

**Criteria for Docket Selection: East Monroe Residential**  
**Comprehensive Plan Amendment 2021/2022 Cycle.**

The applicant has provided this narrative to outline how the proposal meets the selection criteria for the City Council to consider this proposed amendment for further review. The code is copied below in ***bold italics*** with the applicant description following each of the five selection criteria.

***22.74.030 B. Selection Criteria. The City Council should consider the following criteria when determining which proposed amendments that should be considered for further review:***

***1. The proposed amendment advances the Council's vision of the City.***

Applicant Description: This proposal advances the Vision Statement in the Comprehensive Plan by managing development of this site in such a way as to maintain the city of Monroe's character, maintaining and improving livability and environmental quality. This site is located at the eastern edge of the city limits and as such, it will function as an entry into Monroe, and its design should be reflective of the city. Preserving the shoreline area associated with the Skykomish River as an open space amenity will be a visual indicator of the preservation values of the city and will be a significant part of this new development. Allowing more efficient development on the proposed amendment area makes better use of land already within the existing city limits, keeping Monroe geographically compact and will be a visual indicator that you have entered the city. Amending the designation for the area suitable for development to a residential designation ensures that a future residential community will develop similarly to existing residential areas in the city, providing the quality character the city of Monroe is known for at this highly visible location. Additionally, the project is proposing to extend public sewer and water services within the existing service area, which boosts efficiency of those services. A residential designation also provides more opportunity for a mix of residential housing types, which allows for more varied demographics to find a welcoming place to live. This development balances environmental quality with livability, which makes this proposal a physical representation of the Vision Statement and provides a great opportunity to visually display this at an entrance to the city.

***2. The proposed amendment advances the goals and policies of the comprehensive plan;***

Applicant Description: The Comprehensive Plan has eight stated goals in Chapter 2. These goals are listed with the policies that most closely implement the goal, along with a table that identifies which Growth Management Act chapter/Comprehensive Plan element is most relevant to that policy. This framework is followed to review the relevant goals and policies that this project meets. Each goal will be stated, and the associated policy numbers will be listed followed by a description on how those goals are met.

**Goal 1: Establish and maintain a safe, secure environment in Monroe for residents, businesses, and visitors. Policies; P.009, P.010, P.018, & P.024 are met by this proposal.** These policies speak to maintaining setbacks from slopes, managing development to reduce downstream flooding, maintaining open space in areas that preserve natural habitat, promote community pride, exhibit cleanliness and security, and reduces or mitigates public liability and supporting Fire District efforts to develop additional facilities that will enhance emergency services and public safety throughout the city, especially north of the BNSF railroad tracks.

This project is limiting the comprehensive plan amendment area to the portion suitable for development and placing the balance in a Native Growth Protection Area. This will maintain setbacks to slopes, as well as preserve the open space areas as an amenity to be enjoyed by future residents for generations. Any future project will comply with the current stormwater management manual to ensure there is not downstream urban flooding. Future residents will

monitor the preservation and limit potential vandalism to the preserved areas. The project will be extending public water to this portion of the existing water services area, which will allow for additional fire suppression facilities in east Monroe, north of the BNSF Railroad, such as sprinklers in future homes and fire hydrants.

**Goal 2: Manage Monroe's environment and natural resources, supporting the health, safety, welfare, recreational needs and economic well-being of current and future generations. Policies; P0.27, P.037, P.038, P.039, P.040, P.042, P.051, P.052, P.056 are met by this proposal.** These policies speak to promoting resource and energy-efficient housing design and construction methods, protecting functions and values of all critical areas using best available science, supporting low impact development watershed management techniques, promoting site development and construction practices that minimize impact on natural systems, managing surface water areas for multiple uses including flood and erosion control, wildlife habitat, open space, recreation, and groundwater recharge functions, providing environmental education sponsored by the Parks Department in partnership with other groups, providing open space conservation land working with the private sector, and maintaining natural hydrological functions within ecosystems and watersheds seeking restoration opportunities identified in the Shoreline Master Program.

A future residential community in the developable 13 acres will promote natural resources by limiting development area and by designing the project to the most current development standards, as well as obtaining LEED certification. The critical areas on the larger site area will be evaluated to most current standards to ensure that delineations and protection buffers, as well as site development standards, meet the best available science. This will ensure those areas are providing for flood and erosion control, wildlife habitat, open space, and groundwater recharge functions. Additionally, seeking restoration and educational opportunities with the City, as identified in the Shoreline Master Program, is an integral part of the proposal.

**Goal 3: Grow as a regional center and destination, providing employment opportunities while sustaining a balanced, diverse, resilient economy for Monroe. Policies: P.060, P.080 are met by this proposal.** These policies speak to creating gateway features marking entries into key areas of Monroe and improve overall wayfinding and using creative signage and urban design solutions and exploring opportunities with Snohomish County/WSDOT to coordinate facility and transportation improvements, corridor beautification, and development/redevelopment.

While this is a residential development proposal, it can help meet these goals by becoming a transitional gateway at the east side of Monroe and by providing improvements to SR 2 along the project frontage, which can also function to create a sense of arrival to the city with landscaping, and urban design elements as it transitions from the rural landscape.

**Goal 4: Provide for and appropriately locate the types, quality, and quantities of development in Monroe to assure land use compatibility, enhance neighborhood character, and facilitate the City's long-term sustainability. Policies; P.103, P.104, P.106 are met by this proposal.** These policies speak to promoting resource and energy-efficient building design and construction methods, incorporating the best and latest standards for development in critical areas, ensuring that proportional costs for utility service is borne by new development rather than present residents and ratepayers, and that the level of service standards (LOS) are not degraded.

The proposed residential project is promoting natural resources by limiting the developable area and seeking restoration and educational opportunities near critical areas as allowed by the latest and best standards as outlined in the Shoreline Master Program. Further, design and construction of an extension of the public utility, within the existing service area boundary, will be completed at the development's sole expense also benefiting the LOS of the public system.

**Goal 5: Provide for a wide range of housing types for all Monroe residents. Policy P.114 is met by this proposal.** This policy seeks to promote housing design and construction that enhances community image and fosters compatibility with the surrounding development.

This proposed residential project will be a visual gateway to the city of Monroe. By preserving and restoring the critical areas on site and providing a well-designed new residential community, Monroe's vision of providing for natural environment protection and livability is displayed. Compatibility of this community will be achieved from the surrounding preservation areas providing a natural division between adjacent developed areas, restoration to ensure long-term viability or preservation area, and from the development complying with the current city development standards, low impact development techniques, and LEED certification of the future housing.

**Goal 6: Provide and promote both utility and transportation infrastructures that coincide with need, growth, and long-term objectives. Policies; P.123, P.128, P.130, P.146, P.148, P.150 are met by this proposal.** These policies speak to creating gateway features marking entries into key areas of Monroe and improve overall wayfinding and using creative signage and urban design solutions, designing utility facilities with as little negative impact to surrounding aesthetic as possible, maintaining level of service standards for the highway, reviewing site plans with transit providers to foster compatibility with public transportation, designing streets with localized stormwater reducing the need for stormwater collection and remote treatment, and exploring opportunities with Snohomish County/WSDOT to coordinate facility and transportation improvements, corridor beautification, and development/redevelopment.

This proposal will include utility extensions within the existing city utility service boundary. These extensions will be designed with as little negative impact to surrounding aesthetic as possible. This will be ensured by the City plan review and approval process. A future development proposal will be required to provide a transportation impact analysis, which will show the existing LOS for the highway as well as the LOS with the proposed project. The LOS on SR 2 will be required to be maintained. This project anticipates improvements at the project entrance. These entrance improvements allow for an opportunity to beautify this portion of SR 2 and create a sense of arrival to the city of Monroe.

**Goal 7: Provide parks and civic facilities, recreational opportunities, and arts and cultural activities on pace with need, growth and long-term objectives. Policies; P.171, P.177, P.179, P.180, P.181, P.199, P.200.** These policies speak to identifying and implementing ways that useable open space and parks can enhance community character and identity, working with Snohomish County and WSDOT exploring opportunities for corridor beautification, preserving useable open space through techniques such as conservation easements and density bonuses, managing surface water areas for multiple uses including flood and erosion control, wildlife habitat, open space, recreation and groundwater recharge functions, identifying and designating open space corridors to provide contiguous systems rather than a series of isolated areas, and develop a procedure to acquire open space, conservation land, working with public agencies, private sector and conservation groups.

This proposal will allow for the native growth protection areas recorded in 2004 over portions of the site to be re-evaluated to current standards and increased to provide more conservation area, creating a large corridor for preservation. This area will continue to manage the surface water areas, which will continue to provide multiple functions including flood and erosion control, wildlife habitat, open space, recreation, and groundwater recharge functions. Docketing this proposal will allow further review of the opportunities for an open space corridor including restoration, conservation, and educational opportunities to be evaluated by the City with community and private sector input.

**Goal 8: Establish downtown Monroe as a thriving commercial, civic, and residential area.** As this project is not within the downtown, these stated goals do not apply to the proposal location. However, it should be noted that improvements to Monroe's housing stock and increasing the

diversity of available housing types benefits the potential for the downtown area by providing housing for future potential employees, customers, and employers in the downtown area.

**3. *The proposed amendment is consistent with the goals and regulations of the Growth Management Act;***

Applicant Description: The GMA identifies 13 goals which are used as a guide to develop and allow adoption of comprehensive plans as well as development regulations for GMA compliant counties and cities. Monroe is a GMA compliant city and as such, the comprehensive plan and development regulations have been determined to be consistent with the goals and regulations of the Growth Management Act.

This project has shown how the proposal can implement the city vision, as well as many of the stated comprehensive plan goals and policies. Therefore, this proposal is also consistent with the GMA goals and regulations. In summary, this proposal allows for urban type and level of development, where land is physically suitable, within an established Urban Growth Area. This reduces sprawl, provides more housing opportunities, and better utilizes transportation and utility facilities in areas planned for such uses. The preservation of areas not physically suitable for development and exploring opportunities for open space and recreation provide for environmental protection while enhancing the ability to enjoy natural areas and enhance resident's quality of life.

**4. *The relationship of the proposed amendment to other City codes and regulations; and***

Applicant Description: The proposed amendment is to redesignate approximately 13 acres from Limited Open Space (LOS) to a residential designation, preferably R-25, with a concurrent rezone. A proposed project to the future zone would meet all applicable City codes and regulations for that zone. No amendment is proposed to City codes or regulations.

**5. *The cumulative effect(s) of the proposed plan amendment(s).***

Applicant Description: This proposal has shown compliance with City vision and goals as well as a SEPA Environmental Checklist which illustrates that there are not anticipated significant adverse environmental impacts from a redesignation to allow for a future residential development on the proposed amendment area. Allowing for complete City review of these items will confirm that the cumulative effect of the proposed plan amendment is a net benefit. This proposal will improve the quality and increase the protection area around the natural environment systems as well provide improvements to SR 2, the city water and sewer facilities, provide a gateway opportunity at the east entrance to the city of Monroe, and increase the housing options for the residents of Monroe.