

JUL 26 2011

COMMUNITY DEVELOPMENT

July 26, 2011

Hand Delivered

East Monroe Scoping
806 West Main Street
Monroe, WA 98272

RE: East Monroe Economic Development Group, LLC Proposal

To Whom It May Concern:

We are submitting these preliminary comments pursuant to the notice recently issued by the City of Monroe in connection with a proposal to change the Comprehensive Land Use designation from Limited Open Space to General Commercial on behalf of East Monroe Economic Development Group, LLC ("EMEDG").

The undersigned believe that the proper scope of an Environment Impact Statement ("EIS") relating to the proposed Comprehensive Land Use designation change is extensive as EMEDG's proposal presents a full range of potential significant adverse impacts on the subject property and those of adjoining land owners. The specific issues that should be included in the proposed EIS scope include the following:

Earth-Related Impacts

- Steep slopes including 40%+ grades of numerous adjoining/contiguous properties; adjoining properties have had a history of slides and erosion which could be exacerbated by any commercial or any other significant development of the subject property.
- Erosion impacts resulting from covering the subject property with impervious surfaces once the development is completed.
- Need for appropriate engineering/soil/geologic studies to determine potential adverse impact on adjoining property owners' from an erosion/slope degradation standpoint.

Water-Related Adverse Impacts

- Any development, including commercial development of the subject property, will have significant adverse impacts on the existing stream and wetlands that are on or contiguous to the subject property.
- As noted earlier, the development of the property will result in a significant covering of existing land with impervious surfaces which will result in runoff issues affecting the stream and the nearby Skykomish River.
- The proximity of the Skykomish River and its sensitive habitat for native salmon and other fish and wildlife species presents a significant adverse impact on the environment.

Animals/Wildlife

- The subject property has numerous birds, including eagles and hawks, as well as other mammals using the subject property as an animal/wildlife corridor.

Noise

- Any development of the subject property, including commercial development, will result in significant noise impacts and disruption to adjoining residential property owners.

Aesthetics

- Any development, particularly commercial development, would significantly affect the views of adjoining property owners without any ability to mitigate the adverse impacts on views.
- Such impacts would result in significant property devaluations for all adjoining property owners, as well as reduced property tax revenues for local governmental agencies as a result of the property devaluation.

Light/Glare

- The development of the property under a commercial zoning classification would have a significant adverse impact from a light and glare perspective on adjoining residential property owners with limited ability to mitigate.

Transportation

- Any EIS should be developed in close conjunction with the Washington Department of Transportation.
- Highway 2 presents serious risks as presently configured and allowing access to and from the subject property would present significant risk of life and health to users of Highway 2.


We believe the subject property presents significant potential adverse environmental impacts from a variety of perspectives which will require thorough analysis and studies from appropriate experts, including County and State agencies.

Another factor that should be included within the scope of the EIS is the fact that the subject property is currently within an urban conservancy area.

The City's Planning Department identified numerous issues with the EMEDG proposal as part of the City Pre-Docketing Review- CPA2011-01. We recommend that the EIS address all the issues identified in the City Pre-Docketing Review.

We appreciate the opportunity to present these preliminary issues concerning the proposed scope of the EIS pertaining to the above referenced property.

Very truly yours,



Jeffrey Rogers



Lowell Anderson