



# MONROE PLANNING COMMISSION

<b>SUBJECT:</b>	<b><i>DISCUSSION - Proposed Code Amendments to Title 22 MMC, Unified Development Regulations</i></b>
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<b>DATE:</b>	<b>DEPT:</b>	<b>CONTACT:</b>	<b>PRESENTER:</b>	<b>ITEM:</b>
04/13/2020	Community Development	Shana Restall	Shana Restall	<b>New Business # 1</b>

**Discussion:** 04/13/2020  
**Public Hearing:**  
**Attachments:** N/A

**REQUESTED ACTION:**  
 None, this meeting is informational only. A public hearing on this topic will take place at a later date.

## POLICY CONSIDERATIONS

*On April 23, 2019, the City Council approved Ordinance 005/2019(SUB), repealing the City's existing development regulations, and adopting MMC Title 22, Unified Development Regulations (UDR), which went into effect on May 1, 2019. The City's development regulations were amended to ensure consistency with the adopted comprehensive plan, to simplify the regulations overall, and to streamline the City's development process, resulting in a more "user-friendly" code.*

*Pursant to the Governor's Proclamation 20-28, issued March 24, 2020, and amended April 2, 2020, Actions taken at all meetings subject to the Open Public Meetings Act (OPMA), including Planning Commission meetings, are limited to those matters deemed:*

1. *Necessary and routine; or*
2. *Necessary to respond to the outbreak and current public health emergency.*

*The proposed amendments to the UDR are necessary to correct, clarify, and facilitate the application of development regulations. This process is routine, as amendments to the UDR are subject to the requirements and standards of Chapter 36.70A RCW, the Washington State Growth Management Act, and conducted through an established procedure specified in Chapter 22.84, MMC, Permit Processing.*

## 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 drafted new development regulations to take the place of the existing development code in Monroe Municipal Code (MMC) Titles 17, 18, 19, 20, and 21. The City's current development regulations, MMC Title 22, Unified Development Regulations, went into effect on May 1, 2019. Over the previous year, the provisions in Title 22 have been implemented, allowing for staff to track the new regulations, and identify any corrections and/or discrepancies. The proposed code amendments will correct those problems identified. A table summarizing the scope of the proposed changes to individual chapters is provided below. In addition to the amendments to specific chapters, the following text changes applicable to the whole of the UDR have been advised:

1. Create a new chapter for land uses, which identifies specific requirements for each land use;

2. Create a new chapter for general bulk requirements currently in MMC 22.16;
3. Create a new chapter for accessory dwelling units currently in MMC 22.16;
4. Create a new chapter for home occupations currently in MMC 22.16; and
5. Consolidate and move permit review processes, application submittal requirements, and decision criteria to Chapter 22.84 MMC, Permit Processing.

<b>MMC Chapter</b>	<b>Scope of Proposed Amendments</b>
Chapter 22.10. <i>Administration &amp; Enforcement</i>	No changes or minimal changes for consistency or errors
Chapter 22.12. <i>Definitions</i>	Rewrite to update for consistency with the UDR and state and federal law
Chapter 22.14. <i>Zoning Districts</i>	No changes or minimal changes for consistency or errors
Chapter 22.16. <i>SFR Zoning Districts</i>	Rewrite to update general bulk requirements, ADU's, and home occupations, and create new chapters for each
Chapter 22.18. <i>MFR Zoning District</i>	Moderate changes to remove bulk requirements for detached dwelling units – covered by MMC 22.40
Chapter 22.20. <i>Mixed Use Zoning Districts</i>	Moderate changes to remove bulk requirements for detached dwelling units – covered by MMC 22.40
Chapter 22.22. <i>Downtown Com. Zoning District</i>	No changes or minimal changes for consistency or errors
Chapter 22.24. <i>Tourist Com. Zoning District</i>	No changes or minimal changes for consistency or errors
Chapter 22.26. <i>General Com. Zoning Districts</i>	Moderate changes to correct the boundaries of the N. Kelsey/Tjerne Pl. Overlay, and split the overlay into two new overlays – N. Kelsey Overlay and Tjerne Pl. Overlay
Chapter 22.28. <i>Industrial Zoning Districts</i>	Moderate changes to clarify land uses and bulk reqs.
Chapter 22.30. <i>Transportation Zoning District</i>	No changes or minimal changes for consistency or errors
Chapter 22.32. <i>Institutional Zoning District</i>	No changes or minimal changes for consistency or errors
Chapter 22.34. <i>LOS Zoning District</i>	No changes or minimal changes for consistency or errors
Chapter 22.36. <i>Parks Zoning District</i>	No changes or minimal changes for consistency or errors
Chapter 22.38. <i>Essential Public Facilities</i>	No changes or minimal changes for consistency or errors
Chapter 22.40. <i>Nonconformance &amp; Reuse</i>	No changes or minimal changes for consistency or errors
Chapter 22.42. <i>Design Stds.</i>	Moderate changes for consistency and update street stds. for consistency with proposed Public Works design stds.
Chapter 22.44. <i>Parking Stds. &amp; Design</i>	No changes or minimal changes for consistency or errors
Chapter 22.46. <i>Landscaping Stds.</i>	Moderate changes for consistency and readability and to ensure all standards employ BMP's
Chapter 22.50. <i>Signs</i>	No changes or minimal changes for consistency or errors
Chapter 22.52. <i>Affordable Housing</i>	No changes - amendments to be processed separately
Chapter 22.54. <i>Airport Compatibility</i>	Moderate changes for consistency and readability
Chapter 22.56. <i>Marijuana Related Uses</i>	No changes or minimal changes for consistency or errors
Chapter 22.58. <i>Site Plan Review</i>	No changes or minimal changes for consistency or errors
Chapter 22.60. <i>Temporary Uses</i>	Moderate changes for clarification and consistency
Chapter 22.62. <i>WCF's</i>	Moderate changes for consistency and readability – will address large WCF's only
Chapter 22.64. <i>Conditional Use Permits</i>	No changes or minimal changes for consistency or errors
Chapter 22.66. <i>Variances</i>	No changes or minimal changes for consistency or errors
Chapter 22.68. <i>Subdivisions</i>	Moderate changes for clarification and to update financial securities and site improvements requirements
Chapter 22.70. <i>Development Agreements</i>	No changes or minimal changes for consistency or errors
Chapter 22.72. <i>Amendments to the UDR</i>	Moderate changes to provide for a docketing process
Chapter 22.74. <i>Comp. Plan Amendments</i>	No changes or minimal changes for consistency or errors
Chapter 22.76. <i>Annexations</i>	No changes or minimal changes for consistency or errors
Chapter 22.78. <i>SEPA</i>	No changes or minimal changes for consistency or errors
Chapter 22.80. <i>Critical Areas</i>	No changes or minimal changes for consistency or errors
Chapter 22.82. <i>Shoreline Management</i>	No changes or minimal changes for consistency or errors
Chapter 22.84. <i>Permit Processing</i>	Rewrite needed for internal consistency, compliance with state law and the IBC, and corrections

Chapter 22.86. <i>Land Clearing &amp; Forest Prac.</i>	No changes or minimal changes for consistency or errors
Chapter 22.88. <i>Commute Trip Reduction</i>	No changes or minimal changes for consistency or errors
Chapter 22.90. <i>Temporary Encampments</i>	Rewrite needed to comply with HB 1956 & HB 1754 – amendments to be processed separately

**FISCAL IMPACT**

N/A

**TIME CONSTRAINTS**

N/A