based on units developed per acre. Although no project is proposed with this request, 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.

j. Approximately how many people would the completed project displace?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Land and Shoreline Use* (including displacement), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Potential future displacement would be related to the removal of the fields from community use.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Land and Shoreline Use* (including displacement impact mitigation measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

There are other schools in the vicinity and within the City that provide opportunities for community use of sport fields. Upgrades and new facilities that have all weather surfaces have increased the availability to use these other facilities.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Compatibility of the proposal request is measured by consistency with the existing school uses, adopted Comprehensive Plan, zoning code, Capital Facilities Plans and future environmental review. The proposed amendment request is consistent with the District's determination that the site is no longer an athletic resource for school-use. Other district-wide facilities provide the needed facilities to operate school



athletic programs. 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 allows the best management of the site resource.

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 Element and Housing Chapters of the Comprehensive Plan. Table 3.07 Land Use Designations in the Land Use Chapter discuss Multifamily as the range of 12 and 25 units per acre where public facilities and services exist. 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 concurrent rezone request is consistent with the City's rezone criteria. As detailed within this Checklist, and specifically detailed in the Combined Application (Rezone) – Rezone Criteria:

1. This proposed zoning change shall be in keeping with the goals and policies of the Comprehensive Plan. (Explain how it meets the goals/policies.)

The proposed zoning change is in keeping with the goals and policies of the Comprehensive Plan. The proposed amendment request is consistent with the District's determination that the site is no longer an athletic resource for school-use. Other district-wide facilities provide the needed facilities to operate school athletic programs. 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 allows the best management of the site resource.

The requested Multifamily designation is consistent with the 2015-2035 City of Monroe Comprehensive Plan adopted future land use map. The proposed zoning designation (Multifamily) 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 Element and Housing Chapters of the Comprehensive Plan. Table 3.07 Land Use Designations in the Land Use Chapter discuss Multifamily as the range of 12 and 25 units per acre where public facilities and services exist. 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 proposal is consistent with the Comprehensive Plan designation, policies and code requirements. There are no critical areas on the site. The existing infrastructure allows future development on the site with appropriate development improvements and satisfying the City development standards. The appropriate comprehensive plan amendment and rezone applications have been submitted for review by the City. The rezone has been requested to implement the comprehensive plan amendment if approved by the City.

The Docket Application is a non-project action; therefore, project compatibility would be evaluated by the City at the time of any future subsequent land-use proposal.

2. This proposed zoning change shall be in keeping with the purposes of the Zoning Code and the existing land uses of surrounding properties. (Explain how it is in keeping with Zoning Code and existing land uses.)

As a result of significant analysis, the District believes that the zoning change is in in keeping with the purposes of the City zoning code and the existing neighboring land uses surrounding the Subject Site. The Multifamily zoning designation is 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.

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 Multifamily zone is also consistent with the surrounding neighborhood, which contains a variety of zoning designations (Multi-family Residential, Urban Residential, and Public Open Space).

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.



Additionally, since the District's request is to amend the Comprehensive Plan Land Use Map during the review cycle, City staff requested 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

Research was also conducted for a conceptual utilities analysis, which was incorporated into the application.

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. As part of the Docket Request/Rezone application, a conceptual site layout was prepared to analyze potential impacts associated with future development if the request were to be approved. (Please refer to the SEPA Environmental Checklist and combined application packet for additional details.)

3. This proposed rezone reflects changes in economic patterns, social customs, policy changes and other factors that affect the character of the area. (Explain how it reflects these changes.)

Response: The proposed concurrent rezone (with 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 Multifamily 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 CFP is a measure of changing economic patterns, social customs, policy changes and other factors that affect the character of the District.

Preliminary evaluation shows adequate levels of service for area utilities with existing infrastructure, and public facilities and services to serve the Subject Site with development similar to the surrounding area (multifamily).

4. This proposal will be assessed as to its impact on safety, welfare, public health, property values and other factors. Include a comparison of such factors under the current zoning designation and under the proposed rezone.

Response: The current zoning designation is PS (Public Open Space) and the requested concurrent rezone is to Multifamily, which is consistent with the designation of the surrounding area. 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 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 zoning designation.

A detailed analysis of this non-project action is discussed within the application submittal, which includes a SEPA Environmental Checklist. Items such as safety, welfare, public health, property values and other factors are not anticipated to be impacted by the proposed Docket Request and concurrent rezone. The proposal is consistent with the effort of the City to bring 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 is proposed at the District site because it would allow the site to develop consistent with the surrounding urban area. The area is served by urban-level public facilities and services, and existing infrastructure - including utilities – appears to be adequate. Development of the site reduces sprawl. It increases 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. 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.

While approval of this concurrent rezone does remove an informal ballfield 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. The concurrent rezone allows the District 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 proximity to other schools that are developed. As the District has reviewed options for site use, the ability to process a the Comprehensive Plan Amendment and concurrent rezone 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 allows the best management of the site resource. Multifamily development of the site in the future may be subject to parks mitigation and/or open space requirements from the City, which could further serve to mitigate the loss of the informal ballpark in the community.

The proposal is consistent with the Comprehensive Plan designation, policies and code requirements. There are no critical areas on the site. The existing infrastructure allows future development on the site with appropriate development improvements and satisfying the City development standards. The appropriate comprehensive plan amendment and rezone applications have been submitted for review by the City. The rezone has been requested to implement the comprehensive plan amendment if approved by the City.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Land and Shoreline Use* (including compatibility), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable as there are no agricultural or forest lands in the vicinity.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Housing* (including provision of units), would be



reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

A conceptual design and research was conducted consistent with the proposed zoning that showed a potential to allow up to 296 multifamily units on the site. This was prepared for illustrative/research purposes and does not represent any proposal for the site. It is unknown at this time what type of housing would be provided with any future subsequent land-use proposal.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

There are no housing units on the Subject Site.

c. Proposed measures to reduce or control housing impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Housing* (including housing impacts/reduction), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

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.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Aesthetics* (including height/building material), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Future building heights would have to be within code requirements.

b. What views in the immediate vicinity would be altered or obstructed?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental



elements, including any aspect of *Aesthetics* (including view alteration/obstruction), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Future development would potentially change the views on and to the site from field areas to developed housing.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Aesthetics* (including impact mitigation measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Light and Glare* (including types/times of occurrence), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

There is currently field lighting on the site. Any future development would replace this lighting with lights associated with a developed housing development.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and a concurrent rezone. Impacts on other environmental elements, including any aspect of *Light and Glare* (including safety hazard/view interference), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

c. What existing off-site sources of light or glare may affect your proposal?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and a concurrent rezone. Impacts on other environmental elements, including any aspect of *Light and Glare* (including off-site sources/affect),



would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Off-site sources of light and glare would not impact the site or its potential to develop.

d. Proposed measures to reduce or control light and glare impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and a concurrent rezone. Impacts on other environmental elements, including any aspect of *Light and Glare* (including impact mitigation/reduction measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

The City of Monroe Parks and Recreation Department maintains numerous parks and trails available to the public in the area of the Subject Site. Neighborhood-style smaller parks in the area include Blueberry Park (northwest of the site), to the northeast is Travelers Park, and to the southeast is Lewis Street Park. Larger City parks include the Sky River Park (with Wiggly Field, and the adjacent Rotary Field and Boys & Girls Club) to the southwest, and the large Al Borlin park system along the Skykomish River. Near the site, Frank Wagner Elementary School allows community use after school-hours, as do many schools in the area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

As a non-project action, no construction/development is proposed. Future site-specific development proposals would be subject to a separate SEPA review, which would include discussion of whether the proposed project would displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Recreation* (including impact mitigation measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.



13. HISTORIC AND CULTURAL PRESERVATION

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

There were no findings of any documented historic or cultural significance for the Subject Site or immediate area.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

There are no historic or cultural structures on the site.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Research was conducted online with the Washington Department of Archaeology and Historic Preservations' WISSARD system, as well as the City of Monroe's website.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Historic/Cultural Preservation* (including impact avoidance/minimization measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

During a recent community outreach at a school board meeting, a number of members of the community mentioned a memorial located on the site. This memorial honored those who have served our country. There is no longer a memorial marker at Memorial Stadium. The stone and plaque were removed a few years ago when the City consolidated memorials throughout the City.

14. TRANSPORTATION

- a. **Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on-site plans, if any.**



The City did request that potential traffic impacts be reviewed based on a conceptual site plan (see **Figure 3 – Conceptual Site Layout**). Gibson Traffic provided a review based on scope provided by the City. The traffic memo looks at a rezone volume analysis for 296 multi-family units in 3-story buildings. The purpose of their analysis was to document the preliminary trip generation and to compare the total entering volume of 19 study intersections to the 2035 volumes identified by the City.

The existing volumes collected in the Transportation Plan are from 2014; therefore, to grow them to the baseline 2023 volumes a growth factor of 15% was utilized. This was calculated by using 2% growth per year from 2014 to 2020 and then 1% per year from 2020 to 2023. This is consistent with State growth on US-2 in the site vicinity and City forecasting. For the two intersections that were counted by Traffic Data Gathering (TDG) in June 2018 a growth factor of 7% was utilized; 2% growth per year from 2018 to 2020 and then 1% per year from 2020 to 2023.

The year 2023 was utilized as the baseline year as it's when the apartment buildings could be built and fully occupied. The site fronts on Kelsey and Columbia Streets. The City requested that there be a connection through the site that would parallel Columbia Street with access to Kelsey Street approximately 170 feet north of Columbia Street and connecting to Columbia Street opposite Dickinson Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Community Transit does provide public transit service to the residents of Monroe. The site is served with a bus stop located at N. Kelsey Street and W. Columbia Street. There are a number of busses serving the Monroe Park-and-Ride with routes to Seattle, Snohomish and Everett.

- c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Transportation* (including parking additions/elimination), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal. The conceptual site layout provided approximately 600 onsite parking spaces.

Any future development of the site would have to provide new parking as required by city code.

- d. Will the proposal require any new improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**



The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Transportation* (including new improvements), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

The properties front on Kelsey Street and Columbia Street. The City has indicated a desire to have a street run through the site. Options are from Kelsey to Columbia through the existing gravel parking area; Kelsey to Columbia via an extension of Dickinson; and Maple to Columbia via an extension of Dickinson. All but the initial option would require obtaining off-site property for new right-of-way.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This site is not in the immediate vicinity of water, rail, or air transportation facilities. The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Transportation* (including use/types), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation modes were used to make these estimates?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Transportation* (including vehicle trip generation), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

As requested by the City, trip generation was reviewed based on 296 units. Traffic generation is based on national research data contained in the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition (2017). ITE Land Use Code 223, mid-rise apartment, is utilized for the proposed use. This level of development would generate 1,610 ADT and 130 PM peak-hour trips. The trip generation is summarized on *Table 2*.

Trip generation calculations show the trip generation for a low-rise apartment scenario, but this would have a lower number of units which leads to fewer trips being generated. Therefore, the mid-rise trip generation was utilized as the highest potential use for the volume analysis. No credit/reduction has been taken for



existing uses on the site; therefore, this is a conservatively high analysis of new trip generation.

Table 2 – Trip Generation Summary

Monroe School District Rezone		PM Peak-Hour Trips		
		Inbound	Outbound	Total
Mid-rise Apartments 296 Units	Rate	0.44 per Unit		
	Splits	61%	39%	100%
	Trips	79	51	130
TOTAL		79	51	130

The trips have been distributed through the 19 study intersections per the distribution shown in the GTC Memorandum as Figure 1, which is based on other residential distributions in the City of Monroe. Traffic heading to the west of the development using Columbia Street could continue west to 182nd Avenue SE bypassing the intersection of King Street and Blueberry Lane/154th Street SE (Intersection #40); however, as a worst-case the westbound traffic was routed onto King Street impacting the study intersection.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

There are no working farms or forest land in the immediate area of the site.

- h. Proposed measures to reduce or control transportation impacts, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Transportation* (including impact mitigation/reduction/control measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

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.

15. PUBLIC SERVICES

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Public Services* (including increased needs), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Any future development would review impacts to public services.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Public Services* (including impact mitigation/reduction/control measures), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

16. UTILITIES

- a. **Circle utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Utility providers include the following:



Electricity Public Utility District No. 1 of Snohomish County
Natural Gas Puget Sound Energy
Refuse Service Republic Services, Inc.
Sewer/Water/Stormwater City of Monroe
Telephone, Video, Data Frontier Communications

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

Sanitary Sewer

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

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.

Stormwater

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.

Surface Water Pollution Prevention / Grading

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.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request and concurrent rezone. Impacts on other environmental elements, including any aspect of *Utilities* (including type/provider), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

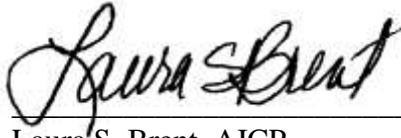


C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Reviewed by Monroe School District No. 103
and Brent Planning Solutions

Signature: _____



Laura S. Brent, AICP

Environmental/Permitting Consultant for the MSD

Date submitted: July 31, 2018



D. Supplemental sheet for non-project actions

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed Docketing Application is to amend the Comprehensive Plan map to allow future development consistent with the Future Land Use Map and provide a consistent implementing zone. The Multifamily designation is consistent with the 2015-2035 City of Monroe Comprehensive Plan adopted Future Land Use Map.

There would be no increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise as a result of an amendment request for a change to the Comprehensive Plan future land use map and consistent implementing zone. This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on these environmental elements (including any aspect of increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Proposed measures to avoid or reduce such increases are:

There would be no impact; therefore, there are no mitigation measures being proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed Docketing Application is to amend the Comprehensive Plan map to allow future development consistent with the Future Land Use Map and provide a consistent implementing zone. The Multifamily designation is consistent with the 2015-2035 City of Monroe Comprehensive Plan adopted Future Land Use Map.

There would be no affect to plants, animals, fish, or marine life as a result of an amendment request for a change to the Comprehensive Plan future land use map and consistent implementing zone. The Subject Site is already developed as sports fields and provides limited vegetation and habitat. This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on these environmental elements (including affect to plants, animals, fish, or marine life), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

There would be no impact; therefore, there are no mitigation measures being proposed.

3. How would the proposal be likely to deplete energy or natural resources?



The proposal is unlikely to deplete energy or natural resources. The proposed Docketing Application is to amend the Comprehensive Plan map to allow future development consistent with the Future Land Use Map and provide a consistent implementing zone. The Multifamily designation is consistent with the 2015-2035 City of Monroe Comprehensive Plan adopted Future Land Use Map.

This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on these environmental elements (including depletion of energy or natural resources), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Proposed measures to protect or conserve energy and natural resources are:

There would be no impact; therefore, there are no mitigation measures being proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Research was conducted for the Docket Request proposal. A Wetland and Stream Determination Report on existing site conditions is included with this application. There were no environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection discovered on the Subject Site. This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on these environmental elements (including the likelihood to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection (such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands), would be reviewed in conjunction with the review of environmental impacts of any future subsequent land-use proposal.

Proposed measures to protect such resources or to avoid or reduce impacts are:

There would be no impact; therefore, there are no additional mitigation measures being proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is likely to have a positive affect on land use by allowing and/or encouraging future development compatible with existing plans. The proposal is not anticipated to have any affect on shoreline use; nor would it create any incompatibility with existing shoreline plans.

The proposed Docketing Application is to amend the Comprehensive Plan map to allow future development consistent with the Future Land Use Map and provide a consistent implementing zone. The Multifamily designation is consistent with the 2015-2035 City of Monroe



Comprehensive Plan adopted Future Land Use Map. The District may decide in the future to surplus the property, which would require a formal surplus procedure.

As part of the Docket Request process, a site layout was prepared to analyze potential impacts associated with future development if the request were to be approved. This research was conducted to address consistency of the proposal with the existing plans and regulations of the City. Utility and transportation information was also completed on the potential of a future site development. Those results are detailed within the Environmental Checklist and show the proposal as consistent by allowing and encouraging land uses compatible with the existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

There would be no adverse impacts to shoreline and land use as a result of the proposal; therefore, there are no mitigation measures being proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed Docketing Application is to amend the Comprehensive Plan map to allow future development consistent with the Future Land Use Map and provide a consistent implementing zone. The District may decide in the future to surplus the property, which would require a formal surplus procedure.

Research for this application determined that a future subsequent multifamily development proposal would increase demands on transportation and/or public services and utilities. Those results were studied and are detailed within this Environmental Checklist. A Memorandum on transportation impacts is included with this application, as well as supplemental utility information.

Proposed measures to reduce or respond to such demand(s) are:

There are no proposed measures to reduce or respond to such demands as a part of this Docket Request application. A future development proposal would be subject to required studies and potential mitigation of impacts in accordance with the rules and regulations at the time of the proposal.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed Docket Request is to amend the Comprehensive Plan – Future Land Use Map and provide a consistent implementing zone for the Subject Site. There would be no conflict with local, state or federal laws or requirements for the protection of the environment as a result of the amendment request for a change to the map and rezone. The site is already developed and the request provides consistency with the regulations and laws. A future development proposal



would be subject to requirements for the protection of the environment in accordance with the rules and regulations at the time of the proposal.



Appendix A

Legal Description



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 27060100404500, 27060100100400 and 27060100205100

Parcel A:

(1) The East 1/2 of the following described tract:

Beginning at the Northwest corner of the Southeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian;
thence East 161.33 feet;
thence South 135 feet;
thence West 161.33 feet;
thence North 135 feet to the Point of Beginning.

(2) Also a portion of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, described as follows:
Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Section 1;
thence East along the North line of said subdivision 161.33 feet to the Point of Beginning;
thence continue East along said North line 120 feet;
thence South 135 feet to the North line of West Columbia Street;
thence West along the North line of Columbia Street 120 feet;
thence North 135 feet to the Point of Beginning.

(3) Also beginning at the Northwest corner of the Southeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian;
thence East 281.33 feet to the true point of beginning;
thence continue East 25.83 feet;
thence South 135.00 feet more or less to the North line of Columbia Street;
thence West 25.83 feet;
thence North 135.00 feet more or less to the true point of beginning;

(4) Also that portion of the Northwest Quarter of the Southeast quarter said Section 1, lying East of Parcel A(3) and West of the following described line:
Commencing at the Northwest corner of the Southeast Quarter of said Section 1;
thence East 315.00 feet to the true point of beginning of this boundary line;
thence South 16.7 feet;
thence West 8.34 feet;
thence South 118.3 feet, more or less, to the North line of Columbia Street and the terminus of said boundary line.

Situate in the County of Snohomish, State of Washington.

Parcel B:

All that portion of the lots contained within Block 23 and 24, The Monroe Land and Improvement Co's Plat of Monroe, according to the Plat thereof recorded in Volume 3 of Plats, page 57, records of Snohomish County, Washington, which lies within the South half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, together with that portion of the streets and alleys which would attach to said premises by operation of law as vacated in Volume 8 of Commissioner's Records on page 257; Except the East 30 feet thereof conveyed to City of Monroe by deed recorded under Auditor's File No. 9001110281, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

Parcel C:

All that portion of the Southeast Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, described as follows:

EXHIBIT "A"
Legal Description

Commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 1;
thence West along the East and West center line of said Section 1, 13 feet to the true point of beginning;
thence continuing West, along said East and West center line 647 feet;
thence Northerly 462 feet;
thence Easterly parallel to said East and West center line, 319 feet;
thence due South 380 feet;
thence Easterly parallel to said East and West center line, 328 feet;
thence due South 82 feet of the true point of beginning.

Also, all that portion of the Southeast Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Northwest Quarter of said Section 1;
thence West 40 rods on 1/2 Section line;
thence North 28 rods;
thence East 40 rods to 1/2 Section line;
thence South 28 rods to the Point of Beginning;

Except Road; and

Except the following described tract:

Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 1;
thence West along the East and West center line of said Section 1, 13 feet to the true point of beginning;
thence continuing West, along said East and West center line 647 feet;
thence Northerly 462 feet;
thence Easterly parallel to said East and West center line, 319 feet;
thence due South 380 feet;
thence Easterly parallel to said East and West center line, 328 feet;
thence due South 82 feet of the true point of beginning; and

Except that portion lying within certain tract of land conveyed to John Watson and Verna Watson by deed recorded under Auditor's File No. 8402070117, records of Snohomish County, Washington; and

Except any portion thereof lying within the plat of Blueberry Manor, according to the Plat thereof recorded in Volume 42 of Plats, pages 185 and 186, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.