

December 22, 2011

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CITY OF MONROE

Monroe Planning Commission
David Demarest
Edwin Davis
Bill Kristiansen
Paul Lootz, Chair
Wayne Rodland
Jeff Sherwood

RE: East Monroe Economic Development Group Proposal for Comprehensive Plan Amendment

Dear Monroe Planning Commissioners:

We submit this letter in opposition to the proposal by the East Monroe Economic Development Group to amend the Comprehensive Plan so that the property in East Monroe remains as Limited Open Space and that you reject the continuing attempt to rezone to General Commercial. The current Limited Open Space zoning for the subject property is consistent with current Monroe zoning ordinances as it lacks the necessary public services and facilities to support commercial/urban development and is severely impacted by a number of critical areas. While we recognize you are all busy commissioners, we are submitting additional information in connection with this letter to assure that we have a solid record in the event the City Council persists and ultimately votes to effect a Comprehensive Plan amendment that would change the zoning from Limited Open Space to General Commercial. The list of attached documents and correspondence is as follows:

Correspondence

- March 5, 2010 Letter to Monroe Mayor and City Council.
- Re: CPA 2011-01-Statement to Planning Commission.
- Signed request for consideration 40-plus signatures.
- Impact of Rezone.
- June 10, 2010 Letter from Department of Ecology to Mayor.
- October 21, 2010 Rogers letter to Planning Commissioners.
- November 9, 2010 Letter to Mayor from Tualco Grange.
- Mr. Phil Labuguen letter to Planning Commissioners.
- Mid-July 2011, Mr. Brad Fielberg request for scoping comments.
- July 26, 2011 Letter To Whom It May Concern, regarding scoping comments.
- September 22, 2011 to Mayor and City Council.
- August 19, 2011 Letter to Mr. Fielberg from Department of Ecology.
- August 18, 2011 Letter to Mr. Fielberg from WSDOT.

- March 3, 2004 Letter to Mr. Hiller West from WSDOT.
- July 15, 2010 Letter to Mr. Lowell Anderson WSDOT.
- September 28, 2011 Letter to Monroe Monitor.

Surveys and Maps

- December 21, 1999 Wetland Delineation Report Map.
- April 30, 2003 Mead Gilman & Assoc. SHT 1 of 3.
- April 30, 2003 Mead Gilman & Assoc. SHT 2 of 3.
- April 30, 2003 Mead Gilman & Assoc. SHT 3 of 3.
- May 25, 1999 Topographical Survey SHT 1 of 1
- Panel 1377G Preliminary FEMA Flood Designations and Elevations.
- Snohomish County Public Works, surface water management.

Flood Pictures of Area

- Various – 6 pictures.

Compact Disc (CD)

- Area maps of Monroe Zoning.
- Photos of Property.

We are frustrated that this matter continues to be resubmitted for review and approval given its previous multiple rejections. We also are concerned that the City has chosen to reverse its decision that an Environmental Impact Statement be required and the decision to proceed on a phased review basis.

The subject property faces a number of critical hurdles for development including:

- The steep slopes on the north boundary of the property which present geologically hazardous conditions;
- The adverse impact on the Class 3 stream and the many wetlands on the property;
- The fact that the property frequently floods and may be in a flood plain;
- The challenges in securing access to Highway 2 for a General Commercial zoned site and a requirement that a frontage road be constructed at significant cost;
- Fish and wildlife habitat issues, among others.

The undersigned reside on Rivmont Drive on property contiguous to the subject property and have long voiced our concerns to the Mayor and City Council to no avail.

The City of Monroe currently has more than adequate General Commercial zoned property that is available for development.

Any development of this property will cost many millions of dollars given the requirement of a frontage road adjacent to Highway 2; the extension of sewer, water, natural gas, and other utilities to the site; and pose serious risk to the properties on the bluff from erosion and slope degradation which could pose significant liability risk to the City. Based on information we have received, development of the property will likely involve front-end development costs of at least \$10 million. Such costs would indicate that it is not prudent to rezone from Limited Open Space to General Commercial without a specific development plan in hand and adequate assurances that the developer has the financial resources to fund the necessary improvements so that the City is not obligated for such development costs.

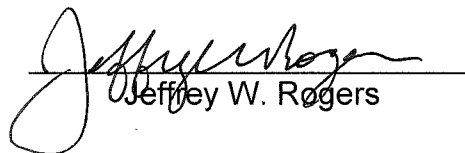
It should be noted that the recent Walmart property purchase in the N. Kelsey area was approximately \$7.5 million for 24 acres which property had access to all utilities. Much of the subject property will not be developed given the wetland and stream, and road setbacks. This evidences that any proposed commercial development on the site is not financially viable.

We trust that the Planning Commission will continue to effectively represent the interests of the residents of the City, and continue to recommend that the property not be rezoned from Limited Open Space to General Commercial. We appreciate your giving thoughtful consideration to this letter and the attached documentation.

Respectfully submitted,



Lowell Anderson



Jeffrey W. Rogers