



# MONROE CITY COUNCIL

## Agenda Bill No. 19-083

<b>SUBJECT:</b>	<b>Discussion: Unified Development Regulations (UDR)</b>
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DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
04/16/2019	Community Development	Ben Swanson	Ben Swanson	Discussion Items #3

**Discussion:** 02/13/2018; 08/21/2018; 12/04/2018; 04/09/2018; 04/16/2019  
**Public Hearing:** **Planning Commission:** 02/25/2019; 03/11/2019; 03/25/2019  
**First Reading:** 04/09/2019  
**Attachments:** 1. Title 22, Unified Development Regulations  
<https://www.monroewa.gov/639/Unified-Development-Regulations>

**REQUESTED ACTION:** Discussion regarding proposed Monroe Municipal Code Title 22, Unified Development Regulations; this is time set aside to review major changes and any questions prior to proposed adoption on April 23, 2019.

### POLICY CONSIDERATIONS

*The Washington State Growth Management Act (GMA) mandates in RCW 36.70A.130(4)(a) that a periodic comprehensive plan review and update be conducted every eight years. The City adopted the 2015-2035 City of Monroe Comprehensive Plan on December 8, 2015. Pursuant to RCW 36.70A.040(3), a jurisdiction that is required to plan, “shall adopt...development regulations that are consistent with and implement the comprehensive plan.” The adopted comprehensive plan created new future land use designations (institutional, shoreline industrial, tourist commercial, and transportation), and eliminated previously adopted land use designations (professional office and service commercial). Additionally, policies regarding maximum residential density in the comprehensive plan were revised to generally increase density. Existing development regulations found in Monroe Municipal Code (MMC) Titles 17 through 21 must be updated for consistency with the adopted comprehensive plan, which will be accomplished with the development regulations contained in the proposed UDR. Furthermore, the UDR will simplify the regulations and streamline the City’s development process, resulting in a more “user-friendly” code.*

### DESCRIPTION/BACKGROUND

To develop a consolidated land use code that is consistent with and more effectively implements the adopted 2015-2035 Comprehensive Plan, the City is in the process of drafting new development regulations to take the place of the existing development code in Monroe Municipal Code (MMC) Titles 17, 18, 19, 20, and 21. All titles comprising the existing development regulations will be repealed and replaced with one comprehensive title known as the Unified Development Regulations (UDR). MMC Title 3, Revenue and Finance, is also proposed to be amended to relocate the City’s existing impact fee provisions from Title 20. 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.

### Planning Commission Review

The Planning Commission is responsible for the review and refinement of the proposed UDR. The Commission has been working diligently on the proposed UDR, conducting a review of the draft text, which is detailed in the following timeline.

<b>Planning Commission Meeting Date</b>	<b>Planning Commission Meeting Agenda Items</b>
<b>October 9, 2017</b>	Introduction to the UDR process
<b>October 23, 2017</b>	1. Public open house for the UDR 2. Planning Commission reviewed the following draft UDR chapter(s): A. Single-Family (SF) Residential Zoning Districts
<b>November 13, 2017</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Limited Open Space (LOS) Zoning District B. Multi-Family Residential (MF) Zoning District C. Parks (PS) Zoning District D. Single-Family Residential (SF) Zoning Districts
<b>November 20, 2017</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Limited Open Space (LOS) Zoning District B. Multi-Family Residential (MF) Zoning District C. Parks (PS) Zoning District D. Single-Family Residential (SF) Zoning Districts
<b>November 27, 2017</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Essential Public Facilities B. Limited Open Space (LOS) Zoning District C. Multi-Family Residential (MF) Zoning District D. Parks (PS) Zoning District E. Single-Family Residential (SF) Zoning Districts
<b>December 11, 2017</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Institutional (INT) Zoning District B. Mixed Use (MU) Zoning Districts C. Tourist Commercial (TC) Zoning District
<b>December 18, 2017</b>	Planning Commission reviewed the following draft UDR chapter(s): A. General Commercial (GC) Zoning District B. Industrial (IND) Zoning Districts
<b>January 8, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Transportation (TR) Zoning District B. Zoning Maps and Districts
<b>January 13, 2018</b>	Design Guidelines Workshop with the Planning Commission and BHC Consultants, LLC
<b>January 29, 2018</b>	Discussion of the North American Industry Classification System (NAICS) for UDR Land Use Categories
<b>February 5, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Essential Public Facilities B. Limited Open Space (LOS) Zoning District C. Mixed Use (MU) Zoning Districts D. Multifamily Residential (MF) Zoning District E. Parks Zoning (PS) District F. Single-Family Residential (SF) Zoning Districts
<b>February 12, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. General Commercial Zoning District B. Industrial Zoning District C. Institutional Zoning District D. Tourist Commercial Zoning District E. Transportation Zoning District F. Zoning Maps and Districts

<b>February 26, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Industrial Zoning Districts B. Airport Compatibility
<b>March 5, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Airport Compatibility B. Signage ( <i>Discussion Only</i> )
<b>March 12, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Airport Compatibility B. Development Agreements C. Annexations D. Site Plan Review
<b>March 19, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Affordable Housing B. Marijuana Related Uses C. Temporary Encampments
<b>April 9, 2018</b>	Discussion of the North American Industry Classification System (NAICS) for UDR Land Use Categories and the Buildable Lands Analysis
<b>April 16, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Signage
<b>April 23, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Tree Canopy Retention
<b>April 30, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Variances B. Conditional Use Permits C. Zoning Code Amendments
<b>May 14, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Zoning Code Amendments
<b>May 21, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Design Standards
<b>June 4, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Signage
<b>June 11, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Permit Review and Processing B. Parking Standards and Design
<b>June 18, 2018</b>	Presentation regarding the Buildable Lands Analysis and Population Capacity summary for the UDR
<b>July 9, 2018</b>	Presentation regarding the Buildable Lands Analysis and Population Capacity summary for the UDR ( <i>Continued from June 18, 2018</i> )
<b>July 23, 2018</b>	Presentation regarding the North American Industry Classification System (NAICS) for UDR Land Use Categories
<b>August 6, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Signage B. Conditional Use Permits C. Annexations
<b>August 13, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Development Agreements B. Marijuana-Related Uses C. Site Plan Review D. Temporary Encampments

	<ul style="list-style-type: none"> <li>E. Variances</li> <li>F. Zoning Map and Districts</li> </ul>
<b>September 10, 2018</b>	<p>Planning Commission reviewed the following draft UDR chapter(s):</p> <ul style="list-style-type: none"> <li>A. Nonconformance and Reuse Standards</li> </ul>
<b>September 17, 2018</b>	<p>Planning Commission reviewed the following draft UDR chapter(s):</p> <ul style="list-style-type: none"> <li>A. Subdivisions</li> </ul>
<b>October 8, 2018</b>	<p>Planning Commission reviewed the following draft UDR chapter(s):</p> <ul style="list-style-type: none"> <li>A. Nonconformance and Reuse Standards</li> <li>B. Subdivisions</li> <li>C. Affordable Housing</li> <li>D. Downtown Commercial Zoning District</li> </ul>
<b>October 15, 2018</b>	<p>Planning Commission reviewed the following draft UDR chapter(s):</p> <ul style="list-style-type: none"> <li>A. Nonconformance and Reuse Standards</li> <li>B. Downtown Commercial Zoning District</li> </ul>
<b>October 22, 2018</b>	<p>Planning Commission reviewed the following draft UDR chapter(s):</p> <ul style="list-style-type: none"> <li>A. Medical Mixed Use Zoning District (<i>Discussion Only</i>)</li> <li>B. Parking Standards</li> <li>C. SEPA</li> </ul>
<b>October 29, 2018</b>	<p>Planning Commission reviewed the following draft UDR chapter(s):</p> <ul style="list-style-type: none"> <li>A. Signage</li> <li>B. Design Standards</li> <li>C. Temporary Uses</li> </ul>
<b>November 5, 2018</b>	<p>Planning Commission reviewed the following draft UDR chapter(s):</p> <ul style="list-style-type: none"> <li>A. Design Standards</li> <li>B. Tree Canopy Retention</li> <li>C. Comprehensive Plan Amendments</li> </ul>
<b>November 19, 2018</b>	<p>Planning Commission reviewed the following draft UDR chapter(s):</p> <ul style="list-style-type: none"> <li>A. Design Standards</li> <li>B. Zoning Code Amendments</li> <li>C. Administration and Enforcement</li> </ul>
<b>November 26, 2018</b>	<p>Planning Commission reviewed the following draft UDR chapter(s):</p> <ul style="list-style-type: none"> <li>A. Signage</li> <li>B. Zoning Code Amendments</li> <li>C. Administration and Enforcement</li> </ul>
<b>December 3, 2018</b>	<p>Planning Commission reviewed the following draft UDR chapter(s):</p> <ul style="list-style-type: none"> <li>A. Signage</li> <li>B. Design Standards</li> <li>C. General Commercial Zoning Districts</li> <li>D. Industrial Zoning Districts</li> <li>E. Multifamily Residential Zoning District</li> <li>F. Mixed Use Zoning Districts</li> </ul>
<b>December 10, 2018</b>	<p>Planning Commission reviewed the following draft UDR chapter(s):</p> <ul style="list-style-type: none"> <li>A. Signage</li> <li>B. Design Standards</li> <li>C. Landscaping</li> <li>D. Temporary Uses</li> <li>E. Permit Review and Processing</li> <li>F. Industrial Zoning Districts</li> <li>G. General Commercial Zoning Districts</li> <li>H. Multifamily Residential Zoning District</li> <li>I. Mixed Use Zoning Districts</li> <li>J. Wireless Communications Facilities</li> </ul>

<b>December 17, 2018</b>	Planning Commission reviewed the following draft UDR chapter(s): A. General Commercial Zoning District B. Industrial Zoning District C. Mixed Use Zoning District D. Multifamily Zoning District E. Design Standards F. Signage G. Temporary Use H. Permit Review and Processing I. Landscaping
<b>January 7, 2019</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Design Standards B. Industrial Zoning Districts C. Mixed Use Zoning Districts D. Temporary Use E. Permit Processing F. Landscaping
<b>January 10, 2019</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Design Standards B. Landscaping
<b>January 14, 2019</b>	Planning Commission reviewed the following draft UDR chapter(s): A. Design Standards B. Landscaping
<b>January 28, 2019</b>	Wrap-up discussion

<b>UDR Chapter</b>	<b>Proposed Changes</b>
<u>Chapter 22.10:</u> Administration and Enforcement	<ul style="list-style-type: none"> <li>• Outlines the roles, responsibilities, and general administration of the UDR</li> </ul>
<u>Chapter 22.12:</u> Definitions	<ul style="list-style-type: none"> <li>• Contains definitions applicable to the UDR</li> <li>• Existing terms have been updated for consistency with state and/or federal law</li> <li>• New terms added to reflect content of UDR</li> </ul>
<u>Chapter 22.14:</u> Zoning Districts	<ul style="list-style-type: none"> <li>• Outlines proposed zoning districts</li> <li>• Establishes official zoning map</li> </ul>
<u>Chapter 22.16:</u> Single Family Residential Zoning Districts	<ul style="list-style-type: none"> <li>• Establishes the bulk, dimensional, and land use requirements for the SFR zoning districts</li> <li>• Three SFR zoning districts are proposed to correspond with residential density specified in the Comprehensive Plan</li> <li>• Single-Family Residential 4 Units per Acre (R4) <ul style="list-style-type: none"> <li>○ Generally limited to single-family detached units</li> </ul> </li> <li>• Single-Family Residential 7 Units per Acre (R7) <ul style="list-style-type: none"> <li>○ Generally limited to single-family detached units</li> </ul> </li> <li>• Single-Family Residential 15 Units per Acre (R15) <ul style="list-style-type: none"> <li>○ Allows single-family attached housing (e.g. townhomes) and single-family detached units</li> </ul> </li> </ul>
<u>Chapter 22.18:</u> Multifamily Residential Zoning District	<ul style="list-style-type: none"> <li>• Establishes the bulk, dimensional, and land use requirements for the Multi-Family Residential zoning district.</li> <li>• Maximum of 25 dwelling units per acre</li> <li>• Maximizes the density allowed under the Comprehensive Plan</li> </ul>

	<ul style="list-style-type: none"> <li>• Encourages high density development to increase affordable housing</li> <li>• Zone will contain attached dwelling units, including apartment and condominium developments</li> </ul>
<u>Chapter 22.20:</u> Mixed Use Zoning Districts	<ul style="list-style-type: none"> <li>• Establishes the bulk, dimensional, and land use requirements for the Mixed Use zoning districts</li> <li>• Portions of this zone along Main Street will largely remain the same as the current code</li> <li>• Proposed Mixed Use – Medical (MM) zoning district will not allow residential uses to encourage medical related uses within close proximity to the hospital</li> </ul>
<u>Chapter 22.22:</u> Downtown Commercial Zoning District	<ul style="list-style-type: none"> <li>• Minimal revisions proposed, as chapter was recently updated</li> <li>• Eliminates the Rails and Roads Neighborhood, as consistent with the comprehensive plan (reclassified as General Commercial)</li> </ul>
<u>Chapter 22.24:</u> Tourist Commercial Zoning District	<ul style="list-style-type: none"> <li>• New zoning district that mirrors the Tourist Commercial designation in the Comprehensive Plan</li> <li>• Purpose is to encourage tourism by encouraging temporary lodging and entertainment uses</li> <li>• Establishes the bulk, dimensional, and land use requirements for the Tourist Commercial zoning district</li> </ul>
<u>Chapter 22.26:</u> General Commercial Zoning Districts	<ul style="list-style-type: none"> <li>• Establishes the bulk, dimensional, and land use requirements for the General Commercial (GC) and Industrial Transition (IT) zoning districts, as well as the North Kelsey/Tjerne Place (NK/TP-O) overlay district</li> <li>• Allowed uses largely remain the same</li> <li>• North Kelsey/Tjerne Place overlay district was recently modified to allow for multifamily housing, and the proposed chapter reflects those amendments</li> <li>• Proposed Industrial Transition zoning district is a hybrid zone that allows both commercial and industrial uses to mitigate the restrictions imposed by the Airport Overlay</li> </ul>
<u>Chapter 22.28:</u> Industrial Zoning Districts	<ul style="list-style-type: none"> <li>• Establishes the bulk, dimensional, and land use requirements for the General Industrial (GI), Light Industrial (LI), and Shoreline Industrial (SI) zoning districts, as well as the Fryelands Commercial Overlay (FC-O)</li> <li>• Are a partial departure from the City’s current zoning designations, and are consistent with the adopted Comprehensive Plan</li> <li>• The area in the Shoreline Industrial zoning district is currently zoned Limited Open Space under the City’s existing code. During the 2015 periodic update to the City’s Comprehensive Plan, the Shoreline Industrial designation was created to accommodate the ongoing Cadman operations adjacent to the Skykomish River.</li> <li>• During the review of the City’s existing and proposed Light Industrial zone, it was determined the City should develop a market analysis to determine its highest and best use. Community Attributes Inc. (CAI) was hired to review the Light Industrial area and provide recommendations on proposed uses. In the July 10, 2018, CAI report, they determined that the City’s current zoning regulations allowed too many nonindustrial uses. CAI’s recommendation was to limit or outright prohibit nonindustrial uses in the Light Industrial zoning district. Based on this analysis, the</li> </ul>

	<p>proposed zoning emphasizes industrial/manufacturing uses in this zone.</p> <ul style="list-style-type: none"> <li>• To accommodate the needs of existing retail and service establishments in the Light Industrial zone abutting Fryelands Boulevard, the Planning Commission is proposing the Fryelands Commercial Overlay district. The purpose of the overlay is to provide goods and services to the workers in the Light Industrial zoning district and visitors to Lake Tye.</li> <li>• The proposed General Industrial zone will remain unchanged from the existing zoning and encompasses the Lakeside Industries operations.</li> </ul>
<u>Chapter 22.30:</u> Transportation Zoning District	<ul style="list-style-type: none"> <li>• Majority of the zoning district consists of WSDOT- owned land intended for the proposed State Route 2 bypass</li> <li>• Also includes the US 2, SR 522, and SR 203 rights-of-way</li> <li>• Proposed uses in this zone are largely transportation and government related</li> <li>• Several parcels remain privately owned, so provisions were made for single-family residential and parks land uses</li> </ul>
<u>Chapter 22.32:</u> Institutional Zoning District	<ul style="list-style-type: none"> <li>• New designation developed under the 2015 Comprehensive Plan</li> <li>• Intended to accommodate government facilities and to provide for their unique needs</li> <li>• Generally includes properties owned by the State (penitentiary), City, or School District</li> </ul>
<u>Chapter 22.34:</u> Limited Open Space Zoning District	<ul style="list-style-type: none"> <li>• The continuation of the existing zoning district</li> <li>• Includes the area traditionally known as East Monroe along with the properties to the east</li> <li>• Establishes the bulk, dimensional, and land use requirements for the Limited Open Space zoning district</li> </ul>
<u>Chapter 22.36:</u> Parks Zoning District	<ul style="list-style-type: none"> <li>• Generally includes land currently zoned Public Open Space</li> <li>• These areas contain the City's parks and open space</li> <li>• Establishes the bulk, dimensional, and land use requirements for the Parks zone</li> </ul>
<u>Chapter 22.38:</u> Essential Public Facilities	<ul style="list-style-type: none"> <li>• Chapter is rooted in RCW 36.70A.200, which requires special consideration for those public facilities that are difficult to site.</li> <li>• Includes new regulations governing local essential public facilities, which are facilities owned, operated, or sponsored by the city of Monroe, a special purpose district, or another unit of local government, which is intended to serve the city-wide population</li> </ul>
<u>Chapter 22.40:</u> Nonconformance and Reuse Standards	<ul style="list-style-type: none"> <li>• Are a continuation of the existing municipal code provisions</li> <li>• Revisions for clarity and consistency proposed</li> </ul>
<u>Chapter 22.42:</u> Design Standards	<ul style="list-style-type: none"> <li>• Provides an overall framework for the design of new and existing development within the City</li> <li>• Are intended to:</li> </ul>

	<ul style="list-style-type: none"> <li>○ Provide clear objectives for those embarking on the planning and design of development projects in Monroe;</li> <li>○ Provide a unique visual identity for the city and its neighborhoods;</li> <li>○ Protect and enhance the city's environments for living, working, and shopping activities;</li> <li>○ Encourage flexibility and innovation in site design and development that promotes a neighborhood context in keeping with and enhancing Monroe's character;</li> <li>○ Ensure that site layout and building design is properly related to their sites and surrounding sites and structures, taking into consideration the natural terrain; and</li> <li>○ Ensure that streetscapes are adequately and attractively designed and landscaped.</li> </ul>
<u>Chapter 22.44:</u> Parking Standards and Design	<ul style="list-style-type: none"> <li>● Requires the provision of adequate off-street parking for all uses allowed</li> <li>● Reduces demand for parking by encouraging alternative means of transportation,</li> <li>● Increases pedestrian mobility and safety</li> <li>● Provides for parking and storage of bicycles Provides safe and direct pedestrian access from public rights-of-way</li> <li>● Minimizes the visual impact of parking areas</li> </ul>
<u>Chapter 22.46:</u> Landscaping Standards	<ul style="list-style-type: none"> <li>● Complete overhaul of the existing landscape code</li> </ul>
<u>Chapter 22.48</u>	RESERVED
<u>Chapter 22.50:</u> Signs	<ul style="list-style-type: none"> <li>● Changes made to comply with the US Supreme Court ruling issued in the case of Reed v. Town of Gilbert</li> <li>● All content-based restrictions on speech have been removed</li> <li>● Prohibits the use of cabinet signs in the Downtown Promenade.</li> <li>● Existing code established a sunset date for all nonconforming signs that is extended by one year in the UDR to account for the proposed code changes</li> </ul>
<u>Chapter 22.52:</u> Affordable Housing	<ul style="list-style-type: none"> <li>● Edits are predominantly format changes</li> <li>● "Affordable Housing Lot Size Matrix" was adjusted to reflect the code's recent shift to maximum allowed residential density instead of minimum lot size</li> </ul>
<u>Chapter 22.54:</u> Airport Compatibility	<ul style="list-style-type: none"> <li>● Revised for consistency with current WSDOT standards</li> <li>● Changes included updating the use matrix, density allowances, and overlay zones</li> <li>● Goal was to allow a greater chance of redevelopment for properties impacted by the airport overlay</li> </ul>
<u>Chapter 22.56:</u> Marijuana Related Uses	<ul style="list-style-type: none"> <li>● No changes proposed to the content of the chapter</li> <li>● Revisions limited to formatting</li> </ul>
<u>Chapter 22.58:</u> Site Plan Review	<ul style="list-style-type: none"> <li>● In 2017, the City repealed the Site Plan Review chapter</li> <li>● Proposed chapter simplifies the site plan review process and clarifies the criteria for approval</li> <li>● Intended to facilitate a comprehensive review of an applicant's proposal and identify any problematic areas early in the process</li> <li>● If approved, the site plan provides specific assurances to the developer prior to submitting for building permit review</li> </ul>



<u>Chapter 22.60:</u> Temporary Uses	<ul style="list-style-type: none"> <li>• New code chapter to provide provisions for regulating certain temporary uses (e.g. mobile vendors, seasonal sales, and farmers markets)</li> <li>• Consolidates existing code related to temporary uses such as security guard dwelling units and tent encampments</li> </ul>
<u>Chapter 22.62:</u> Wireless Communication Facilities	<ul style="list-style-type: none"> <li>• Is the City's first step in complying with federal law associated with siting and modifying wireless communications facilities</li> <li>• Based on existing code developed by a consortium of Washington cities</li> <li>• Specifically addresses macro (large) facilities</li> <li>• City is presently drafting a chapter to address small wireless facilities (small cell sites), which will be processed after completion of the UDR</li> </ul>
<u>Chapter 22.64:</u> Conditional Use Permits	<ul style="list-style-type: none"> <li>• Minor modifications proposed</li> <li>• Review and approval criteria are unchanged</li> </ul>
<u>Chapter 22.66:</u> Variances	<ul style="list-style-type: none"> <li>• Minor modifications proposed</li> <li>• Review and approval criteria are unchanged</li> </ul>
<u>Chapter 22.68:</u> Subdivisions	<ul style="list-style-type: none"> <li>• Substantial changes are proposed</li> <li>• Removes the provisions associated with Planned Residential Developments</li> <li>• Added criteria to require additional parking in subdivisions</li> <li>• Includes more detail regarding the review process</li> <li>• Provides allowances for minor modifications</li> <li>• Uses RCW 58.17.100 to allow for the administrative approval of final plats</li> </ul>
<u>Chapter 22.70:</u> Development Agreements	<ul style="list-style-type: none"> <li>• Currently Monroe uses the regulatory provisions in RCW 36.70B.170 to process Development Agreements</li> <li>• RCW 36.70B.170 is generalized in its construction and does not account for jurisdiction-specific considerations (i.e. application, review, and processing requirements)</li> <li>• Proposed chapter intended to clarify review and approval process and decision criteria applicable to development agreements while maintaining consistency with state law</li> </ul>
<u>Chapter 22.72:</u> Amendments to the Unified Development Regulations	<ul style="list-style-type: none"> <li>• Establishes procedures and requirements for amending the UDR (MMC Title 22)</li> <li>• Amendments may include revisions to text, charts, and figures in the UDR, and revisions to the City's official zoning map (rezones)</li> </ul>
<u>Chapter 22.74:</u> Comprehensive Plan Amendments	<ul style="list-style-type: none"> <li>• Establishes procedures and requirements for amending the City's Comprehensive Plan and Future Land Use Map</li> <li>• Based on Resolution 2012/020 (City of Monroe Comprehensive Plan Amendment Procedures) and Chapter 36.70A RCW (GMA)</li> </ul>
<u>Chapter 22.76:</u> Annexations	<ul style="list-style-type: none"> <li>• Provides procedures and requirements for the annexing of territory into the City</li> <li>• Annexation process is governed by Chapter 35A.14 RCW</li> </ul>
<u>Chapter 22.78:</u> State Environmental Policy Act (SEPA)	<ul style="list-style-type: none"> <li>• Chapter updated for consistency with State law</li> <li>• Formatting was revised</li> </ul>
<u>Chapter 22.80:</u> Critical Areas	<ul style="list-style-type: none"> <li>• No changes proposed to the content of the chapter</li> <li>• Revisions limited to formatting</li> </ul>

<u>Chapter 22.82:</u> Shoreline Management	<ul style="list-style-type: none"> <li>• No changes proposed to the content of the chapter</li> <li>• Revisions limited to formatting</li> </ul>
<u>Chapter 22.84:</u> Permit Processing	<ul style="list-style-type: none"> <li>• Chapter significantly revised to establish a new development permit review process</li> <li>• Proposed process is similar to those used in surrounding jurisdictions</li> <li>• Intended to be easier to understand and use than the current process</li> <li>• Simplifies the process by categorizing project permits into Types I – IV</li> <li>• Corresponding tables carry the applicant through the application procedure and review and decision process</li> </ul>
<u>Chapter 22.86:</u> Land Clearing and Forest Practices	<ul style="list-style-type: none"> <li>• No changes proposed to the content of the chapter</li> <li>• Revisions limited to formatting</li> </ul>
<u>Chapter 22.88:</u> Commute Trip Reduction	<ul style="list-style-type: none"> <li>• No changes proposed to the content of the chapter</li> <li>• Revisions limited to formatting</li> </ul>
<u>Draft Zoning Map</u>	<ul style="list-style-type: none"> <li>• Proposed zoning map establishing the above-described zoning districts</li> <li>• The zoning districts are based on the Comprehensive Plan Future Land Use Map (FLUM)</li> </ul>

**FISCAL IMPACTS**

N/A

**TIME CONSTRAINTS**

N/A

**ALTERNATIVES**

1. Extend discussion and continue to a future meeting.
2. Provide direction to the Mayor, City Staff, and the Planning Commission to return at a specified date for a subsequent update.