

We are here tonight to ask for the city council to endorse our MON2 UGA expansion proposal because county planning policies specifically state “Any UGA expansion should have the support of affected cities. CPP DP-2 d.

Sue has explained in detail how the amt of buildable land is overestimated in Monroe’s UGA. Puget Sound Regional Council routinely mentions good planning and efficient land use! If land is a limited resource then land on the city boundary should be seen in the same light. Currently we are zoned for building 3 additional homes on our 22 acres, all would be on septic. Imagine if this property had 70-100 homes with mixed density (single family, duplex, townhomes, fourplex?

Imagine if the existing Chain Lake trail were continued and went out to Chain Lake Elementary? Currently nearly all the students are bussed and /or dropped off by parents.

Development of the MON2 site will extend the trail 250 yards, leaving roughly 600 yards remaining to reach the school. There is funding available and we are willing to facilitate cooperation amongst the city, county, and school. We have reached out to representatives and are encouraged by the feedback so far.

The cities PROS plan directly states the #1 most requested priority from the citizens survey is “Building more trails and paths”

Imagine empowering students and parents to be able to walk or bike to school safely.

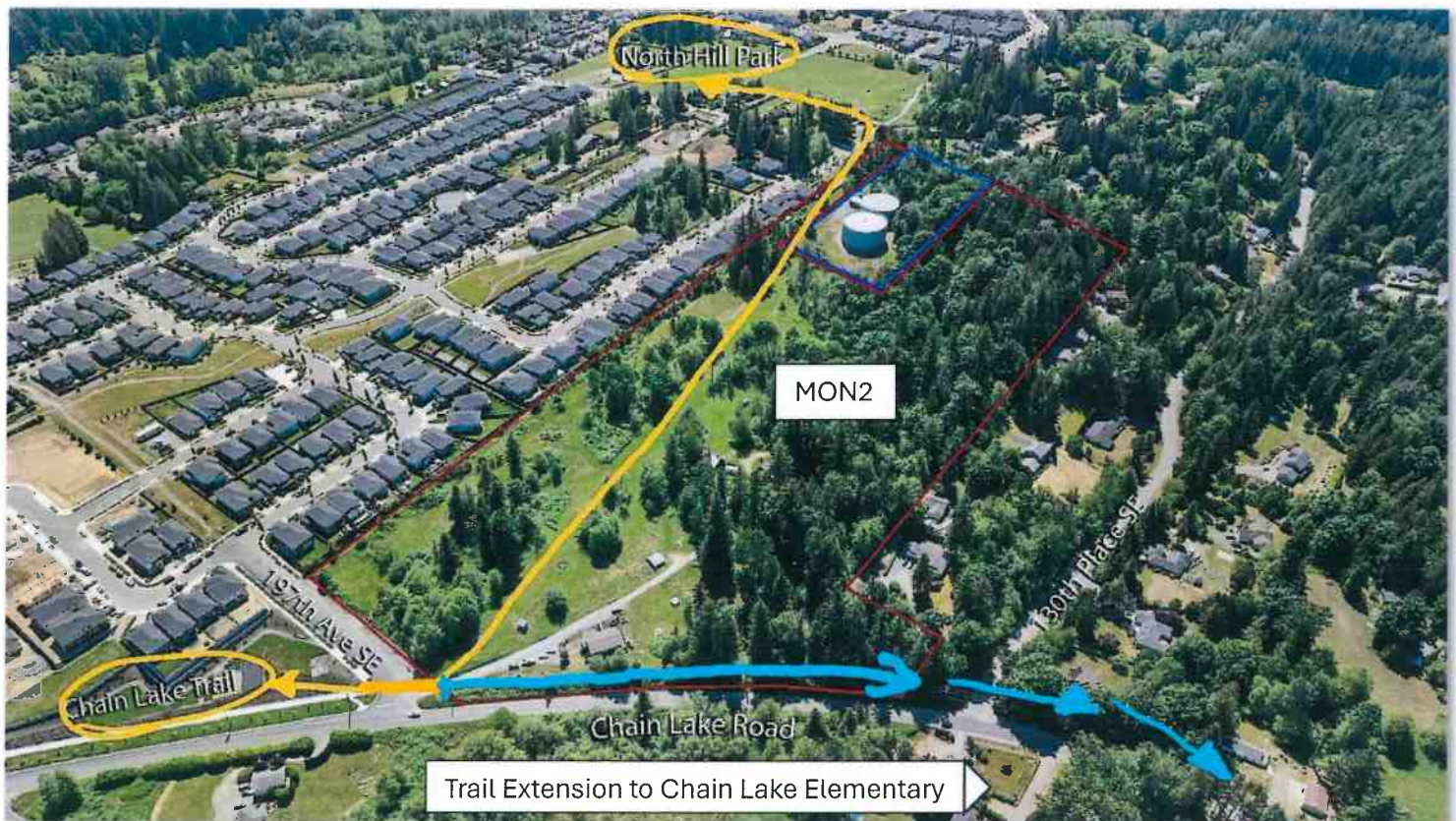
**Other reasons this makes sense.**

- All roads to access our property are already in place and serviced by the City of Monroe.
- All utilities are available and accessible.
- This city’s 6-year transportation plan already includes widening Chain Lake Road.
- The Fire Dept is relocating its fire station 32 closer to Chain Lake Road to better serve the citizens.
- The PUD upgraded the electrical grid by putting in a new switching station on Tjerne Pl.
- The city purchased North Hill Park land that is ¼ mile away from our property, they are just awaiting funding for the buildout.
- Our property is no longer rural. We are surrounded by the city on 3 sides, with 60% common boundary lines. We have 27 homes along our southern border, as well as small lot development on our other borders.

We ask that you Be Bold! Endorse our MON2 proposal. IT IS efficient land use and will provide needed housing and an opportunity to complete the chain lake trail to the elementary school!

We already paid to have the Draft Environmental Impact Statement completed on our property. If MON2 is supported by the city, and approved by the county, 100% of the ownership is agreeable to annexing into the city, which means it will be developed under the city of Monroe development plans NOT the county. We would encourage development that incorporates higher intensity/mixed density housing.

The bottom line... The state is in a housing crisis, and the only way out of it is to increase the supply of housing. The best way to do this is to increase availability of vacant, large parcels of land in the path of current growth. The MON 2 docket proposal can also contribute to Monroe parks and trails system by extending the current Chain Lake trail to the elementary school, which would make kids safer, and be an asset to the community.



The **MON 2** site above showing the North end of the Chain Lake Trail, North Hill Park, and a suggested pathway through the MON2 site.

Development of the MON2 site under City guidelines would require extension of the Chain Lake Trail north along Chain Lake Road, bringing it to within 600 yards of Chain Lake Elementary School.

Nearly 100% of kids are transported by bus or car to school and extracurricular activities.

Extending the trail creates a “Safe Route to School” which helps our kids and the Monroe Community.

