

August 21, 2013

RECEIVED
AUG 21 2013
CITY OF MONROE

Monroe City Council and Mayor
Robert G. Zimmerman, Mayor
Kurt Goering
Patsy Cudaback
Tom Williams
Jim Kamp
Ed Davis
Jason Gamble
Kevin Hanford

City of Monroe Planning Commission
Bill Kristiansen, Chair
David Demarest
Dian Duerksen
Steve Jensen
Wayne Rodland
Jeff Sherwood
Bridgette Tuttle

RE: East Monroe Comprehensive Plan Amendment and Rezone

This letter is directed to members of the Planning Commission and Monroe City Council stating our opposition to the proposed East Monroe Comprehensive Plan Amendment and Rezone. We are property owners on Rivmont Drive whose property abuts the East Monroe site and whose property will be compromised by the proposed Comprehensive Plan Amendment and Rezone of the 42-acre East Monroe site.

The East Monroe site is currently aptly zoned Limited Open Space ("LOS") as it "lacks the full scope of public services and facilities necessary to support urban development and is severely impacted by critical areas." The East Monroe site is not adjacent to other City properties and essentially is an island with no current access to necessary public facilities and utilities, thus befitting its LOS designation. As acknowledged in the August 2013 DEIS, the East Monroe site presents with numerous critical areas, including steep slopes, streams, shorelines, wetlands and flood plains, further supporting its LOS status.

During prior Planning Commission deliberations on the proposed Comprehensive Plan Amendment and Rezone of the East Monroe site, assertions have been made that any opposition to such a Comprehensive Plan Amendment and Rezone is tantamount to depriving the property owner of its property rights. On the contrary, it is simply good

planning as the East Monroe site is properly zoned as LOS and was so zoned at the time the current property owners acquired the property.

Given the East Monroe site's remoteness from public facilities and services, and the presence of numerous critical areas, no Comprehensive Plan Amendment and Rezone should be considered without a specific development proposal in hand. The DEIS acknowledges that the developable property is approximately only 25% of the overall 42-acre site, or roughly 11 acres. As such, the development potential of the East Monroe site is severely limited given the cost and challenges of bringing the necessary public facilities and utilities to the site, including water, sewer, gas, electric, among others. Any developer will need to expend several millions of dollars to bring such public facilities and utilities to the site. In addition to these costs, the East Monroe site is severely limited in terms of accessing Highway 2. As you know, WSDOT has consistently opposed providing access to the 42-acre site from Highway 2 without significant and costly changes to Highway 2, including the possibility of a frontage road and/or roundabout. Given these access issues which present both cost and public safety considerations, we do not believe it appropriate to proceed with a comprehensive plan and rezone without a specific development proposal. In addition to the above development challenges, any development will need to expend considerable dollars on mitigation relating to the critical areas. Once again, limiting the development potential of the East Monroe site.

Finally, much of the 11-acre portion of the East Monroe site is below the floodplain further limiting its development potential without costly fill and other mitigation work. The City is inviting undue risk by allowing commercial development of property within a flood zone.

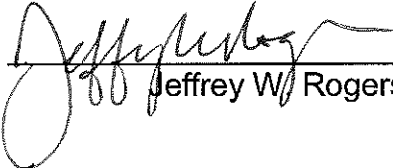
We believe proceeding with the Comprehensive Plan Amendment and Rezone is not appropriate given the limited development potential and high cost of developing the site. Moreover, the City of Monroe has an abundance of available general commercial zoned property.

For the above reasons, we respectfully request that the Planning Commission and City Council oppose the proposed Comprehensive Plan Amendment and subsequent Rezone of the East Monroe site.

Very truly yours,



Lowell Anderson



Jeffrey W. Rogers