



SW UGA Area

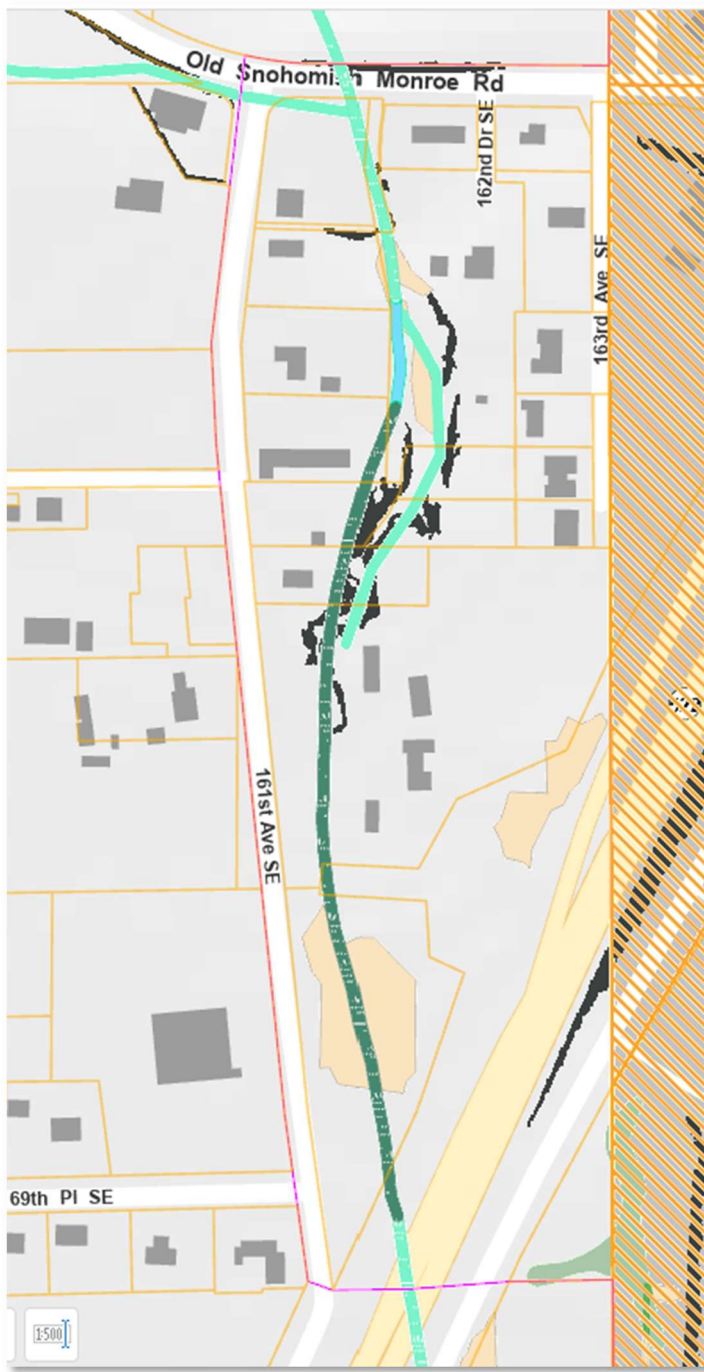
The 2021 Buildable Lands Report anticipates 30 new housing units on the sites identified on the adjacent map (which displaces the current 8 households (4 single family homes and a 4-plex)

There is a pond in the middle of these lots, with a drainage that extends north and south through the adjacent lots.

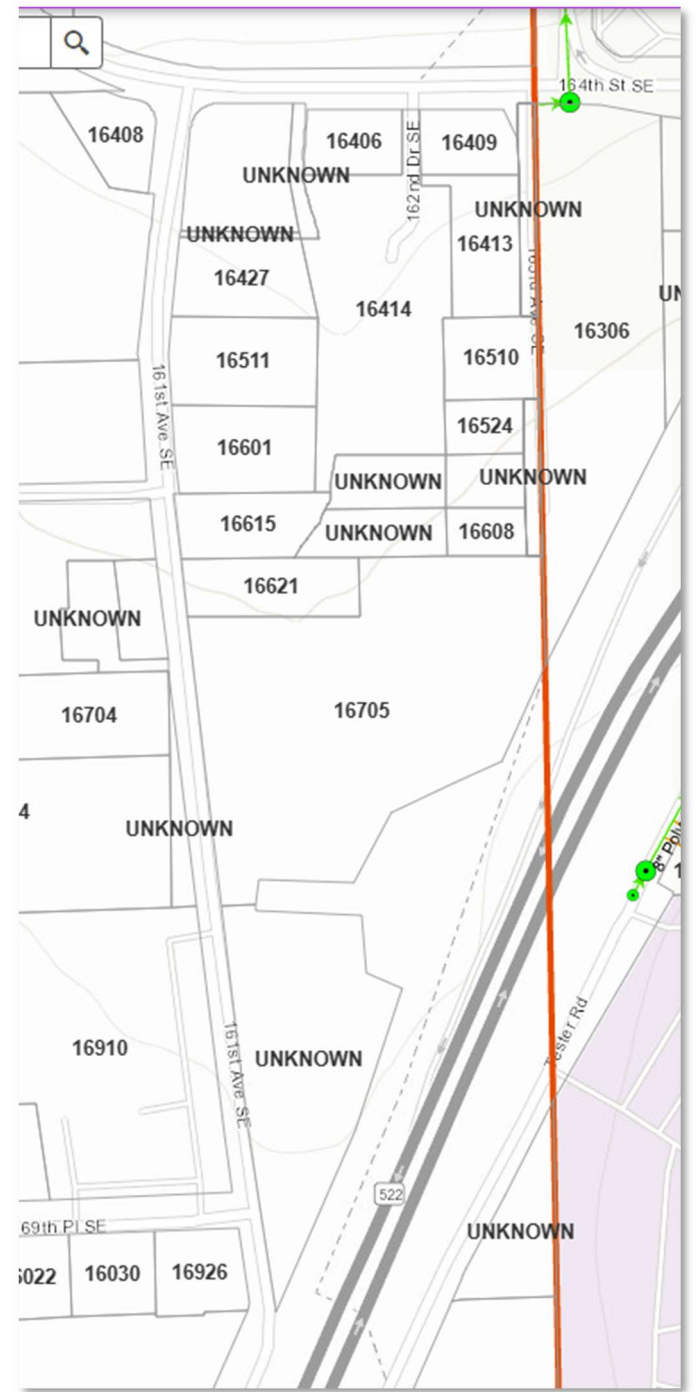
The north 1/2 of the SW UGA area is impacted by critical areas that would likely preclude any further development beyond what is currently there due to setbacks from critical areas. That makes it unlikely that the footprint of any future development would be larger than what is here currently.

How long will the City be hostage to the anticipated capacity that these lots may someday provide, IF they sell to a developer who MAY develop them, and IF the critical areas ordinance become less restrictive than what it is today to make the increased density achievable?

# MONROE - SW UGA Area



Critical areas mapped by Snohomish County



City of Monroe Utility Map