



## MONROE PLANNING COMMISSION

### Agenda Item Cover Sheet

<b>TITLE:</b>	<b><i>Unified Development Regulations and Zoning Map</i></b>
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DATE:	FILE NUMBER:	CONTACT(S):	PRESENTER:	ITEM:
3/25/2019	CA2018-06	Shana Restall Ben Swanson	Ben Swanson	Public Hearing # 1

**Discussion:** 10/9/2017, 10/23/2017, 11/13/2017, 11/20/2017, 11/27/2017, 12/11/2017, 12/18/2017, 1/8/2018, 1/13/2018, 1/29/2018, 2/5/2018, 2/12/2018, 2/26/2018, 3/5/2018, 3/12/2018, 3/19/2018, 4/9/2018, 4/16/2018, 4/23/2018, 4/30/2018, 5/14/2018, 5/21/2018, 6/4/2018, 6/11/2018, 6/18/2018, 7/9/2018, 7/23/2018, 8/6/2018, 8/13/2018, 9/10/2018, 9/17/2018, 10/8/2018, 10/15/2018, 10/22/2018, 10/29/2018, 11/5/2018, 11/19/2018, 11/26/2018, 12/3/2018, 12/10/2018, 12/17/2018, 1/7/2019, 1/10/2019, 1/14/2019, 1/28/2019.

**Public Hearing:** 2/25/2019 (continued to 3/11/2019 and 3/25/2019)

- Attachments:**
1. Draft Monroe Municipal Code Title 22: Unified Development Regulations
    - a. 22.10. Administration and Enforcement
    - b. 22.12. Definitions
    - c. 22.14. Zoning Maps and Districts
    - d. 22.16. Single-Family Zoning Residential Districts
    - e. 22.18. Multifamily Residential Zoning Districts
    - f. 22.20. Mixed Use Zoning Districts
    - g. 22.22. Downtown Commercial Zoning Districts
    - h. 22.24. Tourist Commercial Zoning Districts
    - i. 22.26. General Commercial Zoning Districts
    - j. 22.28. Industrial Zoning Districts
    - k. 22.30. Transportation Zoning District
    - l. 22.32. Institutional Zoning District
    - m. 22.34. Limited Open Space Zoning District
    - n. 22.36. Parks Zoning District
    - o. 22.38. Essential Public Facilities District
    - p. 22.40. Nonconformance and Reuse Standards
    - q. 22.42. Design Standards
    - r. 22.44. Parking Standards and Design
    - s. 22.46. Landscaping Standards
    - t. 22.48. RESERVED
    - u. 22.50. Signs
    - v. 22.52. Affordable Housing
    - w. 22.54. Airport Compatibility
    - x. 22.56. Marijuana Related Uses
    - y. 22.58. Site Plan Review
    - z. 22.60. Temporary Uses
    - aa. 22.62. Wireless Communication Facilities
    - bb. 22.64. Conditional Use Permits
    - cc. 22.66. Variances
    - dd. 22.68. Subdivisions
    - ee. 22.70. Development Agreements
    - ff. 22.72. Amendments to Unified Development Regulations
    - gg. 22.74. Comprehensive Plan Amendments

- hh. 22.76. Annexations
  - ii. 22.78. State Environmental Policy Act
  - jj. 22.80. Critical Areas
  - kk. 22.82. Shoreline Management Program
  - ll. 22.84. Permit Review and Processing
  - mm. 22.86. Land Clearing and Forest Practices
  - nn. 22.88. Commute Trip Reduction
  - oo. DRAFT Zoning Map
2. Staff Report and Recommendation

**REQUESTED ACTION:**

Move that the Planning Commission **ADOPT** the Findings of Fact and Conclusions of Law contained in Attachment 2 to the Planning Commission agenda bill, **AUTHORIZE** the Planning Commission Chair to sign the Findings on behalf of the Commission, and recommend that the Monroe City Council **APPROVE** the proposed amendments to Monroe Municipal Code Titles 17 through 21.

**POLICY CONSIDERATIONS**

Pursuant to Monroe Municipal Code 21.20.040, the Planning Commission shall review and make recommendations on amendments to the subdivision code, zoning code, and environmental code (MMC Titles 17 through 21). Pursuant to Monroe Municipal Code 21.20.030, the City Council shall review and act upon recommendations from Planning Commission.

**DESCRIPTION/BACKGROUND**

The City is in the process of drafting a new Unified Development Code (UDR) to take the place of the existing development regulations in the Monroe Municipal Code, which are located in Titles 17 through 21. The current development regulations will be repealed and then replaced with one all-inclusive title known as the Unified Development Regulations (UDR). In addition to reflecting the goals and policies adopted in the City’s 2015 – 2035 Comprehensive Plan, the proposed unified development code intends to simplify and streamline Monroe’s development process.

**FISCAL IMPACTS**

N/A

**TIME CONSTRAINTS**

There are no regulatory time constraints on the proposed action.

**ALTERNATIVES TO REQUESTED ACTION**

1. Move that the Planning Commission **ADOPT** the Findings of Fact and Conclusions of Law contained in Attachment 2 to the Planning Commission agenda bill, **AUTHORIZE** the Planning Commission Chair to sign the Findings on behalf of the Commission, and recommend that the Monroe City Council **APPROVE** the proposed amendments to Monroe Municipal Code Titles 17 through 21, provided that the proposal shall be modified as follows: *[describe modifications]*.
2. Move that the Planning Commission **TAKE NO ACTION** on the Findings of Fact and Conclusions of Law contained in Attachment 2 to the Planning Commission agenda bill and **CONTINUE** the public hearing to the March 25, 2019 regular meeting.
3. Move that the Planning Commission **REJECT** the Findings of Fact and Conclusions of Law contained in Attachment 2 to the Planning Commission agenda bill and recommend that the Monroe City Council **DENY** the proposed amendments to Monroe Municipal Code Titles 17 through 21.