



MONROE PLANNING COMMISSION

Regular Meeting
Monday, January 25, 2021, 7:00 PM
Zoom Online Meeting Platform

Chair
Jay Bull

Commissioners
Bridgette Tuttle, Vice Chair;
Kyle Fisher; Elly Britt;
Dionne Miller, Liz Nugent, & Mike
Stanger

Page

1. CALL TO ORDER

Virtual Participation Information The Planning Commission meeting will be held virtually via Zoom Meeting. Due to the COVID-19 crisis, and OPMA guidance issued by Governor Jay Inslee, in-person attendance is not permitted at this time.

Join Zoom Meeting:

- [Click here to join Zoom Meeting](#); or
- Dial in: (253) 215-8782
- Meeting ID: 841 8070 7197

2. ROLL CALL

3. PUBLIC COMMENTS

Members of the audience may comment on any city matter that is not listed on the agenda. Comments by individuals are limited to three (3) minutes. The Commission usually does not respond to matters brought up during audience participation and may, if appropriate, address the matter at a subsequent meeting.

Virtual Participation Information

If you are attending the meeting virtually (using the link or number provided above) please indicate that you would like to speak by clicking “raise hand” and the Chair will call on attendees to speak at the appropriate time. If you are joining by phone, dial *9 to “raise hand.”

Attendees can alternatively submit written comments to be read into the record at the time of the meeting. All written comments must be received prior to 5:00 p.m. on the day of the meeting and must be 350 words or less. Submit to labarr@monroewa.gov.

4. APPROVAL OF MINUTES

4.1. January 11, 2021

3 - 6

5. PUBLIC HEARING

6. OLD BUSINESS

- 6.1. Discussion of Proposed Code Amendments to Title 22 MMC, Unified Development Regulations Shana Restall 7 - 79
[Agenda Bill - Amendments to Title 22 MMC, Unified Development Regulations - Pdf](#)

7. NEW BUSINESS

- 7.1. Economic Development Report (Deborah Knight) 80 - 112
[Economic and Regional Demand Analysis - Discussion Draft](#)

8. DISCUSSION BY COMMISISONERS & STAFF

9. ADJOURNMENT



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Chair
Bridgette Tuttle

Commissioners
Jay Bull, Vice Chair;
Kyle Fisher, Elly Britt,
Dionne Miller, Liz Nugent
& Mike Stanger

MINUTES

1. CALL TO ORDER

Chair Tuttle called the meeting to order at 7:05pm.

2. ROLL CALL

PRESENT: Commissioner Bridgette Tuttle, Commissioner Liz Nugent, Commissioner Michael Stanger, Commissioner Jay Bull, Commissioner Kyle Fisher, and Commissioner Elly Britt

EXCUSED: Commissioner Dionne Miller

STAFF PRESENT: Permit Technician Leigh Anne Barr, Principal Planner Shana Restall, and Community Development Director Ben Swanson

3. PUBLIC COMMENTS

4. APPROVAL OF MINUTES

4.1. December 14, 2020

Commissioner Jay Bull moved to approve the minutes with the discussed changes for the December 14, 2020 regular meeting. The motion was seconded by Commissioner Liz Nugent. On vote, motion carried 5-0.

5. PUBLIC HEARING

6. OLD BUSINESS

6.1. Discussion of Proposed Code Amendments to Title 22 MMC, Unified Development Regulations

Principal Planner Shana Restall gave an introduction to the list of definitions including the goals of the chapter and the process for revising the definitions. Principal Planner Restall explained that many of the simpler definitions remained the same from the previous code and the NAICS definitions were used to structure the new definitions. Principal Planner Restall then compared the City's definitions with those of other local jurisdictions to come up with more user friendly set of definitions.

The Commissioners discussed how to make the large list more manageable. Chair Tuttle suggested dividing the list into smaller sections. Commissioner Bull suggested adding a link in the definitions for alternative terms for the same definition.

Principal Planner Restall explained the goal for the next meeting is to bring the definitions of the land uses divided by category for the Commissioners to review and compare to the allowed uses by zone. Principal Planner Restall is also working towards consolidating the list down to a more manageable size.

Chair Tuttle noted that staff will be the most common users of the definitions chapter so it should be organized to make it easier for them. Chair Tuttle also suggested that staff work with James Palmer, Economic Development Specialist, to make sure requested uses for new businesses in the City are defined in the code.

Community Development Director Ben Swanson pointed out that some definitions are required by state law. Principal Planner Restall noted any definition involving critical areas can't be changed without going through review with the Department of Ecology.

Commissioner Fisher arrived during the Old Business discussion at 7:15pm.

7. NEW BUSINESS

7.1. Election of Chair and Vice Chair

Chair Tuttle opened the floor for nominations of the Planning Commission Chair. Director Swanson gave a description of what the duties of the Chair include:

- Ensure meetings are conducted in an orderly fashion.
- Leadership role for the group
- Monthly meeting with the Mayor

Chair Tuttle also noted that attendance is important for the Chair.

Commissioner Bridgette Tuttle moved to nominate Commissioner Bull as Planning Commission Chair. The motion was seconded by Commissioner

Michael Stanger. On vote, motion carried 6-0.

Commissioner Jay Bull moved to nominate Commissioner Tuttle as Vice Chair. The motion was seconded by Commissioner Michael Stanger. On vote, motion carried 6-0.

7.2. Parks Board Liaison Nomination

Chair Tuttle moved to add the Parks Board liaison nomination to the agenda. Motion seconded by Commissioner Bull. On vote, motion carried 6-0.

Chair Tuttle gave credit to Commissioner Stanger for a job well done and Commissioner Bull agreed. Commissioner Stanger has enjoyed being on the Parks Board but opened the door for other Commissioners to have the opportunity.

The meeting recording was delayed; however, it was started at this point in the meeting.

Commissioner Michael Stanger moved nominated Commissioner Fisher for liaison to the Parks Board. The motion was seconded by Commissioner Jay Bull. On vote, motion carried 6-0.

7.3. Planning Commission Review of the 2021 Work Plan and Recommendation to City Council

Principal Planner Restall explained that the Planning Commission is required to have a work plan each year and she would like feedback on the proposed workplan.

Chair Tuttle requested that the Economic Development Advisory Board (EDAB) and other interested boards have a chance to comment on design standards. Director Swanson explained this is a chance for Staff to look for clean ups and is not a full overhaul. Chair Tuttle would also like easier items to be moved to the front of the list and a sign code revision to be considered in the future.

Commissioner Kyle Fisher moved that the Planning Commission recommend that the Monroe City Council approve the proposed 2021 Planning Commission Work Plan.

The motion was seconded by Commissioner Liz Nugent. On vote, motion carried 6-0.

8. DISCUSSION BY COMMISISONERS & STAFF

Planning Commission Secretary Leigh Anne Barr informed the Commissioners that the City's email has been moved to the cloud and reminded them to use their City emails for all Planning Commission correspondence.

Director Swanson asked the Commissioners if they have any training requests. Chair

Tuttle requested that if there is a short agenda, that Staff include a topic for training that they think would be helpful.

Director Swanson spoke about meetings he has attended regarding potential Growth Management Act revisions.

9. ADJOURNMENT

Commissioner Jay Bull moved adjourn at 8:21pm. The motion was seconded by Commissioner Elly Britt. On vote, motion carried 6-0.

Chair, Bridgette Tuttle

Planning Commission Secretary, Leigh Anne Barr



AGENDA BILL

Meeting Date: January 11, 2021

Staff Contact: Shana Restall, Principal Planner

Department: Community Development

SUBJECT: Discussion of Proposed Code Amendments to Title 22 MMC, Unified Development Regulations

PREVIOUS DISCUSSION:

04/13/2020

REQUESTED ACTION:

None, this is a discussion 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.

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. Since then 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 the problems identified. 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 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.

ALTERNATIVES TO REQUESTED ACTION:

N/A - Discussion only

ATTACHMENTS:

[OB-UDR Terms-1-11-21 PC](#)

[ATT2-OB-UDR Remaining Terms-2-11-21 PC](#)

MMC 22.12.010. A Definitions.

Abandonment	Knowing relinquishment of right or claim to a property or structure on that property; or to cease operation for sixty or more consecutive days.
Abutting	Touching along a border or bounding at a point or line, but not overlapping.
Access	Ingress and egress to and from premises. This also means access to public ways and the general road system.
Achieved Density	The density at which new development occurred in the planning period preceding the analysis required in either RCW 36.70A.130(3) or 36.70A.215.
Active Fault	A fault that is considered likely to undergo renewed movement within a period of concern to humans. Faults are commonly considered to be active if the fault has moved one or more times in the last ten thousand years.
Addition	"An extension or increase in floor area, number of stories or height of a building or structure.
Address Sign	Any sign of a noncommercial nature stating the address of the structure upon which said sign is located.
Adjacent	Property that is located within 300 feet of a property line of a subject property.
Adjoining	Touching along a border or bounding at a point or line, but not overlapping.
Administrator	The administrator shall be the director of community development or their designated representative.
Adult Day Services	Establishments primarily engaged in providing nonresidential social assistance services to improve the quality of life for the elderly, persons diagnosed with intellectual and developmental disabilities, or persons with disabilities. These establishments provide for the welfare of these individuals in such areas as day care, non-medical home care or homemaker services, social activities, group support, and companionship. Includes land uses specified in NAICS Industry Group No. 624120.
Adult Family Home	A residential dwelling in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.
Advertising Vehicle	Any vehicle or trailer on a public right-of-way or public property or on private property so as to be visible from a public right-of-way which has attached thereto, or located thereon, any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business activity located on the same property or nearby property or any other premises. The vehicle must be used primarily for the purpose of advertising, as opposed to serving some other function such as delivery of goods or services or transport.
Affected Tribe or Treaty Tribe	Any Indian tribe, band, nation or community in the state of Washington, that is federally recognized by the United States Secretary of the Interior and that will or may be affected by the proposal.
Affected Urban Growth Area	Includes: 1) An urban growth area, designated pursuant to RCW 36.70A.110, whose boundaries contain a state highway segment exceeding the one hundred person per hours of delay threshold calculated by the Washington State Department of Transportation, and any contiguous urban growth areas; and 2) An urban growth area, designated pursuant to RCW 36.70A.110, containing a jurisdiction with a population over seventy thousand that adopted a Commute Trip Reduction ordinance before the

	year 2000, and any contiguous urban growth areas; or 3) An urban growth area identified by the Washington Department of Transportation as listed in WAC 468-63-020(2)(b).
Affiliate	A person that (directly or indirectly) owns or controls, is owned or controlled by, or is under common ownership or control with another person.
Agency with Jurisdiction	An agency with authority to approve, veto, or finance all or part of a nonexempt proposal (or part of a proposal).
Agricultural Land	Land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production.
Aircraft	A device that is used or intended to be used for flight in the air.
Airport	An area of land or water that is used or intended to be used for the landing and takeoff of aircraft, and includes its buildings and facilities, if any; First Air Field.
Airport Hazard Area	Any area of land or water upon which an airport hazard might be established if not prevented as provided in this Title.
Airport Obstruction	Any structure, tree, land mass, smoke or steam, or use of land that penetrates the primary, approach, transitional, horizontal, or conical surface of the airport as defined by Federal Aviation Regulations (FAR), Part 77.
Airspace	The space lying above the earth or above a certain area of land or water that is necessary to conduct aviation operations.
Air-Supported Structure	An air-supported or inflated object with or without cable supports and braces intended to attract attention to the location, event or promotion.
Alcohol	That substance known as ethyl alcohol, hydrated oxide of ethyl, or spirit of wine, which is commonly produced by the fermentation or distillation of grain, starch, molasses, or sugar, or other substances including all dilutions and mixtures of this substance. The term "alcohol" does not include alcohol in the possession of a manufacturer or distiller of alcohol fuel, as described in RCW 66.12.130, which is intended to be denatured and used as a fuel for use in motor vehicles, farm implements, and machines or implements of husbandry.
Alley	An improved public thoroughfare that provides a secondary means of access to the rear of residences and business establishments, and is not intended for general traffic circulation.
Allowed Density	The density, expressed in dwelling units per acre, allowed under the city's development regulations when considering the combined effects of all applicable development regulations.
Alluvial Fan	A depositional land form consisting of cone-shaped deposit of water-borne, often coarse-sized sediments. Alluvial fans do not include features that were formed under climatic or geologic conditions which are not currently present or that are no longer dynamic.
Americans with Disabilities Act (ADA)	Federal law that mandates accommodations in building codes, transportation, and hiring practices to prevent discrimination against persons with disabilities, not only in federally funded projects, but also in connection with all new public places, conveyances, and employers. The significance of the ADA in transportation is mainly felt in terms of transit operations, capital improvements, and hiring.

Anadromous Fish	Fish that spawn and rear in fresh water and mature in the marine environment.
Annexation	The addition of land to the corporate limits of a city.
Antenna	Any exterior apparatus designed for telephonic, radio, data, internet, or television communications through the sending and/or receiving of eleCTRoMagnetic waves, and includes equipment attached to a tower or building for the purpose of providing personal wireless services, including unlicensed wireless telecommunications services, wireless telecommunications services utilizing frequencies authorized by the Federal Communications Commission for cellular, enhanced specialized mobile radio and personal communications services, telecommunications services, and its attendant base station.
Applicant	Any person or entity, including an agency, applying for a license from an agency. Application means a request for a license.
Approach Surface (Far Part 77 Approach)	A surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. An approach surface is applied to each end of each runway based upon the type of approach available or planned for that runway end.
Architecturally Consistent	Conforming in overall design, form, or structure by incorporating two or more of the following common elements: design, color, and/or material.
Articulation	The provision of emphasis to architectural elements such as windows, balconies, and entries, which create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.
Assumed Density	The density at which future development is expected to occur, as specified in the land capacity analysis or the future land use element. Assumed densities are also referred to in RCW 36.70A.110 as densities sufficient to permit the urban growth that is projected to occur.
Athletic Field	An outdoor open area dedicated to recreational sports; these fields may be under the ownership of public or private entities.
Authorized Emergency Vehicle	Any vehicle of any fire department, police department, sheriff's office, coroner, prosecuting attorney, Washington state patrol, ambulance service, public or private, which need not be classified, registered or authorized by the state patrol, or any other vehicle authorized in writing by the state patrol.
Average Assessed Value	The average assessed value by dwelling unit type of all residential units constructed within the district.
Average Grade Level	A reference plane representing the finished ground level measured by delineating the smallest rectangle which can enclose the proposed building, and then averaging the four corner elevations of the rectangle. In the event the corner point of the rectangle drawn is not located on the subject property, the measurement point shall be determined by establishing the corner point from the property line where it intersects the rectangle.
Avigation Easement	A grant of property interest (airspace) over land to ensure unobstructed flight. Typically acquired by airport owners to protect the integrity of runway approaches. Restrictions typically include maximum height limitations for natural (trees, etc.) or built items, but may also address permitted land uses by the owner of the underlying land that are compatible with airport operations.
Awning	A roof-like cover which projects from the wall of a building for the purpose of shielding the door, window or pedestrians from the elements.

DRAFT

MMC 22.12.020. B Definitions.

Banner Sign	A sign made of lightweight material such as cloth, paper, or flexible plastic with or without a rigid frame on which a sign is painted or printed that is attached to a building or displayed on the grounds.
Base Flood	The flood having a one percent chance of being equaled or exceeded in any given year. This is the regulatory standard also referred to as the "100-year flood." The base flood is the national standard used by the National Flood Insurance Program (NFIP) and all Federal agencies for the purposes of requiring the purchase of flood insurance and regulating new development. Base Flood Elevations (BFEs) are typically shown on Flood Insurance Rate Maps (FIRMs).
Base Flood Elevation	The elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year. It shall be referenced to the National Geodetic Vertical Datum of 1929 (NGVD).
Base Year Survey/Baseline Measurement	The survey, during the base year, of employees at a major employer work site to determine the drive-alone rate and vehicle miles traveled per employee at the work site. The jurisdiction uses this measurement to develop Commute Trip Reduction goals for the major employer. The baseline measurements must be implemented in a manner that meets the requirements specified by the city.
Basement	Any area of the building, including any sunken room or sunken portion of a room, having its floor below ground level (subgrade) on all sides.
Bed and Breakfast Inns	Establishments primarily engaged in providing short-term lodging in facilities known as bed-and-breakfast inns. These establishments provide short-term lodging in private homes or small buildings converted for this purpose. Bed-and-breakfast inns are characterized by a highly personalized service and inclusion of a full breakfast in the room rate. Includes land uses specified in NAICS Industry Group No. 721191.
Best Available Science (BAS)	Current scientific information used in the process to designate, protect, or restore critical areas that is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-925. Sources of best available science are included in "Citations of Recommended Sources of Best Available Science for Designated and Protecting Critical Areas," published by the State Office of Community Development.
Best Management Practices (BMP)	Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of "waters of the United States." BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.
Bicycle	Every device propelled solely by human power, or an electric-assisted bicycle as defined in RCW 46.04.169, upon which a person or persons may ride, having two tandem wheels either of which is sixteen inches or more in diameter, or three wheels, any one of which is twenty inches or more in diameter.
Billboard	A sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.
Binding Site Plan	A scaled drawing, drawn by a professional surveyor, which: A. Identifies and depicts the locations of all streets, improvements, utilities, open spaces, and

	any other matters specified by local regulations; B. Contains inscriptions or attachments setting forth appropriate limitations and conditions for the use of the land; and C. Contains provisions making any development be in conformity with the site plan.
Biological Diversity/ Biodiversity	The variety of living organisms, from genetic diversity through species, to higher taxonomic levels, which is the classification of plants and animals according to their presumed natural relationships, and includes the variety of habitats, ecosystems, and landscapes in which the species are found."
Blade Sign	A rigid projecting or suspended sign that is perpendicular to the building facade, that is mounted below the awning, canopy, or other first floor overhangs and/or over the building or store entryway and for which the primary audience is pedestrians.
Boeckh Index	The current construction trade index of construction costs for each school type.
Building Line	The line, face, or corner of the part of a building nearest the property line.
Building Official	The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative.
Building Permit	An official document or certificate issued by the building official authorizing performance of construction or alteration of a building or structure.
Building Unit	The equivalent tenant space. Building frontage measured from the centerline of the party walls defining the tenant space shall be the basis for determining the permissible sign area for wall signs.
Building-Mounted/Wall Sign	A single- or multiple-faced sign of a permanent nature, made of rigid material, attached to or painted upon the wall/facade of a building or the face of a marquee in such a manner that the wall/facade becomes the supporting structure or forms the background surface of the sign and does not project more than eighteen inches from such wall/facade.
Built Environment	The elements of the environment as specified by RCW 43.21C.110 (1)(f) and WAC 197-11-444(2), which are generally built or made by people as contrasted with natural processes.
Business Day	Monday through Friday. Excludes Saturday, Sunday, and state and federal holidays.

MMC 22.12.030. C Definitions.

Cabinet Sign	An internally illuminated sign in which a removable sign face (typically with translucent graphics) is enclosed on all edges by a metal cabinet. A cabinet sign may be multi-sided.
Cable Act	The Cable Communications Policy Act of 1984, as amended by the Cable Television Consumer Protection and Competition Act of 1992, as amended by portions of the Telecommunications Act of 1996, and as hereafter amended.
Cable Operator	A telecommunications carrier providing or offering to provide cable service within the city as that term is defined in the cable acts.
Cable Television Service	The one-way transmission to subscribers of video programming and other programming service and subscriber interaction, if any, that is required for the selection or use of the video programming or other programming service.
Cable Television Service Provider	A service provider that provides cable television services within the city under a franchise.
Caliper	The diameter of a tree or shrub trunk measured six inches above grade.
Camper	A structure designed to be mounted upon a motor vehicle, which provides facilities for human habitation or for temporary outdoor or recreational lodging and which is five feet or more in overall length and five feet or more in height from its floor to its ceiling when fully extended, but shall not include motor homes as defined in RCW 46.04.305.
Campgrounds	Establishments primarily engaged in operating sites to accommodate campers and their equipment, including tents, tent trailers, travel trailers, and RVs (recreational vehicles). These establishments may provide access to facilities, such as washrooms, laundry rooms, recreation halls, playgrounds, stores, and snack bars. Includes land uses specified in NAICS Industry Group No. 721211.
Canopy	A permanent structure or architectural projection of rigid construction over which a covering is attached that provides weather protection, identity or decoration. A canopy is permitted to be structurally independent or supported by attachment to a building on one or more sides. Structures over gas pump islands and over entrances of theaters or hotels are both examples of canopies.
Canopy Sign	A sign that is painted onto the horizontal face or fascia edge of a canopy that is mounted to the building facade.
Capital Facilities	Those park, open space and recreation facilities or improvements addressed in the park and recreation and capital facilities elements of the Monroe comprehensive plan, as the same now exists or may be hereafter amended. Capital facilities costs include the cost of park planning, land acquisition, site improvements, buildings, and equipment, but exclude the cost of maintenance and operation.
Carpool	A motor vehicle occupied by at least two people traveling together for their commute trip that results in the reduction of a minimum of one motor vehicle commute trip.
Center Line	The line, marked or unmarked, parallel to and equidistant from the sides of a two-way traffic roadway of a highway except where otherwise indicated by painted lines or markers
Center of Intersection	The point of intersection of the center lines of the roadway of intersecting

	public highways.
Certificate of Occupancy	Official certification that a premises conforms to provisions of the zoning code and building code, and may be used or occupied. Such a certificate is granted for new construction or for the change of use of an existing structure or for alterations or additions to existing structures. Unless such a certificate is issued, a structure cannot be occupied.
Certification	The affixing on any map or by adding to any document comprising all or any portion of a comprehensive plan a record of the dates of action thereon by the commission and by the board, together with the signatures of the officer or officers authorized by ordinance to so sign.
Changeable Message Sign	Any sign capable of changing the message by means of manual methods.
Channel Letter	A fabricated or formed three-dimensional letter that may accommodate a light source.
Channel Migration Zone (CMZ)	The lateral extent of likely movement along a stream or river during the next one hundred years as determined by evidence of active stream channel migration movement over the past one hundred years.
Chimney	"A primarily vertical structure containing one or more flues, for the purpose of carrying gaseous products of combustion and air from a fuel-burning appliance to the outdoor atmosphere.
City	The city of Monroe, Washington.
City Administrator	The city administrator of the city of Monroe, or their designee.
City Council/Council	The city council of the city of Monroe.
City Engineer	The Monroe city engineer or their designee.
City Property	All real property owned by the city, whether in fee ownership or other interest.
City Street	Every highway ,or part thereof, located within the limits of incorporated cities and towns, except alleys
Civic and Social Organizations	Establishments primarily engaged in promoting the civic and social interests of their members. Establishments in this industry may operate bars and restaurants for their members. Examples include, but are not limited to, alumni associations, granges, automobile clubs (except travel), parent-teacher associations, booster clubs, scouting organizations, ethnic associations, fraternal lodges, and veterans' membership organizations. Includes land uses specified in NAICS Industry Group No. 813410
Classrooms	Educational facilities of the district required to house students for its basic educational program. The classrooms are those facilities the district determines are necessary to best serve its student population. Specialized facilities as identified by the district, including but not limited to gymnasiums, cafeterias, libraries, administrative offices, and child care centers, shall not be counted as classrooms.
Closed Record Appeal	An administrative appeal on the record to a local government body or officer, including the legislative body, following an open record hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted and only appeal argument allowed.
Collocation	The use of a personal wireless service facility or cell site by more than one personal wireless service provider.
Commercial Trailer	A trailer that is principally used to transport commodities, merchandise, produce, freight, or animals.

Commercial Vehicle	Any vehicle the principal use of which is the transportation of commodities, merchandise, produce, freight, animals, or passengers for hire.
Common Ownership	Groups of two or more businesses when such businesses are located on one or more parcels of land or share public parking or maintenance facilities or when they conduct advertising on a regular basis; or when they function as a single entity in practical or business matters.
Community Facility	A facility which primarily serves the public, and generally is of a noncommercial nature. Specifically included are schools, religious institutions, public recreation facilities, and other public facilities determined by the Zoning Administrator to be of a similar character.
Community Food Services	Establishments primarily engaged in the collection, preparation, and delivery of food for the needy. Establishments in this industry may also distribute clothing and blankets to the poor. These establishments may prepare and deliver meals to persons who by reason of age, disability, or illness are unable to prepare meals for themselves; collect and distribute salvageable or donated food; or prepare and provide meals at fixed or mobile locations. Food banks, meal delivery programs, and soup kitchens are included in this industry. Includes land uses specified in NAICS Industry Group No. 624210.
Community Housing Services	Establishments primarily engaged in providing one or more of the following community housing services: (1) short-term emergency shelter for victims of domestic violence, sexual assault, or child abuse; (2) temporary residential shelter for the homeless, runaway youths, and patients and families caught in medical crises; (3) transitional housing for low-income individuals and families; (4) volunteer construction or repair of lowcost housing, in partnership with the homeowner who may assist in construction or repair work; and (5) repair of homes for elderly or disabled homeowners. Includes land uses specified in NAICS Industry Group No. 62422.
Commute Trip Vehicle Miles Traveled Per Employee (VMT)	The sum of the individual commute trip lengths in miles over a set period divided by the number of full-time employees.
Commute Trips	Trips made from a worker's home to a work site during the peak period of six a.m. to nine a.m. (inclusive) on weekdays.
Commuter	A resident or employee in an affected urban growth area who is participating in the city's Commute Trip Reduction program, including any growth and transportation and efficiency center programs, implemented to meet Monroe's established targets.
Commuter Matching Service	A system that assists in matching commuters for the purpose of commuting together.
Compensation Project	Actions specifically designed to replace project-induced critical area and buffer losses. Compensation project design elements may include, but are not limited to, land acquisition, planning, construction plans, monitoring, and contingency actions.
Compensatory Mitigation	Types of mitigation used to replace project-induced critical area and buffer losses or impacts. Compensatory mitigation includes, but is not limited to, the following: A. Restoration. Actions performed to reestablish functional characteristics that are lost or degraded due to unauthorized alteration, past management activities, or catastrophic events within an area that no longer meets the definition of a critical area. B. Creation. Actions performed to intentionally establish a critical area at a site where it did not formerly exist. C. Enhancement. Actions performed to improve the condition of an existing

	critical area so that the functions it provides are of a higher quality.
Compensatory Storage	The NFIP floodway standard in 44CFR 60.3 (d) restricts new development from obstructing the flow of water and increasing flood heights. However, this provision does not address the need to maintain flood storage. Especially in flat areas, the floodplain provides a valuable function by storing floodwaters. When fill or buildings are placed in the flood fringe, the flood storage areas are lost and flood heights will go up because there is less room for the floodwaters. This is particularly important in smaller watersheds which respond sooner to changes in the topography. One approach that may be used to address this issue is to require compensatory storage to offset any loss of flood storage capacity. Some communities adopt more restrictive standards that regulate the amount of fill or buildings that can displace floodwater in the flood fringe. Community Rating System credits are available for communities that adopt compensatory storage requirements.
Comprehensive Plan	A generalized coordinated land use policy statement of the city of Monroe that is adopted pursuant to the Washington State Growth Management Act (Chapter 36.70A RCW).
Comprehensive Plan Amendment	An amendment or change to the text or maps of the comprehensive plan.
Concurrency	When adequate public facilities meeting the level of service standard are in place at the time a development permit is issued, or a development permit is issued subject to the determination that the necessary facilities will be in place when the impacts of the development occur, or that improvements or strategy are in place at the time of development or that a financial commitment is in place to complete the improvements or strategies within six years of the time of the development, as set forth in the comprehensive plan.
Concurrency Determination	A nonbinding determination of what public facilities and services are available at the date of inquiry.
Concurrency Management System	The procedures and processes utilized by the city to determine that development approvals, when issued, will not result in the reduction of the level of service standards set forth in the comprehensive plan.
Conditional Use	A use allowed in one or more zones as defined by the zoning code, but which, because of characteristics peculiar to such use, the size, technological processes or equipment, or because of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities, requires a special permit in order to provide a particular degree of control to make such uses consistent and compatible with other existing or permissible uses in the same zone and mitigate adverse impacts of the use.
Confining Formation	The relatively impermeable formation immediately overlaying a confined aquifer.
Conforming Use	A use that is listed as a permitted use in the zoning district in which the use is situated.
Consolidated Hearing	A public hearing at which all agencies required to hold public hearings shall consolidate hearing processes into one concurrent hearing.
Construction Cost per Student	The estimated cost of construction of a permanent school facility in the district for the grade span of school to be provided, as a function of the district's design standard per grade span.
Construction Sign	An informational sign, which identifies the architects, engineers, contractors and other individuals or firms involved with the construction of a building,

	which is erected during the construction period.
Consultant	Any person providing professional services who is not an employee of the agency for which the services are provided.
Consulted Agency	Any agency with jurisdiction or expertise that is requested by the lead agency to provide information during the SEPA process.
Consumer Goods Rental	Establishments primarily engaged in renting personal and household-type goods. Establishments classified in this industry group generally provide short-term rental although in some instances, the goods may be leased for longer periods of time. These establishments often operate from a retail-like or storefront facility. Includes land uses specified in NAICS Industry Group No. 5322.
Conversion	A forest practice involving the removal of trees to convert forestland to permanent nonforestry urban uses that results in residential, commercial, or industrial activities.
Copy	The medium by which the message or idea of a sign is communicated.
Corner Lot	A lot located on the intersection of two or more streets. A lot abutting a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred and thirty-five degrees.
Cost-Benefit Analysis	A quantified comparison of costs and benefits generally expressed in monetary or numerical terms. It is not synonymous with the weighing or balancing of environmental and other impacts or benefits of a proposal.
County	Snohomish County., Washington
County Road	Every public highway or part thereof, outside the limits of cities and towns, and which has not been designated as a state highway.
Critical Aquifer Recharge Area	Areas designated by WAC 365-190-080(2) that are determined to have a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge.
Critical Areas	All of the following areas or ecosystems are classified as a critical area per RCW 36.70A.030: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.
CTR	Commute trip reduction
CTR Affected Employee	A full-time employee who begins their regular workday at a major employer work site between six a.m. and nine a.m. (inclusive) on two or more weekdays for at least twelve continuous months. For the purpose of defining affected employees the following apply: 1. A full-time employee is a person other than an independent contractor, scheduled to be employed on a continuous basis for fifty-two weeks for an average of at least thirty-five hours per week. 2. The employee will only be counted at their primary worksite. 3. Seasonal agricultural employees, including seasonal employees of processors of agricultural products, are excluded from the count of affected employees.

CTR Alternative Mode	Any means of commute transportation other than that in which the single-occupant motor vehicle is the dominant mode, including teleworking and compressed work weeks if they result in reducing commute trips.
CTR Alternative Work Schedules	Work schedules that allow employees to work their required hours outside of the traditional Monday to Friday, eight a.m. to five p.m. schedule. Programs such as compressed workweeks that eliminate work trips for affected employees are an example.
CTR Base Year	The twelve-month period that commences when the city of Monroe determines an employer is required to comply with the CTR law.
CTR Baseline Data Collection	The collection of employee trip data at a major worksite to determine the non-drive-alone trips and greenhouse gas emissions per employee at the worksite. The jurisdiction uses these measurements to develop Commute Trip Reduction targets for the major employer. The baseline measurements must be implemented in a manner that meets the requirements and time frame specified by the city.
CTR Compressed Work Week	An alternative work schedule, in accordance with employer policy, that regularly allows a full-time employee to eliminate at least one workday every two weeks by working longer hours during the remaining days, resulting in fewer commute trips by the employee. This definition is primarily intended to include weekly and biweekly arrangements, the most typical being four ten-hour days or eighty hours in nine days, but may also include other arrangements.
CTR Custom Bus/Bus Pool	A commuter bus service arranged specifically to transport employees to work.
CTR Employee Transportation Coordinator (ETC)	A person who is designated as responsible for the development, implementation, and monitoring of an employer's CTR program.
CTR Employer	A sole proprietorship, partnership, corporation, unincorporated association, cooperative, joint venture, agency, department, district, or other individual or entity, whether public, nonprofit, or private, that employs workers.
CTR Exemption	A waiver from any or all CTR program requirements granted to an employer by a city/county based on unique conditions that apply to the employer or employment site.
CTR Flex-Time	An employer policy allowing individual employees some flexibility in choosing the time, but not the number, of their working hours to facilitate the use of alternative modes.
CTR Full-Time Employee	A person, other than an independent contractor, scheduled to be employed on a continuous basis for fifty-two weeks for an average of at least thirty-five hours per week.
CTR Goals	The established criteria for measuring effectiveness of employer programs as outlined in the city of Monroe's CTR plan.
CTR Implementation	Active pursuit by an employer of the CTR goals of RCW 70.94.522 through 70.94.551 and this chapter as evidenced by appointment of a transportation coordinator, distribution of information to employees regarding alternatives to SOV commuting, and commencement of other measures according to its approved CTR program and schedule.
CTR Jurisdiction's Base Year Measurement	The proportion of single-occupant vehicle commute trips by CTR commuters and commute trip vehicle miles traveled per CTR commuter on which Commute Trip Reduction targets for the local jurisdiction shall be based. The jurisdiction's base year measurement, for those jurisdictions with an

	affected urban growth area as of March 1, 2017, shall be determined based on employee surveys administered in the 2016-2017 survey cycle. If complete employee survey data from the 2016-2017 survey cycle is not available, then the base year measurement shall be calculated from the most recent and available set of complete employee survey data.
CTR Law	The Commute Trip Reduction Law passed by the Washington State legislature in 1991 (Chapter 202, Laws of 1991) and codified in RCW 70.94.521 through 70.94.555, and amended in 1997 and 2006, requiring each county containing an urban growth area, designated pursuant to RCW 36.70A.110, and each city within an urban growth area with a state highway segment exceeding the one hundred person hours of delay threshold calculated by the Department of Transportation, as well as those counties and cities located in any contiguous urban growth areas to adopt a Commute Trip Reduction plan and ordinance for major employers in the affected urban growth area.
CTR Major Employer	A private or public employer, including state agencies, that employs one hundred or more full-time employees at a single work site who begin their regular workday between six a.m. and nine a.m. on at least two weekdays for at least twelve continuous months.
CTR Major Work Site/Worksite	A building or group of buildings that is/are on physically contiguous parcels of land or on parcels of land separated solely by private or public roadways or rights-of-way, and at which there are one hundred or more full-time employees.
CTR Mode	The means of transportation used by employees, such as single-occupant motor vehicle, rideshare vehicle (carpool, vanpool), transit, ferry, bicycle, walking, compressed work schedule and teleworking.
CTR Notice	Written communication delivered via the United States Postal Service with receipt deemed accepted three days following the day on which the notice was deposited with the postal service unless the third day falls on a weekend or legal holiday in which case the notice is deemed accepted the day after the weekend or legal holiday. Emails and facsimile (fax) transmissions are temporary notices of action that must be followed by the original document via mail or delivery.
CTR Peak Period	The hours from six a.m. to nine a.m. (inclusive), Monday through Friday, except legal holidays.
CTR Peak Period Trip	Any employee trip that delivers the employee to begin their regular workday between six a.m. and nine a.m. (inclusive), Monday through Friday, except legal holidays.
CTR Person Hours Of Delay	The daily person hours of delay per mile in the peak period of six a.m. to nine a.m. (inclusive), as calculated using the best available methodology by the Washington State Department of Transportation.
CTR Plan	The City of Monroe's plan and ordinance to regulate and administer the CTR programs of major employers within its jurisdiction.
CTR Program	An employer's strategies to reduce affected employees' SOV use, VMT per employee, and greenhouse gas emissions.
CTR Proportion of Single-Occupant Vehicle Trips (SOV Rate)	The number of commute trips made by single-occupant automobiles divided by the number of full-time employees.
CTR Single-Occupant	A motor vehicle occupied by one employee for commute purposes, including

Vehicle (SOV)	a motorcycle. If there are other passengers occupying the motor vehicle, but the ages of these passengers are sixteen or under, the motor vehicle is still considered a “single-occupant vehicle” for measurement purposes.
CTR Single-Occupant Vehicle (SOV) Trips	Commute trips made by affected employees in SOVs.
CTR Target	A quantifiable or measurable value that is expressed as a desired level of performance, against which actual achievement can be compared in order to assess progress, such as increase in non-drive-alone trips and reduction of greenhouse gas emissions.
CTR Vanpool	A vehicle occupied by five to fifteen people traveling together for their commute trip that results in the reduction of a minimum of one motor vehicle trip. A vanpool trip counts as zero vehicle trips.
CTR Voluntary Employer Worksite	The physical location occupied by an employer that is voluntarily implementing a CTR program.
Cultural Resource Management Plan	A comprehensive plan which identifies and organizes information on the state of Washington's historic, archaeological, and architectural resources into a set of management criteria, and which is to be used for producing reliable decisions, recommendations, and advice relative to the identification, evaluation, and protection of these resources.
Cultural Resources	Lands, sites, and structures, which have historical or archaeological and traditional cultural significance.
Curb Cut	A depression in the roadside curb for driveway purposes which provides access to park on private premises from a public street.

MMC 22.12.040. D Definitions.

Date of Issuance	In the case of decisions that may be appealed administratively, the date on which the decision is mailed to all parties of record and from which the appeal period is calculated. In the case of decisions that may be appealed only to the superior court, the date prescribed by the Land Use Petition Act, Chapter 36.70B RCW.
De Minimis Development	A proposed development relating to land use of such a low intensity as to have a de minimis effect, if any, upon the level of service standards set forth in the comprehensive plan; such development shall be exempt from concurrency review. Development approvals for single-family dwellings shall be deemed de minimis. Any development generating less than thirty-eight average daily trips shall be deemed de minimis for purposes of assessing transportation levels of service.
Death Care Services	Establishments primarily engaged in preparing the dead for burial or interment, conducting funerals, and/or cremating the dead. Includes land uses specified in NAICS Industry Group No. 8122.
Decision	The written report of findings and conclusions issued by the hearing body and forwarded to all parties of record.
Dedication	The conveyance of land to a public agency for general public purposes by deed some other instrument of conveyance, or by dedication on a plat, short plat, or binding site plan, and record of survey.
Dentist	A practitioner of dentistry duly and regularly licensed and engaged in the practice of their profession within the state pursuant to chapter 18.32 RCW.
Design Standards	A regulatory document used in implementing the community's design-related goals and objectives.
Development Action	An action of the city, such as an amendment to the comprehensive plan..
Development Approval	Any written authorization from the city which authorizes the commencement of a development activity, including but not limited to building permits and subdivision approval.
Development Moratorium	The denial by the city of Monroe of all applications for permits or approvals for a period of six years as established in Chapter 76.09 RCW, including but not limited to building permits, right-of-way permits, subdivisions, rezones, and variances on the subject property or properties.
Development Permit	Any permit issued by the city of Monroe, or other authorized agency, for construction, land use, or the alteration of land.
Development Regulations	The controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances, together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, as defined in RCW 36.70B.020, even though the decision may be expressed in a resolution or ordinance of the legislative body of the city.
Development Code	Title 22 MMC, Unified Development Regulations
Diagnostic Imaging Centers	Establishments primarily engaged in producing images of a patient generally on referral from a health practitioner. Example establishments include computer tomography centers, medical radiological laboratories, dental/ medical X-ray labs, ultrasound imaging centers, (MRI) centers. Includes land uses specified in NAICS Industry Group No. 621512.

Digital Content	A form of electronic display that shows television programming, menus, information, advertising and other messages. Digital content (frequently utilizing technologies such as LCD, LED, plasma displays, or projected images to display content) can be found in both public and private environments, including retail stores, hotels, restaurants, and corporate buildings, amongst other locations. Digital content displays are most commonly controlled by personal computers or servers, through the use of either proprietary or public-domain software programs allowing the operator to avoid large capital outlays for the controller equipment.
Directional Sign	An off-premises sign that directs attention by name and/or logo to a business, group of businesses, or a business area; and is designated and used solely for the purpose of indicating the location or direction of a place or business and which is located on private property or the public right-of-way separate from the place or business.
Directional Traffic Sign	A sign that is located to guide or direct pedestrian or vehicular traffic to parking entrances, exits and service areas.
Director	"The director" is the community development director or their designee.
Directory of Tenants	A sign that identifies the building or project name and the tenants, which share a single structure or development.
Directory Sign	A sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities.
Display	The visual information shown on a sign, including the text, graphics, logo, pictures, lights and background.
Display Area	The greatest area of display meant to contain the text, graphics, pictures, lights and other background details to be viewed as signage. Display area is measured as the smallest rectangle placed around all that composes the display area. On no sign shall the display area be less than fifty percent of the surface area of the sign. A. Display area includes only one face of a double-faced sign where the faces of the sign are parallel. If any face is offset from parallel or separated by more than two feet, the face shall be counted as a separate surface area. B. Display area of spherical, cubical or polyhedral signs is the sum of the surface area of all faces, divided by two.
Dissolve/Appear	A mode of message transition on an electronic message center accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.
Distiller	A person engaged in the business of distilling spirits.
District	The Monroe School District No. 103.
District Property Tax Levy Rate	The district's current capital property tax rate per thousand dollars of assessed value.
DOE	The Washington State Department of Ecology
Dominant Mode	The mode of travel used for the greatest distance of a commute trip.
Double-Faced Sign	A sign with two faces.
Drip Line Boundary	The circle that can be drawn on the ground below a tree directly under its outermost branch tips.
Driveway	A private road giving access from a public or private way to a building or abutting grounds.
Duplex	A residential structure containing two dwelling units that have a contiguous wall, which structure is located on one lot.

MMC 22.12.050. E Definitions.

Effective Date	The date a final decision becomes effective.
Electric Vehicle Battery Exchange Station	A fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.
Electric Vehicle Charging Station	An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.
Electronic Commerce	Includes, but is not limited to, transactions conducted over the Internet or by telephone or other electronic means.
Electronic Display	Illuminant advertising media in the signage industry. Major electronic signage includes fluorescent signs, HID (high intensity displays), incandescent signs, LED signs, and neon signs. LED signs and HID are so-called digital content.
Electronic Message Center (EMC)	A sign that includes messages that are static, appear or disappear from the display through dissolve/appear, fade/appear, travel or scrolling modes, or similar transitions and frame effects that have text, animated graphics or images that appear to move or change in size, or be revealed sequentially rather than all at once.
Electronic Message Display (EMD)	A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.
Electronic Sign	A sign containing a display that can be changed by electrical, electronic or computerized process, not including video signs.
Element	One of the various categories of subjects, each of which constitutes a component part of the comprehensive plan.
Emergency and Relief Services	Establishments primarily engaged in providing food, shelter, clothing, medical relief, resettlement, and counseling to victims of domestic or international disasters or conflicts (e.g., wars). Includes land uses specified in NAICS Industry Group No. 624230.
Encumbered Park	To reserve, set aside, or otherwise earmark the impact fees in order to pay for commitments, contractual obligations, or other liabilities incurred for park, open space or recreation capital facilities. Impact fees shall be considered encumbered on a first-in, first-out basis.
Entry Monument Sign	A sign used to identify the primary entrance or entrances to a complex of business and/or buildings located within a coordinated business, office, or industrial park setting. The entry monument consists of the sign face and supporting structure.
Environment	Those elements listed in WAC 197-11-444, as required by RCW 43.21C.110 (1)(f). Environment and environmental quality refer to the state of the environment and are synonymous as used in these rules and refer basically to physical environmental quality.
Equipment Enclosure	A small structure, shelter, cabinet, box or vault designed for and used to house and protect the electronic equipment necessary and/or desirable for processing personal wireless service signals and data, including any provisions for air conditioning, ventilation, or auxiliary electric generators.
Erosion	The process by which soil particles are mobilized and transported by natural

	agents such as wind, rain, frost action, or stream flow.
Erosion Hazard Area	Those areas of Monroe containing soils which, according to the United States Department of Agriculture Natural Resources Conservation Service Soil Survey Program, may experience significant erosion. Erosion hazard areas also include coastal erosion-prone areas and channel migration zones.
Essential Public Facility (EPF)	A facility that is typically difficult to site, such as airports, State education facilities, State or regional transportation facilities, as defined by RCW 47.06.140, State or local correctional facilities, solid waste handling facilities, in-patient facilities, including substance abuse, mental health, or group home facilities, and secure community transition facilities as defined by RCW 71.09.020. The term “essential public facility” includes, but is not necessarily limited to, all facilities referenced in RCW 36.70A.200, all facilities enumerated on the list maintained by the State Office of Financial Management pursuant to RCW 36.70A.200(4), all facilities categorized as essential public facilities in the City’s Comprehensive Plan or this title, and all facilities enumerated on the essential public facility list maintained by the City pursuant to the City’s Comprehensive Plan.
Ex Officio Member	A member of the commission who serves by virtue of their official position as head of a department specified in the ordinance creating the commission.
Excavation	The mining or carrying or other mechanical removal of natural deposits including underground shaft operations, but excluding: A. Excavations and grading for building construction where such construction is authorized by a valid building permit; B. Tilling of soil for agricultural purposes; C. Any excavation: 1. Which does not alter a drainage course; and 2. Which has less than two feet of mean average depth, or which does not create an out slope greater than five feet in height and is not steeper than one and one-half feet horizontal to one foot vertical; and 3. If located in a residential zone, cubic yards excavated from contiguous land under common ownership do not exceed five hundred cubic yards; and 4. If located in any nonresidential zone, cubic yardage excavated from contiguous land under common ownership is less than two thousand cubic yards.
Existing	A use, lot, or building that existed at the time of the passage of the ordinance codified in this title.
Existing Development	That development which physically exists or for which the developer holds a valid building permit as of the effective date of the first ordinance establishing Chapter 3.52 MMC.
Expanded Scoping	An optional process that may be used by agencies to go beyond minimum scoping requirements.
Extremely Low-Income Household	A single person, family, or unrelated persons living together whose adjusted income is at or below thirty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

MMC 22.12.060. F Definitions.

Fade/Appear	A mode of message transition on an electronic message center accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.
Farming	The cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities (except forestry or forestry operations), the raising of livestock, bees, fur-bearing animals, or poultry, and any practices performed on a farm as an incident to or in conjunction with such farming operations.
Feather Banner	A vertical portable sign that contains a harpoon-style pole or staff driven into the ground for support or supported by means of an individual stand.
Federal Aviation Administration (FAA)	A federal agency charged with regulating air commerce to promote its safety and development, encouraging and developing civil aviation, air traffic control, and air navigation and promoting the development of a national system of airports.
Federal Communications Commission (FCC)	The federal administrative agency, or lawful successor, authorized to regulate and oversee telecommunications carriers, services and providers on a national level.
Festoon	A strip or string of balloons, flags or lights, which includes clusters of balloons, flags or lights, connected on at least one end to a fixed or movable object such as a vehicle.
Final Plat	The final drawing of the subdivision and dedication prepared for filing for record with the county auditor and containing all elements and requirements set forth in Chapter 22.68 MMC.
Final Short Plat	The final drawing of the short subdivision and dedication prepared for filing for record with the county auditor and containing all elements and requirements set forth in Chapter 22.68 MMC.
Financial and Insurance Services	Establishments primarily engaged in financial transactions (transactions involving the creation, liquidation, or change in ownership of financial assets) and/or in facilitating financial transactions. Three principal types of activities are identified: 1. Raising funds by taking deposits and/or issuing securities and, in the process, incurring liabilities. Establishments engaged in this activity use raised funds to acquire financial assets by making loans and/or purchasing securities. Putting themselves at risk, they channel funds from lenders to borrowers and transform or repackage the funds with respect to maturity, scale, and risk. This activity is known as financial intermediation. 2. Pooling of risk by underwriting insurance and annuities. Establishments engaged in this activity collect fees, insurance premiums, or annuity considerations; build up reserves; invest those reserves; and make contractual payments. Fees are based on the expected incidence of the insured risk and the expected return on investment. 3. Providing specialized services facilitating or supporting financial intermediation, insurance, and employee benefit programs. Includes land uses specified in NAICS Industry Sector No. 52.
Fire Lane	An aisle, lane, or roadway on an improved site which is designated, constructed, and required for emergency access of fire and aid-unit vehicles.
Fish and Wildlife Habitat Conservation	Areas necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not

Area	created as designated by WAC 365-190-080(5). These areas include: A. Areas with which state or federally designated endangered, threatened, and sensitive species have a primary association; B. Habitats of local importance, including, but not limited to, areas designated as priority habitat by the Department of Fish and Wildlife; C. Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish and wildlife habitat; D. Waters of the state, including lakes, rivers, ponds, streams, inland waters, underground waters, salt waters and all other surface water and watercourses within the jurisdiction of the state of Washington; E. Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; F. State natural area preserves and natural resources conservation areas; and G. Land essential for preserving connections between habitat blocks and open spaces.
Fitness Club	A use featuring exercise, sports and other active physical fitness conditioning typically requiring a membership.
Flashing Sign	A sign or a portion thereof which changes light intensity or switches on and off in a constant, random or irregular pattern or contains motion or the optical illusion of motion by use of electrical energy.
Flood	A general and temporary condition of partial or complete inundation of normally dry land areas from: (1) The overflow of inland or tidal waters; (2) The unusual and rapid accumulation or runoff of surface waters from any source; (3) Mudslides (i.e., mudflows) which are proximately caused by flooding and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current. A flood inundates a floodplain. Most floods fall into three major categories: riverine flooding, coastal flooding, and shallow flooding. Alluvial fan flooding is another type of flooding more common in the mountainous western states.
Flood Insurance Rate Map (FIRM)	The official map on which the Federal Insurance Administration has delineated many areas of flood hazard, floodways, and the risk premium zones.
Floodplain Management	Floodplain management is a decision-making process that aims to achieve the wise use of the nation's floodplains. "Wise use" means both reduced flood losses and protection of the natural resources and function of floodplains. The National Flood Insurance Program (NFIP) underwrites flood insurance coverage only in communities that adopt and enforce floodplain management regulations through an ordinance that meets or exceeds NFIP criteria. States are encouraged to insure and regulate state-owned properties under the NFIP.
Floodplains	Low-lying lands adjacent to stream banks onto which excess water flows during periods of prolonged and intense precipitation. Floodplains are usually defined geographically on the basis of that area flooded by the most intense storm occurring during a certain period of years. Although floodwaters usually drain rapidly after precipitation has ceased, when floodwaters flow into wetland areas, they may be impounded for some time, due to the poor drainage characteristics of wetlands.
Floodway	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
Floor Finish	The exposed floor surface, including coverings applied over a finished floor,

	and includes, but is not limited to, wood, vinyl flooring, wall-to-wall carpet, and concrete.
Food	All items designed for human consumption, including, but not by way of limitation, candy, gum, popcorn, hot dogs, sandwiches, peanuts, soft drinks, and dairy products.
Foot Candle (FC)	A measure of illumination on a surface that is one foot from a uniform source of light of one candle and equal to one lumen per square foot.
Forest Practices	Activities conducted on or directly pertaining to forestlands, regulated in Chapter 222-16 WAC or Chapter 76.09 RCW, relating to growing, harvesting, or processing timber. This includes but is not limited to: road and trail construction; harvesting, final and intermediate; precommercial thinning; reforestation; fertilization; prevention and suppression of diseases and insects; salvage of trees; and brush control.
Forestland	Land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees subject to the excise tax imposed under *RCW 84.33.100 through 84.33.100, and that has long-term commercial significance. In determining whether forestland is primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, the following factors shall be considered: (a) The proximity of the land to urban, suburban, and rural settlements; (b) surrounding parcel size and the compatibility and intensity of adjacent and nearby land uses; (c) long-term local economic conditions that affect the ability to manage for timber production; and (d) the availability of public facilities and services conducive to conversion of forestland to other uses.
Formal SEPA Documents	Includes: (a) A nonproject environmental checklist/DNS; (b) A notice of adoption with or without an addendum; (c) An addendum; (d) An EIS; or (e) An integrated GMA document.
Freestanding Sign	A sign permanently mounted into the ground, supported by poles, pylons, braces or a solid base and not attached to any building. Freestanding signs include those signs otherwise known as pedestal signs, pole signs, pylon signs, and monument signs.
Freight Rail Dependent Uses	Buildings and other infrastructure that are used in the fabrication, processing, storage, and transport of goods where the use is dependent on and makes use of an adjacent short line railroad. Such facilities are both urban and rural development for purposes of this chapter. "Freight rail dependent uses" does not include buildings and other infrastructure that are used in the fabrication, processing, storage, and transport of coal, liquefied natural gas, or "crude oil" as defined in RCW 90.56.010.
Front Lot Line	That boundary of a lot which abuts a street or private road.
Front Yard	A yard extending between side lot lines across the front of a lot adjacent to a street; provided, that in the case of through lots a front yard shall be provided on both frontages; in case of both normal corner and reversed frontage lots, a full depth front yard shall be provided in accordance with the prevailing lot pattern and the second front yard shall be as established by the code unless the units of duplex or multifamily structure face both streets, in which case two full front yards shall be required. In case of corner lots with more than two frontages, the city shall determine the front yard requirements in accordance with this title.

Functions and Values	The beneficial roles served by critical areas, including, but not limited to, water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance and attenuation, groundwater recharge and discharge, erosion control, and recreation.
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MMC 22.12.070. G Definitions.

Garage	A building or a portion of a building designed or used primarily for shelter or storage of vehicles or boats, but not airplanes.
Garage Sale	A rummage sale sponsored by a noncommercial entity, including but not limited to a place of worship, school or resident.
Gateway Sign	A public or private sign or structure with sign elements identifying entry into and/or the boundaries of a development, neighborhood, or district.
General Services	Establishments engaged in providing services not specifically provided for elsewhere in the classification system. Establishments in this sector are primarily engaged in activities such as equipment and machinery repairing, grantmaking, advocacy, and providing drycleaning and laundry services, personal care services, death care services, and pet care services. Includes land uses specified in NAICS Industry Sector No. 81.
Geologically Hazardous Areas	Areas that may not be suited to development consistent with public health, safety or environmental standards, because of their susceptibility to erosion, sliding, earthquake, or other geological events as designated by WAC 365-190-080(4). Types of geologically hazardous areas include erosion, landslide, seismic, mine, and volcanic hazards.
Geologist	A practicing professional geologist licensed with the state of Washington.
Geotechnical Engineer	A practicing professional geotechnical/civil engineer licensed with the state of Washington.
Glare	Unwanted light that causes eyestrain, discomfort, nuisance or adversely affects a visual task.
Goal	A purpose toward which efforts are directed.
Good Faith Effort	An employer has met the minimum requirements identified in RCW 70.94.531 and this chapter, and is working collaboratively with the city/county to continue its existing CTR program or is developing and implementing program modifications likely to result in improvements to its CTR program over an agreed-upon length of time.
Governing Authority	The city council of the city of Monroe.
Governing Body	The policy-making body of a public agency.
Government Services	Public services and public facilities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities.
Governmental Entity	The state of Washington, Snohomish County, the city, municipally owned utilities, and special purpose districts including the school, fire and library districts.
Grade Span	A category into which a district groups its grades of students (e.g., elementary, middle or junior high, and high school).
Grading	Any excavation, clearing, filling, leveling, or contouring of the ground surface by human or mechanical means.
Graphic Sign	A window sign or a sign which is an integral part of a building's facade. The sign may be painted, carved, or permanently imbedded.
Gross Leasable Floor Area	The total square footage of floor space in a building, including selling areas, offices and stock rooms of a commercial building, but excluding courts, stairways and the pedestrian mall, provided it is not used for the sale, storage or display of merchandise.
Ground Cover	Small plants such as salal, ivy, ferns, mosses, grasses, or other types of vegetation which normally cover the ground and includes trees and shrubs

	less than six inches in diameter.
Ground Cover Management	The mowing or cutting of ground cover when such activities do not disturb the root structures of plants.
Growth and Transportation Efficiency Center (GTEC)	A defined, compact, mixed use urban center that contains jobs or housing and supports multiple modes of transportation. For the purpose of funding, a GTEC must meet minimum criteria established by the CTR Board under RCW 70.94.524, and must be certified by a regional transportation planning organization as established in RCW 47.80.020.
Growth Management Act Action	Policies, plans and regulations adopted or amended under RCW 36.70A.106 or 36.70A.210. Actions do not include preliminary determinations on the scope and content of GMA actions, appeals of GMA actions, actions by the governor or by the growth management hearings boards.
Growth Management Act or "Act" (GMA)	The sections of the Washington State Growth Management Act codified at Chapters 36.70A and 82.02 RCW, as may be hereinafter amended.
Guyed Wire Tower	A support structure, usually over 100 feet tall, which consists of metal crossed strips or bars, and is steadied by wire guys in a radial pattern around the tower.

MMC 22.12.080. H Definitions.

Habitat	An individual, species-specific use of a wildlife-habitat type. "Habitat" is the place, including physical and biotic conditions, where a plant or animal usually occurs and is fundamentally linked to the distribution and abundance of species. Species may depend on a Habitat or structural characteristics for part or all of its life history or may exhibit a high degree of adaptability using more than one Habitat. The relationship of species to Habitat is scale-dependent and varies from geographic range, home range, to local or site-specific Habitat components. "Habitat" includes areas of high relative density or species richness, breeding Habitat, winter range, and movement corridors. These areas may also include Habitats that are of limited availability or high vulnerability to alteration. Other examples include: remnant patches of mature mixed Puget Sound lowland forest, caves and cliffs, snag-rich areas and downed logs, riparian areas, lakes and ponds, wetlands and their buffers, and heron rookeries.
Hammerhead	A street temporarily closed at one end, the ultimate purpose of which is to provide an extension of the street to adjacent property. The end of this temporary dead-end street must be further characterized by an extension of the street width to be used for turning of motor vehicles.
Handcrafted Item	Crafts or other art-related items, such as pottery, created by hand.
Hazard Areas	Areas designated as frequently flooded or geologically hazardous areas due to potential for erosion, landslide, seismic activity, mine collapse, or other geologically hazardous conditions.
Hazardous Waste	All dangerous and extremely hazardous waste as defined in RCW 70.105.010(15) and Chapter 173-303 WAC, except for moderate risk waste as set forth in RCW 70.105.010(17).
Health Care Provider Offices	Establishments that provide health care services directly or indirectly to ambulatory patients and do not usually provide inpatient services. Health practitioners in this subsector provide outpatient services, with the facilities and equipment not usually being the most significant part of the production process. Includes land uses specified in NAICS Industry Group No. 621.
Health Care Services	Establishments providing health care for individuals and deliver services by trained professionals. All industries in the sector share this commonality of process, namely, labor inputs of health practitioners or social workers with the requisite expertise. Includes land uses specified in NAICS Industry Sector No. 62.
Hearing Examiner	The zoning and subdivision examiner as established by Chapter 2.34 MMC.
Heavy Equipment	Such construction machinery as backhoes, treaded tractors, dump trucks, and front-end loaders.
Height	The vertical distance from the finished average grade level to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the midpoint between the eaves and ridge for a gable, hip or gambrel roof.
Height of Tree	The distance from growth stem to top of root ball.
Helistop	An area on a roof or on the ground used for the takeoff and landing of helicopters for the purpose of loading or unloading passengers or cargo but not including fueling service, hangars, maintenance or overhaul facilities.
Heritage Council	The Washington state heritage council.
High Capacity	A system of public transportation services within an urbanized region

Transportation System (HCT)	operating principally on exclusive rights-of-way, as well as the supporting services and facilities necessary to implement such a system (such as interim express services and high occupancy vehicle lanes). Taken as a whole, and HCT system provides a substantially higher level of passenger capacity, speed, and service frequency than traditional public transportation systems operating principally in general purpose roadways.
Highway	The entire width between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel.
Historic Preservation	The protection, rehabilitation, restoration, identification, scientific excavation, and reconstruction of districts, sites, buildings, structures, and objects significant in American and Washington state history, architecture, archaeology, or culture.
Historic Sign	A wall or projecting sign where the sign is proposed to be restored or authentically recreated as evidenced by historic photographs even though nonconforming.
Holographic Display	Any display that creates a three-dimensional image through projection.
Home Improvement Center	A warehouse-type retail facility with a gross floor area greater than one hundred thousand square feet specializing in the sale of home improvement products.
Home Occupation	Any business or commercial activity conducted in a dwelling unit that results in a product or service, and is clearly incidental and subordinate to the residential use of such dwelling unit. A. Home Occupation, Minor. Minor home occupations are compatible with the neighborhoods in which they are located and cause no impact greater than that generally associated with a single-family residence. B. Home Occupation, Major. Major home occupations have the potential for causing some effects greater than that generally associated with a single-family residence and may require conditions to reduce those impacts.
Home Owners Association (HOA)	An incorporated nonprofit organization operating under recorded land agreements through which: A. Each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property; and B. The charge, if unpaid, becomes a lien against the property.
Horizontal Surface	One of the FAR Part 77 Imaginary (invisible) Surfaces. The horizontal surface is an imaginary flat surface 150 feet above the established airport elevation (typically the highest point on the airfield). Its perimeter is constructed by swinging arcs (circles) from each runway end and connecting the arcs with straight lines. The oval-shaped horizontal surface connects to other Part 77 surfaces extending upward from the runway and also beyond its perimeter.
Hospitals	Establishments primarily engaged in providing diagnostic and medical treatment (both surgical and nonsurgical) to inpatients with any of a wide variety of medical conditions. These establishments maintain inpatient beds and provide patients with food services that meet their nutritional requirements. These hospitals have an organized staff of physicians and other medical staff to provide patient care services. These establishments usually provide other services, such as outpatient services, anatomical pathology services, diagnostic X-ray services, clinical laboratory services, operating room services for a variety of procedures, and pharmacy services. Includes land uses specified in NAICS Industry Group No. 622110.

Hotels/Motels	Establishments primarily engaged in providing short-term lodging in facilities known as hotels, motor hotels, resort hotels, and motels. The establishments in this industry may offer food and beverage services, recreational services, conference rooms, convention services, laundry services, parking, and other services. Includes land uses specified in NAICS Industry Group No. 721110
Housing and Low-Income Assistance Organization	An organization that provides tenants living in mobile home parks, manufactured housing communities, and manufactured/mobile home communities with information about their rights and other pertinent information;
Housing Authority	Any of the public body corporate and politic created in RCW 35.82.030;
Hybrid Motor Vehicle	A motor vehicle that uses multiple power sources or fuel types for propulsion and meets the federal definition of a hybrid motor vehicle.
Hydraulic Project Approval (HPA)	A permit issued by the State Department of Fish and Wildlife for modification to waters of the state in accordance with Chapter 75.20 RCW.
Hydrologist	A practicing professional hydrologist licensed with the state of Washington.
Hydrology	The scientific study of the properties, distribution, and effects of water on the earth's surface, in the soil and underlying rocks, and in the atmosphere.

MMC 22.12.090. I Definitions.

Identification Sign	A sign of an informational nature that directs attention to certain uses other than businesses, such as individual private residences or the name of a residential structure or project.
Illegal Sign	Any sign which does not comply with the requirements of this code within the city limits, as they now or hereafter exist.
Illuminated Sign	Any sign for which an artificial source of light is used in order to make readable the sign's message, including internally and externally lighted signs and reflectorized, glowing or radiating signs.
Illumination	Any sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.
Impacts	The effects or consequences of actions. Environmental impacts are effects upon the elements of the environment listed in WAC 197-11-444.
Impervious Surface	Any structure or other nonvegetated surface affixed to the ground that prevents or retards the entry of water into the soil layer, or that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow rate prior to addition of such surface. "Impervious Surfaces" include, without limitation: structures, including eaves; vehicular, bicycle, pedestrian or other circulation facilities constructed of solid surfaces, including pavement, concrete, u grouted brick or stone; solid decks, patios, sport courts, swimming pools, hot tubs and similar recreation facilities; and landscape features, including sheds, arbors, and play structures.
Inflatable Sign	Any inflatable object larger than three feet in diameter, such as a blimp, large balloon, or inflatable sport equipment, that uses blown air or gas to remain inflated to attract attention to a business, special event or activity.
Inpatient Mental Health or Substance Abuse Treatment Facilities	Establishments primarily engaged in providing diagnostic, medical treatment, and monitoring services for inpatients who suffer from mental illness or substance abuse disorders. The treatment often requires an extended stay in the hospital. These establishments maintain inpatient beds and provide patients with food services that meet their nutritional requirements. They have an organized staff of physicians and other medical staff to provide patient care services. Psychiatric, psychological, and social work services are available at the facility. These hospitals usually provide other services, such as outpatient services, clinical laboratory services, diagnostic X-ray services, and electroencephalograph services. Includes land uses specified in NAICS Industry Group No. 622210.
Integrated GMA Document	A GMA document that contains or combines environmental analysis under SEPA.
Interest Rate	The current interest rate as stated in the Bond Buyer Twenty-Bond General Obligation Bond Index.
Interior Sign	Any sign attached to the interior surface of any building or structure, or maintained within the building or structure that is not visible from the ROW.
Invasive Species	Nonnative species of the animal kingdom that are not naturally occurring in Washington for purposes of breeding, resting, or foraging, and that pose an invasive risk of harming or threatening the state's environmental, economic, or human resources. Invasive species include all stages of species development and body parts. They may also include genetically modified or cryptogenic species.

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MMC 22.12.100. J Definitions.

Joint Aquatic Resources Permit Application (JARPA)	A permit application form that streamlines the permitting process by consolidating the applications for federal, state, and local permits. A JARPA is designed to simplify the permit process for applicants proposing construction, fill placement, public access impingement, and other development activities in or near aquatic environments and wetlands by allowing them to complete only one form to be submitted to the necessary permitting agencies.
Juvenile	Any individual who is under the chronological age of eighteen years.

MMC 22.12.120. L Definitions.

Land Clearing	The destruction and removal of vegetation by any means and includes grubbing vegetation.
Landmark Sign	A sign or plaque that is attached to the surface of the building or on a site that identifies or describes the historical, cultural, social, or other significance of a building or site.
Landscape Architect	A Washington State registered professional landscape architect, having current certification with the State Department of Licensing.
Landslide Hazard Areas	Areas that are potentially subject to risk of mass movement due to a combination of geologic landslides resulting from a combination of geologic, topographic, and hydrologic factors.
Laned Highway	A highway, the roadway of which, is divided into clearly marked lanes for vehicular traffic.
Legal Nonconforming Sign	A sign erected prior to the effective date of the ordinance codified in this chapter, subject to a sign permit, not meeting the parameters of this chapter.
Level Of Service, Existing/Proposed (ELOS/PLOS)	A qualitative measure describing operational conditions within a traffic stream. This term refers to a standard measurement which reflects the relative ease of traffic flow on a scale of A to F, with free-flow being rated LOS-A and congested conditions rated as LOS-F. The counties or cities must cooperatively develop level-of-service standards for public services and infrastructure as a part of the policies governing growth management.
License	Any form of written permission given to any person, organization, or agency to engage in any activity, as required by law or agency rule. A license includes all or part of an agency permit, certificate, approval, registration, charter, or plat approvals or rezones to facilitate a particular proposal. The term does not include a license required solely for revenue purposes.
Limited Duration Sign	A nonpermanent sign intended for use for a limited period of time. Examples include signs that provide information concerning the development and sale of residential and commercial properties.
Local Jurisdiction	A county, city, or incorporated town.
Logo/Logogram/Logotype	An emblem, letter, character, pictograph, trademark, or symbol used to represent any firm, organization, entity, or product.
Long-Term Commercial Significance	The growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.
Lot	A fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels.
Low-Income	Household income set by the district creating the rebate program that is at or below seventy-five percent of the median household income, adjusted for household size, for the district in which the fees, taxes, or tolls were imposed.
Low-Income Household	A single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.
Low-Income Neighborhood	A district or community where more than twenty percent of households are below the federal poverty level.

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MMC 22.12.130. M Definitions.

Manufactured Home	A single-family dwelling built according to the United States department of housing and urban development manufactured home construction and safety standards act, which is a national preemptive building code. A manufactured home also: (a) Includes plumbing, heating, air conditioning, and electrical systems; (b) is built on a permanent chassis; and (c) can be transported in one or more sections with each section at least eight feet wide and forty feet long when transported, or when installed on the site is three hundred twenty square feet or greater.
Marked Crosswalk	Any portion of a roadway distinctly indicated for pedestrian crossing by lines or other markings on the surface thereof.
Marquee Sign	A sign that forms part of or is integrated into a marquee and which does not extend vertically or horizontally beyond the limits of such marquee.
Medical Laboratories	Establishments primarily engaged in providing analytic or diagnostic services, including body fluid analysis, generally to the medical profession or to the patient on referral from a health practitioner. Examples include blood analysis laboratories, medical pathology laboratories, medical bacteriological laboratories, medical testing laboratories, and medical forensic laboratories. Includes land uses specified in NAICS Industry Group No. 621511.
Membership Organizations	Establishments that organize and promote religious activities; support various causes through grantmaking; advocate various social and political causes; and promote and defend the interests of their members. The industry groups within the subsector are defined in terms of their activities, such as establishments that provide funding for specific causes or for a variety of charitable causes; establishments that advocate and actively promote causes and beliefs for the public good; and establishments that have an active membership structure to promote causes and represent the interests of their members. Includes land uses specified in NAICS Industry Group No. 622210
Minerals	Clay, coal, gravel, industrial minerals, metallic substances, peat, sand, stone, topsoil, and any other similar solid material or substance to be excavated from natural deposits on or in the earth for commercial, industrial, or construction use.
Minimum Height of Ground Floor	The vertical distance from top to top of the successive finished floor surfaces; and, if the ground floor is the only floor above street grade, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.
MMC	The Monroe Municipal Code.
Mobile Home	A factory-built dwelling built before June 15, 1976, to standards other than the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC 5401 et seq.), and acceptable under applicable state codes in effect at the time of construction or introduction of the home into this state.
Mobile Sign	Any sign mounted on a vehicle, trailer, or boat; or fixed or attached to a device for the purpose of transporting from site to site. This definition includes all vehicles placed or parked for the purpose of drawing attention to a service, product, object, person, organization, institution, business, event, location or message, but not signs or lettering installed on vehicles, trailers or boats operating during the normal course of business.

Modular Home	A factory-assembled structure designed primarily for use as a dwelling when connected to the required utilities that include plumbing, heating, and electrical systems contained therein, does not contain its own running gear, and must be mounted on a permanent foundation. A modular home does not include a mobile home or manufactured home.
Monument Sign	A ground-mounted, freestanding sign where the base is attached to the ground as a wide base of solid construction and no part of the sign is wider than the base.
Motor Homes	Motor vehicles originally designed, reconstructed, or permanently altered to provide facilities for human habitation, which include lodging and cooking or sewage disposal, and is enclosed within a solid body shell with the vehicle, but excludes a camper or like unit constructed separately and affixed to a motor vehicle.
Motor Vehicle Rental	Establishments primarily engaged in renting or leasing passenger cars and trucks without drivers and utility trailers. These establishments generally operate from a retail-like facility. Some establishments offer only short-term rental, others only longer-term leases, and some provide both types of services. Includes land uses specified in NAICS Industry Group No. 5321.
Motor Vehicle Repair and Maintenance	Establishments involved in providing repair and maintenance services for automotive vehicles, such as passenger cars, trucks, and vans, and all trailers. Establishments in this industry group employ mechanics with specialized technical skills to diagnose and repair the mechanical and electrical systems for automotive vehicles, repair automotive interiors, and paint or repair automotive exteriors. Includes land uses specified in NAICS Industry Group No. 8111.
Motorcycle	A motor vehicle designed to travel on not more than three wheels, not including any stabilizing conversion kits, on which the driver: (1) Rides on a seat or saddle and the motor vehicle is designed to be steered with a handlebar; or (2) Rides on a seat in a partially or completely enclosed seating area that is equipped with safety belts and the motor vehicle is designed to be steered with a steering wheel. "Motorcycle" excludes a farm tractor, a power wheelchair, an electric personal assistive mobility device, a motorized foot scooter, an electric-assisted bicycle, and a moped.
Motorized Foot Scooter	A device with two or three wheels that has handlebars, a floorboard that can be stood upon while riding, and is powered by an internal combustion engine or electric motor that has a maximum speed of no greater than twenty miles per hour on level ground.
Multiple Lane Highway	Any highway, the roadway of which is of sufficient width to reasonably accommodate two or more separate lanes of vehicular traffic in the same direction, each lane of which shall be not less than the maximum legal vehicle width and whether or not such lanes are marked.
Municipal Transit Vehicle	Every motor vehicle, streetcar, train, trolley vehicle, and any other device, which (1) is capable of being moved within, upon, above, or below a public highway, (2) is owned or operated by a city, county, county transportation authority, public transportation benefit area, regional transit authority, or metropolitan municipal corporation within the state, and (3) is used for the purpose of carrying passengers on a regular schedule.
Mural	Artwork either painted directly on a building wall, or prepared separately and attached to the building wall, that may or may not have a commercial message, name, or other advertisement incorporated.

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MMC 22.12.140. N Definitions.

National Pollution Elimination System (NPDES)	The Clean Water Act requires point source dischargers of pollutants to obtain a permit, known as a NPDES or "stormwater" permit. The Department of Ecology administers the permitting process.
Natural Environment	Those aspects of the environment contained in WAC 197-11-444(1), frequently referred to as natural elements, or resources, such as earth, air, water, wildlife, and energy.
NEPA	The National Environmental Policy Act of 1969 (42 USCA 4321 et seq.; PL 91-190), that is like SEPA at the federal level. The federal NEPA regulations are located at 40 C.F.R. 1500 et seq.
New Development	Any and all development for which a permit is issued after the effective date of the first ordinance establishing this title.
Nonbuilding Tract	A fractional part of subdivided lands having fixed boundaries, which is dedicated or reserved by appropriate covenant or plat restriction for purposes of ingress, egress, utility access, open space, drainage or other purpose necessary to the public welfare and which prohibits or precludes improvements for the purpose of human habitation or occupancy.
Noncommercial Public Service Sign	Noncommercial signs devoted to religious, charitable, cultural, governmental or educational messages.
Nonconforming	A use, structure, site, or lot which conformed to the applicable codes in effect on the date of creation but which no longer complies because of changes in Code requirements or annexation.
Nonconforming Site	A lot which does not conform to site development regulations, including but not limited to, the landscaping, parking, fence, driveway, street opening, pedestrian amenity, and/or screening regulations of the zoning district in which it is located due to changes in Code requirements, condemnation, or annexation.
Nonconforming Structure	A structure which does not conform to the dimensional bulk requirements, including, but not limited to, setback, height, lot coverage, density, and building configuration regulations of the zoning district in which it is located due to changes in Code requirements or annexation. For structures not conforming to Building Code requirements, see UBC Section 104.
Nonconforming Use	The use of a structure or of land which does not conform to the regulations of the zoning district in which the use exists due to changes in Code requirements or annexation.
Nongovernmental Private-Public Partnership	An entity registered as a nonprofit corporation in Washington state with a primary focus on early learning, school readiness, and parental support, and an ability to raise a minimum of five million dollars in contributions;
Nonprecision Instrument Runway	A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area-type navigation equipment, for which a straight-in nonprecision approach procedure has been approved, or planned, and for which no precision approach facilities are planned.
Noxious Matter	Material capable of causing injury to living organisms by chemical reactions, or capable of causing detrimental effects upon the physical or economic well-being of individuals.
Noxious Weed	A plant that when established is highly destructive, competitive, or difficult to control by cultural or chemical practices.

Nursing and Residential Care Facilities (Skilled Nursing Facilities)	Establishments primarily engaged in providing inpatient nursing and rehabilitative services. The care is generally provided for an extended period of time to individuals requiring nursing care. These establishments have a permanent core staff of registered or licensed practical nurses who, along with other staff, provide nursing and continuous personal care services. Examples include convalescent homes or convalescent hospitals (except psychiatric), nursing homes, rest homes with nursing care, and inpatient care hospices. Includes land uses specified in NAICS Industry Group No. 623110
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MMC 22.12.150. O Definitions.

Occupancy Classification	The formal designation under the International Building Code of the primary purpose of a building, structure, or portion thereof. Structures shall be classified into one or more occupancy groups based on the nature of the hazards and risks to building occupants generally associated with the intended purpose of the building or structure
Occupant Load	The number of persons for which the means of egress of a building or portion thereof is designed.
Odor	A distinctive smell, especially an unpleasant one.
Office of Financial Management (OFM)	The agency that, on behalf of the Governor, develops budget proposals, manages agency budgets, develops state policy, generates official state demographic statistics, oversees accounting for state government, and performs other related functions.
Official Controls	Legislatively defined and enacted policies, standards, precise detailed maps and other criteria, all of which control the physical development of a county or any part thereof or any detail thereof, and are the means of translating into regulations and ordinances all or any part of the general objectives of the comprehensive plan. Such official controls may include, but are not limited to, ordinances establishing zoning, subdivision control, platting, and adoption of detailed maps.
Official Plans	The comprehensive plan, the zoning code, and the subdivision code of the city.
Off-Premises	Taking place or situated away from a particular site or premises; off-site.
Off-Premises Directional Sign	A sign designated and used solely for the purpose of indicating the location or direction of a place or business and which is located on private property or the public right-of-way separate from the place or business.
Off-Premises Public Informational Sign	A sign providing information about events conducted at a public or other community facility in a location different than the property on which the sign is posted.
Off-Premises Sign	A sign which displays a message relating to a use of property or sale of goods or services at a location other than that on which the sign is located.
Off-Road Vehicle	A nonstreet registered vehicle when used for recreational purposes on nonhighway roads, trails, or a variety of other natural terrain. "Off-road vehicle" or "ORV" includes, but is not limited to, all-terrain vehicles, motorcycles, four-wheel drive vehicles, and dune buggies.
Off-Street Parking	The parking area within the boundaries of a lot.
One-Hundred-Year Floodplain	The area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.
On-Premises	Taking place or situated on a particular site or premises; on-site.
On-Premises Sign	A sign which displays a message that is directly related to the use of the property on which it is located. Including those freestanding signs approved under a master sign site plan per Chapter 22.50 MMC.
Open House Sign	A sign welcoming viewers to a piece of residential real estate that is being offered for sale.
Open Record Hearing	A hearing, conducted by a single hearing body or officer authorized by the local government to conduct such hearings, that creates the local government's record through testimony and submission of evidence and information, under procedures prescribed by the local government by

	ordinance or resolution. An open record hearing may be held prior to a local government's decision on a project permit to be known as an "open record predecision hearing." An open record hearing may be held on an appeal, to be known as an "open record appeal hearing," if no open record predecision hearing has been held on the project permit.
Open Space	Land and/or water area with its surface predominantly open to the sky, or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable natural resources, and structuring urban development and form.
Operator/Driver	Every person who drives or is in actual physical control of a vehicle.
Ordinance	The ordinance, resolution, or other procedure used by the City to adopt regulatory requirements.
Ordinary High Water Mark (OHWM)	The mark on the shores of all water that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in ordinary years as to mark upon the soil or vegetation a character distinct from the abutting upland. Provided, that in any area where the ordinary high water line cannot be found, the ordinary high water line adjoining saltwater is the line of mean higher high water and the ordinary high water line adjoining freshwater is the elevation of the mean annual flood.
Outdoor	In or into the open air; outside a building or shelter.
Outpatient Health Care Clinics	Establishments with medical staff primarily engaged in providing a range of outpatient services, such as family planning, diagnosis and treatment of mental health disorders and alcohol and other substance abuse, and other general or specialized outpatient care. Includes land uses specified in NAICS Industry Group No. 6214.
Outpatient Mental Health or Substance Abuse Treatment Facilities	Establishments with medical staff primarily engaged in providing outpatient services related to the diagnosis and treatment of mental health disorders and alcohol and other substance abuse. These establishments generally treat patients who do not require inpatient treatment. They may provide a counseling staff and information regarding a wide range of mental health and substance abuse issues and/or refer patients to more extensive treatment programs, if necessary. Examples include, but are not limited to, outpatient alcoholism treatment centers and clinics, outpatient mental health centers and clinics, outpatient detoxification centers and clinics, outpatient substance abuse treatment centers and clinics, and outpatient drug addiction treatment centers and clinics. Includes land uses specified in NAICS Industry Group No. 621420.
Overhead Utility Line	Utility and telecommunications facilities located above the surface of the ground, including underground supports and foundations for such facilities.
Overlay Zoning District	A set of zoning requirements that is described in the ordinance and/or in this title, is mapped, and is imposed in addition to those of the underlying district. Developments within the overlay zone must conform to the requirements of both zones or the more restrictive of the two. It usually is employed to deal with special site characteristics.
Owner	The owner of record of real property, although when real property is being purchased under a real estate contract, the purchaser shall be considered to be the owner of the real property if the contract is recorded.
Owner Occupancy	Occupancy of a dwelling by the legal property owner, as reflected in title records and evidenced by voter or vehicle registration, or similar means.

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MMC 22.12.160. P Definitions.

Park Capital Facilities Plan (CFP)	A six-year plan that is approved by the city council in order to finance the development of capital facilities necessary to support the projected population of Monroe over the six-year period. The city's CFP is found in the capital facilities element of the Monroe comprehensive plan, as the same now exists or may be hereafter amended.
Park Development Activity	Any construction or expansion of a building, structure, or use, any changes in the use of a building or structure, or any changes in the use of land that created additional demand and need for public park, open space or recreation facilities.
Park Impact Fees	A payment of money imposed upon new growth or development as a condition of development approval in order to pay for park, open space or recreation facilities needed to serve such new growth or development. Impact fee does not include any permit or application fee.
Park Project Improvements	Site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. No park, open space or recreation improvement or facility included in the capital facilities plan shall be considered a project improvement.
Park Proportionate Share	That portion of the cost of park, open space and recreation improvements that are reasonably related to the service demands and needs of new development.
Park System Improvements	Park, open space, and recreation facilities that are included in the capital facilities plan and are designed to provide service-to-service areas within the community at large, in contrast to project improvements.
Parking Facilities	Establishments primarily engaged in providing parking space for motor vehicles, usually on an hourly, daily, or monthly basis and/or valet parking services. Includes land uses specified in NAICS Industry Group No. 812930.
Party of Record	All persons, agencies or organizations who have submitted written comments in response to a notice of application; made oral comments in a formal public hearing conducted on the application; or notified local government of their desire to receive a copy of the final decision on a permit and who have provided an address for delivery of such notice by mail;
Passenger Car	Every motor vehicle except motorcycles and motor-driven cycles, designed for carrying ten passengers or less and used for the transportation of persons.
Pedestrian	Any person who is afoot or who is using a wheelchair, a power wheelchair, or a means of conveyance propelled by human power other than a bicycle.
Pedestrian-Oriented Sign	A sign the primary purpose of which is to provide information for pedestrians and bicyclists.
Permanent Supportive Housing	Subsidized, leased housing with no limit on length of stay, paired with on-site or off-site voluntary services designed to support a person living with a disability to be a successful tenant in a housing arrangement, improve the resident's health status, and connect residents of the housing with community-based health care, treatment, and employment services.
Person	An individual, partnership, corporation, association, public or private organization, or governmental entity or agency.
Personal Care Services	This industry group comprises establishments, such as barber and beauty

	shops, and nail salons, that provide appearance care services to individual consumers. Includes land uses specified in NAICS Industry Group No. 8121.
Personal Services	Establishments that provide personal services to individuals, households, and businesses. Services performed include, but are not limited to, personal care services, death care services, laundry and drycleaning services, and a wide range of other personal services. Includes land uses specified in NAICS Industry Group No. 812
Phased Review	The coverage of general matters in broader environmental documents, with subsequent narrower documents concentrating solely on the issues specific to the later analysis (WAC 197-11-060(5)). Phased review may be used for a single proposal or EIS (WAC 197-11-060).
Planning Agency	A planning commission, together with its staff members, employees and consultants, or (b) a department organized and functioning as any other department in any county government together with its planning commission.
Plat	A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys, or other divisions and dedications.
Police Officer	Every officer authorized to direct or regulate traffic or to make arrests for violations of traffic regulations.
Political Sign	A sign advertising a candidate or candidates for public elective office, or a political party, or signs urging a particular vote on a public issue decided by ballot.
Portable Sign	A sign which has no permanent attachment to a building or the ground, including A-frame signs, sandwich board signs, pole attachments, and signs mounted on a mobile base, but not including real estate open house and political signs or portable reader board signs as prohibited under Chapter 22.50 MMC.
Poster Sign	A decorative placard or advertisement intended to advertise a movie, theater production, video or DVD, or other product or special event that is being conducted or offered for sale.
Preexisting	A use, lot, or building that existed at the time of the passage of the ordinance codified in this title.
Preliminary Plat	A neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of this chapter. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.
Preliminary Short Plat	A neat and approximate drawing of a proposed short subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a short subdivision consistent with the requirements of this chapter. The preliminary short plat shall be the basis for the approval or disapproval of the general layout of a short subdivision.
Preparation	Preparing or supervising the preparation of documents, including issuing, filing, printing, circulating, and related requirements (see WAC 197-11-700(2)).
Preschools	624410 Child Day Care Services This industry comprises establishments primarily engaged in providing day care of infants or children. These establishments generally care for preschool children, but may care for older children when they are not in school and may also offer pre-kindergarten

	and/or kindergarten educational programs. Illustrative Examples: Child day care babysitting services Nursery schools Child or infant day care centers Preschool centers Cross-References. Establishments primarily engaged in offering kindergarten educational programs are classified in Industry 611110, Elementary and Secondary Schools.
Preservation Officer	The state historic preservation officer as provided for in RCW 43.334.020.
Primary Sign	All permitted monument/freestanding and building-mounted signs.
Private Informational Sign	Small signs, not exceeding six square feet in surface area, of a noncommercial nature, and not announcing the name of the business or use, intended primarily for the convenience of the public. Included are signs designating restrooms, address numbers, hours of operation, entrances to buildings, directions, help wanted, public telephone, parking directions and the like.
Private Project	Any proposal primarily initiated or sponsored by an individual or entity other than an agency.
Private Recreational Facility	Any recreational facility not owned or dedicated to the public or a government agency.
Probable	Likely or reasonably likely to occur, as in "a reasonable probability of more than a moderate effect on the quality of the environment" (see WAC 197-11-794). Probable is used to distinguish likely impacts from those that merely have a possibility of occurring, but are remote or speculative. This is not meant as a strict statistical probability test.
Product-Sponsored Sign	A sign which identifies, displays or attracts attention to a product sold or available, but may or may not identify the on-site organization, institution, person, object, business service or event.
Professional Forester	An individual with academic and field experience in forestry or urban forestry, with a minimum of two years' experience in tree evaluation. This may include a Society of American Foresters (SAF) certified forester, a registered American Society of Consulting Arborists (ASCA) consulting arborist, a Washington State licensed landscape architect, or an International Society of Arborists (ISA) certified arborist.
Professional Land Surveyor (PLS)	A person who, by reason of their special knowledge of the mathematical and physical sciences and principles and practices of land surveying, which is acquired by professional education and practical experience, is qualified to practice land surveying and as attested to by their legal registration in the state of Washington as a professional land surveyor.
Professional Offices	Establishments engaged in activities that support the day-to-day operations of other organizations. The processes employed in this sector (e.g., general management, personnel administration, clerical activities, cleaning activities) are often integral parts of the activities of establishments found in all sectors of the economy. The establishments classified in this subsector have specialization in one or more of these activities and can, therefore, provide services to clients in a variety of industries. Many of the activities performed in this subsector are ongoing routine support functions that all businesses and organizations must do and that they have traditionally done for themselves. Includes land uses specified in NAICS Industry Group No. 561.
Professional Organizations	Establishments primarily engaged in promoting the professional interests of their members and the profession as a whole. These establishments may conduct research; develop statistics; sponsor quality and certification

	standards; lobby public officials; or publish newsletters, books, or periodicals for distribution to their members. Includes land uses specified in NAICS Industry Group No. 813920.
Professional, Scientific, and Technical Services	Establishments engaged in processes where human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis, where an individual or team is responsible for the delivery of services to the client. The individual industries of this subsector are defined on the basis of the particular expertise and training of the services provider. These establishments sell expertise. Includes land uses specified in NAICS Industry Group No. 541.
Project Permit	Any land use or environmental permit or license required from a local government for a project action, including but not limited to building permits, subdivisions, binding site plans, planned unit developments, conditional uses, shoreline substantial development permits, site plan review, permits or approvals required by critical area ordinances, site-specific rezones authorized by a comprehensive plan or subarea plan, but excluding the adoption or amendment of a comprehensive plan, subarea plan, or development regulations except as otherwise specifically included in this subsection.
Projecting Sign	A sign other than a wall sign, which projects from and is supported by a wall of a building or structure.
Proportionate Transportation Share	That portion of the cost of transportation facility improvements that is reasonably related to the service demands, impacts, and needs of new development.
Public Informational Sign	Small signs, not exceeding six square feet in surface area, of a noncommercial nature, and not announcing the name of the business or use, intended primarily for the convenience of the public. Included are signs designating restrooms, address numbers, hours of operation, entrances to buildings, directions, help wanted, public telephone, parking directions and the like.
Public Facilities	Streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.
Public Informational Sign	A sign that pertains to the sale or lease of the premises, or a portion of the premises on which the sign is located.
Public Meeting	An informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the local government's decision.
Public Record	Any writing containing information relating to the conduct of government or the performance of any governmental or proprietary function prepared, owned, used, or retained by any state or local agency regardless of physical form or characteristics.
Public Services	Fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.
Public Transportation Facilities	Transportation facilities that are owned or operated by the city.

MMC 22.12.170. Q Definitions.

Qualified Professional	A scientist, engineer, or technologist specializing in a relevant applied science or technology including fisheries or wildlife biology, engineering, geomorphology, geology, hydrology, or hydrogeology. This person may be certified with an appropriate professional organization, and acting under that association's code of ethics and subject to disciplinary action by that association. A qualified professional can also be someone who, through demonstrated education, experience, accreditation, and knowledge relevant to the particular matter, may be reasonably relied on to provide advice within that person's area of expertise. This definition does not supersede other state laws that govern the qualifications of professionals that perform hydraulic projects.
Quitclaim Deed	A legal instrument that is used to transfer interest in real property.

MMC 22.12.180. R Definitions.

Raceway	An electrical enclosure which may serve as a mounting structure for a sign.
Railing	A vertical barrier erected along exposed edges of a floor opening, wall opening, ramp, platform, or runway to prevent falls of persons.
Railroad	A carrier of persons or property upon vehicles, other than streetcars, operated upon stationary rails.
Railroad Sign/Signal	Any sign, signal, or device erected by authority of a public body or official or by a railroad and intended to give notice of the presence of railroad tracks or the approach of a railroad train.
Reader Board	A sign or part of a sign specifically designed to allow for the display of temporary messages without alteration of the sign field, and on or within which the letters are readily replaceable such that copy can be changed from time to time at will, either by hand or through electronic programming.
Real Estate Directional Sign	A temporary and/or portable sign that is intended to assist people finding the location of difficult to locate property that is for sale, rent, or lease.
Real Estate Sign	A temporary sign erected by the owner or their agent that advertises the real estate upon which the sign is located for rent, lease or sale, or directing people to the property.
Real Estate/Real Property	Any interest, estate, or beneficial interest in land or anything affixed to land, including the ownership interest or beneficial interest in any entity which itself owns land or anything affixed to land.
Rear Lot Line	That boundary of a lot which is most distant from and is most nearly parallel to the front lot line. When a lot borders a body of water or stream beyond the ordinary high water mark, the rear lot line shall be considered to be the ordinary high water mark.
Rear Yard	A yard extending across the rear of the lot between inner side yard lines and opposite the required front yard; provided, that corner lots with normal frontage shall have a rear yard extending from the inner side line of the side yard adjacent to the interior lot to the inner line of the second front yard; and provided further, that no rear yard is provided for a reverse frontage corner lot and moreover in lots of this description the yards remaining after the front yards have been established shall be considered side yards.
Reasonable Alternative	An action that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation. Reasonable alternatives may be those over which an agency with jurisdiction has authority to control impacts, either directly, or indirectly through requirement of mitigation measures. (See WAC 197-11-440(5) and 197-11-660.) Also see the definition of "scope" for the three types of alternatives to be analyzed in EISs (WAC 197-11-792).
Rebate Program	An optional program established by a transportation benefit district that includes a city with a population of five hundred thousand persons or more for the purpose of providing rebates to low-income individuals for fees, taxes, and/or tolls imposed by such transportation benefit district for: (a) Vehicle fees imposed under RCW 36.73.040(3)(b); (b) sales and use taxes imposed under RCW 36.73.040(3)(a); and/or (c) tolls imposed under RCW 36.73.040(3)(d).
Recreational Vehicle (RV)	A travel trailer, motor home, truck camper, or camping trailer that is primarily designed and used as temporary living quarters, is either self-propelled or mounted on or drawn by another vehicle, is transient, is not

	occupied as a primary residence, and is not immobilized or permanently affixed to a mobile home lot. Recreational vehicles are prohibited from use as permanent dwelling units in all zoning districts established by this title.
Recreational Vehicle (RV) Parks	Establishments primarily engaged in operating sites to accommodate campers and their RVs (recreational vehicles). These establishments may provide access to facilities, such as washrooms, laundry rooms, recreation halls, playgrounds, stores, and snack bars. Includes land uses specified in NAICS Industry Group No. 721211.
Renewable Resources	Electricity generation facilities fueled by: (a) Water; (b) wind; (c) solar energy; (d) geothermal energy; (e) landfill gas; (f) biomass energy utilizing animal waste, solid or liquid organic fuels from wood, forest, or field residues or dedicated energy crops that do not include wood pieces that have been treated with chemical preservatives such as creosote, pentachlorophenol, or copper-chrome-arsenic; (g) by-products of pulping or wood manufacturing processes, including but not limited to bark, wood chips, sawdust, and lignin in spent pulping liquors; (h) ocean thermal, wave, or tidal power; or (i) gas from sewage treatment facilities.
Rental and Leasing Services	Establishments that provide a wide array of tangible goods, such as automobiles, computers, consumer goods, and industrial machinery and equipment, to customers in return for a periodic rental or lease payment. Includes land uses specified in NAICS Industry Group No. 532.
Rental Car	A passenger car, as defined in RCW 46.04.382, that is used solely by a rental car business for rental to others, without a driver provided by the rental car business, for periods of not more than thirty consecutive days. (2) "Rental car" does not include: (a) Vehicles rented or loaned to customers by automotive repair businesses while the customer's vehicle is under repair; (b) Vehicles licensed and operated as taxicabs.
Repair	The reconstruction, replacement or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.
Repair and Maintenance Services	Establishments that restore machinery, equipment, and other products to working order. These establishments also typically provide general or routine maintenance (i.e., servicing) on such products to ensure they work efficiently and to prevent breakdown and unnecessary repairs. Includes land uses specified in NAICS Industry Group No. 811.
Research and Development	Establishments engaged in conducting original investigation undertaken on a systematic basis to gain new knowledge (research) and/or the application of research findings or other scientific knowledge for the creation of new or significantly improved products or processes (experimental development). Techniques may include modeling and simulation. Includes land uses specified in NAICS Industry Group No. 5417.
Revolving Sign	Any sign that rotates or turns in a circular motion by electrical or mechanical means.
Riparian Zone	The land adjacent to streams, rivers, ponds, lakes, and those wetlands whose soils and vegetation are influenced by ponded or channelized water. They are the transition areas between aquatic and upland habitats often with elements of both ecosystems.
Roadway	The paved, improved, or proper driving portion of a highway designed or ordinarily used for vehicular travel.
Roof Sign	Any sign erected above a roof, parapet, canopy, or porte cochere of a building or structure, including a sign affixed to any structure erected upon a

	roof, including a structure housing building equipment.
Rural Character	The patterns of land use and development established by a county in the rural element of its comprehensive plan: (a) In which open space, the natural landscape, and vegetation predominate over the built environment; (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas; (c) That provide visual landscapes that are traditionally found in rural areas and communities; (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat; (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (f) That generally do not require the extension of urban governmental services; and (g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.
Rural Development	Development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas.

MMC 22.12.190. S Definitions.

Salmonid	A species of fish of the Salmonidae family, including salmon, trout, char, whitefishes, and graylings. The species of the Salmonidae family found within Snohomish County include, but are not limited to, the following: (1) Oncorhynchus clarkii – Cutthroat trout. (2) Oncorhynchus gorbuscha – Pink salmon. (3) Oncorhynchus keta – Keta or chum salmon. (4) Oncorhynchus kisutch – Coho salmon. (5) Oncorhynchus nerka – Sockeye and kokanee salmon. (6) Oncorhynchus tshawytscha – Chinook salmon. (7) Oncorhynchus mykiss – Rainbow and steelhead trout. (8) Salvelinus confluentus – Bull trout and Dolly Varden.
Sanitary Sewer System	All facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment, or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial, or industrial waste. On-site disposal facilities are only considered sanitary sewer systems if they are designed to serve urban densities.
Satellite Television Antenna	An apparatus capable of receiving communications from a transmitter or a transmitter relay located in planetary orbit.
School Age Child	A child who is five years of age through twelve years of age and is attending a public or private school or is receiving home-based instruction under chapter 28A.200 RCW.
School Bus	Every motor vehicle used regularly to transport children to and from school or in connection with school activities, which is subject to the requirements set forth in the most recent edition of "Specifications for School Buses" published by the state superintendent of public instruction, but does not include buses operated by common carriers in urban transportation of school children or private carrier buses operated as school buses in the transportation of children to and from private schools or school activities.
School Capacity	The number of students the district's facilities can accommodate district-wide, as determined by the district.
School Capital Facilities Plan (CFP)	The school district's facilities plan adopted by the school board consisting of those elements meeting the requirements of the GMA.
School Standard of Service	The standard adopted by the district which identifies the program year, the class size by grade span and taking into account the requirements of students with special needs, the number of classrooms, the types of facilities the district believes will best serve its student population, and other factors as identified by the district. The district's standard of service shall not be adjusted for any portion of the classrooms housed in relocatable facilities which are used as transitional facilities or any other specialized facilities housed in relocatable facilities.
Screening	Vegetation, berms, or other topography and/or fencing that may be required to mitigate visual impacts on adjacent properties and/or the environment.
Scrolling	The vertical movement of a static message or display on an electronic sign.
Searchlight	Any device emitting a strong beam of light not normally associated with the daily operation or outdoor lighting of the business or location, used to attract attention to the site.
Section 404 Permit	A permit issued by the Army Corps of Engineers for the placement of dredge or fill material waterward of the ordinary high water mark or clearing in

	waters of the United States, including wetlands, in accordance with 33 USC 1344.
Seismic Hazard Area	Those areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, surface rupture, or soil liquefaction.
SEPA Affecting	Having, or may be having, an effect on (see WAC 197-11-752 on impacts). For purposes of deciding whether an EIS is required and what the EIS must cover, "affecting" refers to having probable, significant adverse environmental impacts (RCW 43.21C.031 and 43.21C.110 (1)(c)).
SEPA Agency	Any state or local governmental body, board, commission, department, or officer authorized to make law, hear contested cases, or otherwise take the actions stated in WAC 197-11-704, except the judiciary and state legislature. An agency is any state agency (WAC 197-11-796) or local agency (WAC 197-11-762).
SEPA Agency with Environmental Expertise	An agency with special expertise on the environmental impacts involved in a proposal or alternative significantly affecting the environment. These agencies are listed in WAC 197-11-920; the list may be expanded in agency procedures (WAC 197-11-906). The appropriate agencies must be consulted in the environmental impact statement process, as required by WAC 197-11-502.
SEPA Categorical Exemption	A type of action which does not significantly affect the environment (RCW 43.21C.110 (1)(a)); categorical exemptions are found in Part Nine of Chapter 197-11 WAC. Neither a threshold determination nor any environmental document, including an environmental checklist or environmental impact statement, is required for any categorically exempt action (RCW 43.21C.031). These rules provide for those circumstances in which a specific action that would fit within a categorical exemption shall not be considered categorically exempt (WAC 197-11-305).
SEPA Decision-Making Authority	The agency official or officials who make the agency's decision on a proposal. The decision maker and responsible official are not necessarily synonymous, depending on the agency and its SEPA procedures (WAC 197-11-906 and 197-11-910).
SEPA Determination Of Nonsignificance (DNS)	The written decision by the responsible official of the lead agency that a proposal is not likely to have a significant adverse environmental impact, and therefore an EIS is not required (WAC 197-11-310 and 197-11-340). The DNS form is in WAC 197-11-970.
SEPA Determination of Significance (DS)	The written decision by the responsible official of the lead agency that a proposal is likely to have a significant adverse environmental impact, and therefore an EIS is required (WAC 197-11-310 and 197-11-360). The DS form is in WAC 197-11-980 and must be used substantially in that form.
SEPA Environmental Checklist	The form in WAC 197-11-960. Rules for its use are in WAC 197-11-315.
SEPA Environmental Document	Any written public document prepared under this chapter. Under SEPA, the terms environmental analysis, environmental study, environmental report, and environmental assessment do not have specialized meanings and do not refer to particular environmental documents (unlike various other state or federal environmental impact procedures).
SEPA Environmental Impact Statement (EIS)	The term "detailed statement" in RCW 43.21C.030 (2)(c) refers to a final EIS. The term "EIS" as used in these rules refers to draft, final, or supplemental EIS's (WAC 197-11-405).

SEPA Environmental Review	The consideration of environmental factors as required by SEPA. The "environmental review process" is the procedure used by agencies and others under SEPA for giving appropriate consideration to the environment in agency decision-making.
SEPA Incorporation by Reference	The inclusion of all or part of any existing document in an agency's environmental documentation by reference (WAC 197-11-600 and 197-11-635).
SEPA Lead Agency	The agency with the main responsibility for complying with SEPA's procedural requirements (WAC 197-11-050 and 197-11-922). The procedures for determining lead agencies are in Part Ten of these rules. "Lead agency" may be read as "responsible official" (WAC 197-11-788 and 197-11-910) unless the context clearly requires otherwise. Depending on the agency and the type of proposal, for example, there may be a difference between the lead agency's responsible official, who is at a minimum responsible for procedural determinations (such as WAC 197-11-330, 197-11-455, 197-11-460) and its decision maker, who is at a minimum responsible for substantive determinations (such as WAC 197-11-448, 197-11-655, and 197-11-660).
SEPA Major Action	An action that is likely to have significant adverse environmental impacts. "Major" reinforces but does not have a meaning independent of "significantly" (WAC 197-11-794).
SEPA Mitigated Determination of Nonsignificance (MDNS)	A DNS that includes mitigation measures and is issued as a result of the process specified in WAC 197-11-350.
SEPA Nonproject Action	An action that involves decisions on policies, plans, or programs, including, but not limited to: A. The adoption or amendment of legislation, ordinances, rules, or regulations that contain standards controlling use or modification of the environment; B. The adoption or amendment of comprehensive land use plans or zoning ordinances; C. The adoption of any policy, plan, or program that will govern the development of a series of connected actions (WAC 197-11-060), but not including any policy, plan, or program for which approval must be obtained from any federal agency prior to implementation; D. Creation of a district or annexations to any city, town or district; E. Capital budgets; and F. Road, street, and highway plans.
SEPA Responsible Official	That officer or officers, committee, department, or section of the lead agency designated by agency SEPA procedures to undertake its procedural responsibilities as lead agency (WAC 197-11-910).
SEPA Scope	The range of proposed actions, alternatives, and impacts to be analyzed in an environmental document (WAC 197-11-060(2)). (2) To determine the scope of environmental impact statements, agencies consider three types of actions, three types of impacts, and three types of alternatives. (a) Actions may be: (i) Single (a specific action which is not related to other proposals or parts of proposals); (ii) Connected (proposals or parts of proposals which are closely related under WAC 197-11-060(3) or 197-11-305(1)); or (iii) Similar (proposals that have common aspects and may be analyzed together under WAC 197-11-060(3)). (b) Alternatives may be: (i) No action; (ii) Other reasonable courses of action; or (iii) Mitigation measures (not in the proposed action). (c) Impacts may be: (i) Direct; (ii) Indirect; or (iii) Cumulative. (3) WAC 197-11-060 provides general rules for the content of

	any environmental review under SEPA; Part Four and WAC 197-11-440 provide specific rules for the content of EISs. The scope of an individual statement may depend on its relationship with other EISs or on phased review.
SEPA Scoping	Determining the range of proposed actions, alternatives, and impacts to be discussed in an EIS. Because an EIS is required to analyze significant environmental impacts only, scoping is intended to identify and narrow the EIS to the significant issues. The required scoping process (WAC 197-11-408) provides interagency and public notice of a DS, or equivalent notification, and opportunity to comment. The lead agency has the option of expanding the scoping process (WAC 197-11-410), but shall not be required to do so. Scoping is used to encourage cooperation and early resolution of potential conflicts, to improve decisions, and to reduce paperwork and delay.
SEPA Significant	A reasonable likelihood of more than a moderate adverse impact on environmental quality. (2) Significance involves context and intensity (WAC 197-11-330) and does not lend itself to a formula or quantifiable test. The context may vary with the physical setting. Intensity depends on the magnitude and duration of an impact. The severity of an impact should be weighed along with the likelihood of its occurrence. An impact may be significant if its chance of occurrence is not great, but the resulting environmental impact would be severe if it occurred. (3) WAC 197-11-330 specifies a process, including criteria and procedures, for determining whether a proposal is likely to have a significant adverse environmental impact.
SEPA Threshold Determination	The decision by the responsible official of the lead agency whether or not an EIS is required for a proposal that is not categorically exempt (WAC 197-11-310 and 197-11-330 (1)(b)).
SEPA Underlying Governmental Action	The governmental action, such as zoning or permit approvals, that is the subject of SEPA compliance.
Service Member	An active member of the United States armed forces, a member of a military reserve component, or a member of the national guard who is either stationed in or a resident of Washington state;
Short Plat	The map or representation of a short subdivision.
Short Subdivision	The division or redivision of land into nine or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.
Side Yard	A yard extending from the rear line of the required front to the rear lot line; provided, that on corner lots with normal frontage there will be only one side yard adjacent to the interior lot; and further, that in through lots the side yard shall extend from the rear lines of the front yards required.
Sidewalk	Property between the curb lines or the lateral lines of a roadway, and the adjacent property, set aside and intended for the use of pedestrians or such portion of private property parallel and in proximity to a highway and dedicated to use by pedestrians;
Sight Visibility Triangle	A method of providing adequate visual clearance for vehicular and pedestrian traffic approaching a street intersection which is established by measuring a certain distance back from the point where street corner lines meet and connecting the two points established by such measurement.
Sign	A name, identification, description, display or illustration that is affixed to or represented directly or indirectly upon a building, structure, or piece of land and that directs attention to an object, product, place, activity, person,

	institution, organization or business. However, a sign shall not include any display of official court or public office notice, nor shall it include the flag, emblem or insignia of a nation, political unit, school, or religious group. A sign shall not include a sign located completely within an enclosed building unless the public is intended to view the sign, or the context of this chapter shall so indicate. Painted wall designs or patterns which do not represent a product, service or registered trademark, and which do not identify the tenant user, are not considered signs. If a design or pattern is combined with a sign, only that part of the design or pattern which cannot be distinguished from the sign will be considered as part of the sign.
Sign Area	The exposed face area, including any background or backing constructed, painted or installed as an integral part of such sign. Where separate or cut-out figures or letters are used without backing which is an integral part of such sign, the area shall be measured as the area of the smallest polygon, and not to exceed six straight sides, which will completely enclose all figures, letters, designs, and tubing which are a part of the sign. The area of double-faced signs shall be the area of the larger single face.
Sign Display Surface	The area made available by the sign structure for the purpose of displaying the advertising message.
Sign Height	The distance from the grade, or the top of the curb of the nearest street to the top of the sign or any projection thereon, whichever is higher.
Sign Maintenance	The work of keeping something in a suitable condition such as repair would accomplish.
Sign Structure	Any structure supporting or that is capable of supporting any sign defined in this chapter. A sign structure may be a single pole or may or may not be an integral part of the building or structure.
Single-Occupancy Buildings	A commercial or industrial building or structure with one major enterprise. A building is classified as "single occupancy" only if: A. It has only one occupant; B. It has no wall in common with another building; and C. It has no part of its roof in common with another building.
Site Plan	A plan, to scale, showing uses and structures proposed for a parcel of land as required by the regulations involved. It includes lot lines, streets, building sites, reserved open space, buildings, major landscape features, both natural and manmade, and, depending on requirements, the locations of proposed utility lines.
Site Preparation	Demolition of existing improvements, environmental remediation, site excavation, shoring, and construction and maintenance of temporary traffic and pedestrian routing.
Snipe Sign	An off-premises sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, utility poles or to other objects, not applicable to the present use of the premises or structure upon which the sign is located.
Social Services	Establishments providing social assistance for individuals by trained professionals. All industries in the sector share this commonality of process, namely, labor inputs of health practitioners or social workers with the requisite expertise. Includes land uses specified in NAICS Industry Sector No. 62.
Solar Energy System	Any device or combination of devices or elements which rely upon direct sunlight as an energy source, including but not limited to any substance or device which collects sunlight for use in: (1) The heating or cooling of a

	structure or building; (2) The heating or pumping of water; (3) Industrial, commercial, or agricultural processes; or (4) The generation of electricity. A solar energy system may be used for purposes in addition to the collection of solar energy. These uses include, but are not limited to, serving as a structural member or part of a roof of a building or structure and serving as a window or wall.
Special District	A local unit of government, other than a city, town, or county, authorized by law to perform a single function or a limited number of functions, and including but not limited to, water-sewer districts, irrigation districts, fire districts, school districts, community college districts, hospital districts, transportation districts, and metropolitan municipal corporations organized under chapter 35.58 RCW.
Special Event	Any event for which a special event permit has been issued pursuant to Chapter 5.28 MMC.
Special Event Sign	A temporary sign advertising activities concerning an event of a political, civic, seasonal, cultural, philanthropic, educational or religious nature or organization that will occur intermittently.
Special Flood Hazard Area	The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on NFIP maps. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.
Stand	A homogenous grouping of tree species or a group of trees that contains a large proportion of the same species.
State	The State of Washington.
State Agency	Any department, agency, commission, bureau, office, or any other entity or authority of the state government.
State Environmental Policy Act (SEPA)	The State Environmental Policy Act (chapter 43.21C RCW), which is also referred to as the act. The "SEPA process" means all measures necessary for compliance with the Act's requirements.
State Highway	Every highway as herein defined, or part thereof, that has been designated as a state highway, or branch thereof, by legislative enactment.
State Historical Societies	The Washington state historical society and the eastern Washington state historical society.
Structure	Any object constructed or installed by a human being, including, but without limitation, buildings, towers, smokestacks, and overhead transmission lines.
Structure Alteration	Any change, other than incidental repairs, which would prolong the life of the supporting members of a building, such as bearing walls, columns, beams or girders.
Student Factor/Student Generation Rate	The number of students of each grade span (elementary, middle/junior high, high school) that a district determines are typically generated by different dwelling unit types within the district. The district will use a survey or statistically valid methodology to derive the specific student generation rate.
Subdivider	One who undertakes the subdivision or short subdivision of land. The term includes agents of the subdivider, such as engineers, surveyors, etc.
Subdivision	The division or redivision of land into ten or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.
Subdivision Code	Chapter 22.68 MMC
Subdivision Directional Sign	A sign advertising the direction to a subdivision by naming the subdivision and furnishing a directional arrow.

Subdivision Sign	A sign advertising the sale or lease of lots or buildings within new or platted subdivisions or land tracts.
Survey	The locating and monumenting in accordance with sound principles of land surveying by or under the supervision of a licensed land surveyor, of points or lines which define the exterior boundary or boundaries common to two or more ownerships or which reestablish or restore general land office corners.
Suspended Sign	A sign hanging down from a marquee, awning, canopy or porte cochere that would exist without the sign.

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MMC 22.12.200. T Definitions.

Technical Consulting Services	Establishments primarily engaged in providing advice and assistance to businesses and other organizations on management, environmental, scientific, and technical issues. Includes land uses specified in NAICS Industry Group No. 5416.
Teleworking	The use of telephones, computers, or other similar technology to permit an employee to work anywhere at any time, eliminating a commute trip, or to work from a work place closer to home, reducing the distance traveled in a commute trip by at least half.
Temporary Lodging Services	Establishments primarily engaged in providing short-term lodging in facilities, such as hotels, motels, casino hotels, and bed-and-breakfast inns. In addition to lodging, these establishments may provide a range of other services to their guests. Includes land uses specified in NAICS Industry Group No. 7211.
Temporary Sign	A nonpermanent sign intended for use for a limited period of time. Types of temporary signs are: construction, banner, inflatable, real estate and political signs.
Tools, Machinery, and Equipment Rental	Establishments primarily engaged in renting a range of consumer, commercial, and industrial equipment. Establishments in this industry typically operate from conveniently located facilities where they maintain inventories of goods and equipment that they rent for short periods of time. The type of equipment that establishments in this industry provide often includes, but is not limited to: audio visual equipment, contractors' and builders' tools and equipment, home repair tools, lawn and garden equipment, moving equipment and supplies, and party and banquet equipment and supplies. Includes land uses specified in NAICS Industry Group No. 532310.
Traffic	Pedestrians, ridden or herded animals, vehicles, streetcars, and other conveyances either singly or together, while using any public highways for purposes of travel.
Traffic Control Devices	All signs, signals, markings and devices not inconsistent with Title 46 RCW placed or erected by authority of a public body or official having jurisdiction, for the purpose of regulating, warning or guiding traffic.
Traffic Control Signal	Any traffic device, whether manually, electrically, or mechanically operated, by which traffic alternately is directed to stop or proceed or otherwise controlled.
Trailer	Every vehicle without motive power designed for being drawn by or used in conjunction with a motor vehicle constructed so that no appreciable part of its weight rests upon or is carried by such motor vehicle, but does not include a municipal transit vehicle, or any portion thereof. "Trailer" does not include a cargo extension.
Trailer Sign	A sign which is attached to a trailer or has been constructed as a trailer for the purpose of being towed by a motor vehicle, whether operable or not.
Train	A vehicle propelled by steam, electricity, or other motive power with or without cars coupled thereto, operated upon stationary rails, except streetcars.
Transit	A multiple-occupant vehicle operated on a for-hire, shared-ride basis, including bus, ferry, rail, shared-ride taxi, shuttle bus, or vanpool. A transit trip counts as zero vehicle trips.

Transition	A visual effect used on an electronic message center to allow one message to disappear while it is simultaneously being replaced by another.
Transportation Demand Management (TDM)	A broad range of strategies that are primarily intended to reduce and reshape demand on the transportation system.
Transportation Development Activity	Any construction or expansion of a building, structure or use, any change in use of a building or structure, or any change in the use of land, that generates at least one p.m. peak hour trip of additional demand on and/or need for transportation facilities.
Transportation Improvement	A project contained in the city's capital facilities plan, which may include investment in new or existing highways of statewide significance, principal arterials of regional significance, high capacity transportation, public transportation, and other transportation projects and programs of regional or statewide significance including transportation demand management. Projects may also include the operation, preservation, and maintenance of these facilities or programs.
Transportation Management Organization (TMO)	A group of employers or an association representing a group of employers in a defined geographic area. A TMO may represent employers within specific city limits or may have a sphere of influence that extends beyond city limits.
Transportation Project Improvements	Site improvements and facilities that are planned and designed to provide service for a particular development project, that are necessary for the use and convenience of the occupants or users of the project, and that are not system improvements. No improvement or facility included in the city's adopted capital facilities plan shall be considered a project improvement.
Traveling Sign	The horizontal, side-to-side movement of a static or dynamic message or display on an electronic sign.
Tree Topping	The severing of the main stem of the tree in order to reduce the overall height of the tree; provided, that no more than forty percent of the live crown is removed during any topping. If more than forty percent of the top is removed, it is considered removal.
Truck	Every motor vehicle designed, used, or maintained primarily for the transportation of property.

MMC 22.12.210. U Definitions.

Under-Awning Sign	A sign that is hung from and below a building awning that may extend outwards under the awning and over the walkway or parking area.
Understory	The layer formed by grasses, shrubs, and small trees under the canopy of larger trees and plants.
Unlicensed Wireless Services	Commercial mobile services that operate on public frequencies and do not need an FCC license.
Urban Growth	Growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.
Usable Marijuana	Dried marijuana flowers. The term "usable marijuana" does not include marijuana infused products.
Usable Satellite Signal	A satellite signal which, when viewed on a conventional television set, is at least equal in picture quality to that received from local commercial television stations or by way of cable television.
Use	An activity or function carried out on an area of land, or in a building or structure located thereon. Any use comprising the sole or main use on the site is considered the primary use of the site. Any use subordinate or incidental to the primary use on a site is considered an accessory use.
Used for	The phrases "arranged for," "designed for," "intended for," "maintained for" and "occupied for."
Utilities	Enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water, and for the disposal of sewage.
Utility	Enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water, and for the disposal of sewage.

MMC 22.12.220. V Definitions.

Vacation of Rights-of-Way	The termination of the public interest in a right-of-way, either opened or unopened. The street vacation extinguishes the easement for public travel that is represented by the right-of-way.
Variance	The means by which an adjustment is made in the application of the specific regulations of a zoning ordinance to a particular piece of property, which property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone and which adjustment remedies disparity in privileges. A variance runs with the land and compliance with the conditions of any such variance is the responsibility of the current owner of the property, whether that be the applicant or a successor.
Vegetation	Any and all organic plant life growing below, at, and above the soil surface.
Vegetation Alteration	Any clearing, grading, cutting, topping, limbing, or pruning of vegetation.
Vehicle	Every device capable of being moved upon a public highway and in, upon, or by which any persons or property is or may be transported or drawn upon a public highway, including bicycles.
Vehicle for Hire	Any motor vehicle used for the transportation of persons for compensation, except auto stages and ride-sharing vehicles.
Very Low-Income Household	A single person, family, or unrelated persons living together whose adjusted income is at or below fifty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.
Veterinary Clinics	Establishments of licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery for animals; and establishments primarily engaged in providing testing services for licensed veterinary practitioners. Includes land uses specified in NAICS Industry Group No. 541940
Video Sign	Video devices such as televisions, computer monitors, flat panel displays, plasma screens, and similar video electronics used as signage.
Visual Relief	A transparent buffer that softens and breaks up sites within compatible use areas and parking lots.
Visual Runway	A runway intended solely for the operation of aircraft using visual approach procedures, with no straight-in instrument approach procedure and no instrument designation indicated on an FAA-approved approach airport layout plan.
Vocational School	Establishments offering training in a skill or trade to be pursued as a career, including uses located in NAICS Industry Group Nos.: (1) 61151 – Apprenticeship training; and (2) 61121 – Junior colleges.

MMC 22.12.230. W Definitions.

Washington Utilities and Transportation Commission (WUTC)	The state administrative agency, or lawful successor, authorized to regulate and oversee telecommunications carriers, services and providers in the state of Washington to the extent prescribed by law.
Water Resources Inventory Area (WRIA)	One of sixty-two watersheds in the state of Washington, each composed of the drainage areas of a stream or streams, as established in Chapter 173-500 WAC as it existed on January 1, 1997. The city of Monroe is within WRIA 7 (Snohomish Basin).
Watercourse	Any portion of a stream or river channel, bed, bank, or bottom waterward of the ordinary high water line of waters of the state. Watercourse also means areas in which fish may spawn, reside, or pass, and tributary waters with defined bed or banks that influence the quality of habitat downstream. Watercourse also means waters that flow intermittently or that fluctuate in level during the year, and the term applies to the entire bed of such waters whether or not the water is at peak level. A watercourse includes all surface-water-connected wetlands that provide or maintain habitat that supports fish life. This definition does not include irrigation ditches, canals, stormwater treatment and conveyance systems, or other entirely artificial watercourses, except where they exist in a natural watercourse that has been altered by humans.
Wayfinding Sign	A system of public signs identifying directions to major public and private facilities or destinations of interest to the general public and typically including graphic elements mounted on separate freestanding poles or incorporated with other sign, light, or traffic standards.
Week	A seven-day calendar period starting on Monday and continuing through Sunday.
Weekday	Any day of the week except Saturday or Sunday.
Wetlands	Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands.
Window Sign	All signs located inside and affixed to or within three feet of a window of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the exterior of the building. The term does not include merchandise located within three feet of a window.

MMC 22.12.250. Y Definitions.

Yard	The open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard shall remain unoccupied and unobstructed from the ground upward to the sky, except as specifically provided in the code.
Yard Sale	A rummage sale sponsored by a noncommercial entity, including but not limited to a place of worship, school or resident.

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MMC 22.12.260. Z Definitions.

Zone	A specifically designated area or district within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings.
Zoning Administrator	The Community Development Director for the City of Monroe, or a duly authorized designee.
Zoning Code	MMC Title 22, Unified Development Regulations.
Zoning District	An area accurately defined as to boundaries and locations on the official zoning map and within which certain land use regulations are prescribed by the text of this title.
Zoning Lot	A single tract of land located within a single block, which at the time of filing for a building permit is designated by its owner or developer as a tract to be used, developed or built upon as a unit under single ownership or control. A zoning lot may or may not coincide with a lot of record.

MMC 22.12.010. A Definitions.

1. Above-Ground Utilities	2. Alternative Antenna Support Structure
3. Access Easement	4. Alternative Site Selection
5. Access Road	6. Amendment
7. Access Tract	8. Amenity
9. Accessory	10. Antenna Height
11. Accessory Building	12. Antenna Support Structure
13. Accessory Dwelling Unit	14. Appeal
15. Accessory Structure	16. Appeal Authority
17. Accessory Use	18. Application
19. Acre	20. Approval
21. Action	22. Approval, Preliminary Plat
23. Ad Valorem Property Taxation	24. Appurtenance
25. Addendum	26. Apron
27. Administration	28. Aquatic
29. Administrative	30. Aquifer Recharge Area
31. Administrative Departure	32. Architectural Feature
33. Adoption	34. Area Of Special Flood Hazard
35. Adverse	36. Arterial
37. Affidavit	38. As-Built Drawings
39. Affordable Housing	40. Asphalt Cement Pavement (Acp)
41. Air Compressor	42. Attached
43. Air Conditioning Unit	44. Attached Dwelling Unit
45. Airport Overlay Zone	46. Attached Garage
47. Airspace Protection	48. Authority, Hearing
49. Alteration	

MMC 22.12.020. B Definitions.

1. Balcony	2. Building
3. Banner	4. Building Area
5. Base Flood Storage Volume	6. Building Envelope
7. Base Station	8. Building Footprint
9. Base Zoning Designation	10. Building Height
11. Bedroom	12. Building Modulation
13. Below-Ground Utilities	14. Building Occupancy
15. Belt Course	16. Building
17. Bench	18. Building Area
19. Benchmark	20. Building Envelope
21. Bicycle Parking	22. Building Footprint
23. Bicycle Path	24. Building Height
25. Biofiltration	26. Building Modulation
27. Bioretention	28. Building Occupancy
29. Bioswales	30. Building Setback Line (Bsbl)
31. Blank Wall	32. Building Transparency
33. Boat	34. Build-Out
35. Boundary Line	36. Bulk
37. Boundary Line Revision	38. Bulk Requirement
39. Buffer	40. Burden Of Proof
41. Buffer Zone	42. Business License

MMC 22.12.030. C Definitions.

1. Camouflaged	2. Conforming Lot
3. Cancel	4. Conical Surface
5. Canopy Fascia	6. Coniferous
7. Carpool And Vanpool Parking	8. Consistency
9. Carport	10. Construction Drawings
11. Catastrophic Flooding	12. Construction Equipment
13. Catch Basin	14. Consumer Goods
15. Change In Water Regime	16. Contour Lines
17. Channel Bed	18. Contract Interest
19. City Of Monroe PW Design And Construction Manual	20. Cornice
21. Clock	22. Cow
23. Code Enforcement	24. Craft Distillery
25. Colluvium	26. Criteria
27. Commercial	28. Critical Areas Study
29. Commercial Roads	30. Critical Drainage Basin
31. Community	32. Critical Fish Habitat
33. Community Development Department	34. Cul-De-Sac
35. Commute Trip	36. Cul-De-Sac Lot
37. Completeness	38. Culvert
39. Composition	40. Cumulative Impacts
41. Condition	42. Curb
43. Conflict Of Provisions	

MMC 22.12.040. D Definitions.

1. Debris Flow	2. Diameter
3. Deciduous	4. Distribution
5. Decorative Alteration	6. Diversity Targets
7. Deed Restrictions	8. Documentation Of Need
9. Density	10. Doe Stormwater Manual For Western Washington
11. Density Bonus	12. Dormers
13. Depletable Resources	14. Double Frontage
15. Design	16. Downtown Planning Area
17. Detached	18. Drainage
19. Develop	20. Dredging
21. Developable Area	22. Drinking Water Connections
23. Developer	24. Drive Aisle Width
25. Development	26. Dumpster
27. Development Conditions	28. Dust
29. Deviation	

MMC 22.12.050. E Definitions.

1. Earth Material	2. Entry
3. Earthflow	4. Exhaustion Of Remedies
5. Easement	6. Expansion
7. Eave	8. Expiration
9. Ecoregion	10. Earth Material
11. Egress	12. Earthflow

13. Electric-Assisted Bicycle	14. Easement
15. Eliminate	16. Eave
17. Emergency Vehicle	18. Ecoregion
19. Emissions	20. Egress
21. Encumbrances	22. Electric-Assisted Bicycle
23. Enforcement	24. Eliminate
25. Enforcement Action	26. Emergency Vehicle
27. Enlargement	28. Emissions
29. Entry	30. Encumbrances
31. Environmental Impacts	32. Enforcement
33. Evergreen State Fairgrounds	34. Enforcement Action
	35. Enlargement

MMC 22.12.060. F Definitions.

1. Façade	2. Flag Pole
3. Facade Buffer	4. Flat Roof
5. Facility	6. Flood Fringe
7. Facility Design Capacity	8. Flood Hazard Area
9. Factory-Built Structure	10. Floodway-Dependent Structure
11. Family	12. Floor Area
13. Farm	14. Floor Area Ratio (Far)
15. Fascia (Awning/Canopy)	16. Floor Plan
17. Fault	18. Flue
19. Federal	20. Footing
21. Fence	22. Formation
23. Final Decision	24. Fountain
25. Final Plat Approval	26. Franchise
27. Fire Access Area	28. Frequently Flooded Area
29. Fire Apparatus Access Road	30. Front Setback
31. Fire Exit	32. Frontage
33. Fire Hazard	34. Frontage, Building
35. Fire Safety	36. Frontage, Primary
37. Fire-Resistant Materials	38. Frontage, Secondary
39. First Air Field	40. Frontage, Street
41. First Story Height	42. Front-Loaded Garage

MMC 22.12.070. G Definitions.

1. Gable Roof	2. Grade, Proposed
3. Gambrel Roof	4. Grantee (Wireless Facilities)
5. Gaming Establishment	6. Grazing
7. Garbage Truck	8. Gross Area
9. Gate	10. Gross Lot Area
11. Gated Community	12. Gross Vehicle Weight Rating
13. Gma County/City	14. Ground Floor Height
15. Government	16. Groundwater
17. Government Administration Building	18. Gutter
19. Grade, Existing	

MMC 22.12.080. H Definitions.

1. Habitat Diversity	2. Hold Harmless
3. Hearing Body	4. Horizontal
5. Heat	6. Horizontal Mixed-Use Development
7. Heat Pump	8. Housing
9. Highway Of Statewide Significance	10. Human Waste
11. Hip Roof	12. Hydrant

MMC 22.12.090. I Definitions.

1. Illegal Nonconforming Site	2. Institutional
3. Illegal Nonconforming Structure	4. Intensity
5. Illegal Nonconforming Use	6. Interbasin
7. Imaginary Surface	8. Interior Remodel
9. Impact Fee Schedule	10. Internal Circulation Road
11. Impervious Surface Coverage	12. International Building Code
13. Implement	14. International Fire Code
15. Incentives	16. International Residential Code
17. Indoor	18. Intersection
19. Infill	20. International Fire Code
21. Inflatable	22. Invasive Plants
23. Infrastructure	24. Irrigation
25. Ingress	26. Islands
27. Inner Setback Line	28. Isolated Wetland

MMC 22.12.120. L Definitions.

1. Lahars	2. Legal Nonconforming Residential Parking
3. Lake	4. Legal Residence
5. Land Cost Per Acre	6. Legal Structure
7. Land Disturbing Activity	8. Legibility
9. Land Surveyor	10. Lintel
11. Land Use	12. Liquid Crystal Display (Lcd)
13. Land Use Action	14. Liquor
15. Land Use Decision	16. Living Space
17. Lands Covered By Water	18. Loading Space
19. Landscape Barrier/Buffer	20. Local Agency
21. Landscape Maintenance	22. Local Outreach
23. Landscape Strips	24. Loss Of Nonconforming Status
25. Legal Land Use	26. Lot Coverage
27. Legal Nonconforming Nonresidential Landscaping	28. Lot Depth
29. Legal Nonconforming Nonresidential Parking	30. Lot Dimensions
31. Legal Nonconforming Residential Landscaping	32. Lot Width
33. Legislative Body	34. Lot Width Circle
35. Levees	36. Lot, Fully Developed
37. License (Wireless Facilities)	38. Lot, Panhandle Or Flag Lot
39. Lid	40. Low Cover
41. Lien	42. Low Impact Development
43. Light-Emitting Diode (Led)	44. LID Technical Guidance Manual For Puget Sound
45. Limited Highway Intersection	46. Low-Income Housing

MMC 22.12.130. M Definitions.

1. Macro Facilities	2. Mitigate
3. Maintenance	4. Mitigation
5. Maintenance Bond	6. Mixed Occupancy
7. Manholes	8. Modification
9. Mansard Roof	10. Modulation
11. Market Rate Developments	12. Monitoring
13. Marquee	14. Monroe Comprehensive Plan
15. Mass Grading	16. Monroe Municipal Code
17. Massing	18. Monument
19. Mechanical Equipment	20. Motor Vehicle
21. Merchandise	22. Motorsports Vehicle
23. Message	24. Mount
25. Message Sequencing	26. Mudflows
27. Minor Exterior Remodels	28. Multi-Building Complex
29. Minor Modifications	30. Multiple Occupancy Building
31. Minor Utility Project	32. Modification
33. Mixed-Use	

MMC 22.12.140. N Definitions.

1. National Flood Insurance Program (Nfip)	2. Natural Topography
3. National Geodetic Vertical Datum (Ngvd)	4. Necessary Aviation Facilities
5. Native Growth Protection Easement (Ngpe)	6. Neighborhood Circulation
7. Native Tree	8. Neighborhood Park
9. Native Vegetation	10. Net Area
11. Natural	12. Noise
13. Natural Drainage Course	14. Notice

MMC 22.12.160. P Definitions

1. Panhandle	2. Pre-Annexation Zoning
3. Panhandle Lot	4. Principal Use Or Principal Building
5. Parallel	6. Preexisting Lot Of Record
7. Parapet	8. Porous Paving
9. Parcel	10. Preliminary Plat Approval
11. Park	12. Post
13. Park Model	14. Porch
15. Parking	16. Primary Entrance
17. Parking Aisle	18. Porte Cochere
19. Parking Angle	20. Primary Structure
21. Parking Area	22. Potable Water
23. Parking Lot Islands	24. Primary Use
25. Parking Lot Landscaping	26. Practical Alternative
27. Parking Space	28. Porch
29. Parking Stall	30. Preliminary Landscape Plan
31. Parking Standards And Design	32. Porte Cochere
33. Parks And Recreation Facility	34. Premises
35. Party To An Appeal	36. Potable Water

37. Patio	38. Power Lines
39. Paved	40. Practical Alternative
41. Perimeter	42. Pre-Annexation Zoning
43. Permanent Facility	44. Preexisting Lot Of Record
45. Permit	46. Preliminary Landscape Plan
47. Permit Binder	48. Preliminary Plat Approval
49. Permitted Use	50. Premises
51. Perpendicular	52. Primary Access
53. Personal Wireless Service	54. Primary Entrance
55. Phased Development	56. Primary Facade
57. Phasing	58. Primary Structure
59. Pilaster	60. Primary Surface
61. Pitched Roof	62. Primary Use
63. Planned Action	64. Primary Windows
65. Planning Commission	66. Principal Use Or Principal Building
67. Plant Materials	68. Porch
69. Pole	70. Porous Paving
71. Police Stations	72. Public Entrance
73. Prior System Improvement Deficiencies	74. Porte Cochere
75. Priority Habitat	76. Post
77. Priority Species	78. Potable Water
79. Private	80. Power Lines
81. Private Access	82. Practical Alternative
83. Private Detached Garage	84. Pre-Annexation Zoning
85. Private Road	86. Preexisting Lot Of Record
87. Private Road Or Driveway	88. Prohibited Use
89. Proposal	90. Project
91. Proposed Gma Action	92. Project Action
93. Proposed Impact Mitigation	94. Project Area
95. Public	96. Projection
97. Public Agency	98. Property
99. Public Easements	100. Property Line
101. Primary Access	102. Property Owner
103. Porous Paving	104. Public Hearing
105. Primary Facade	106. Public Highways
107. Post	108. Public Notice
109. Primary Surface	110. Public Nuisance
111. Power Lines	112. Public Participation Plan
113. Primary Windows	

MMC 22.12.180. R Definitions.

1. Rainwater Harvesting System	2. Residential
3. Rear Loaded Garages	4. Residential Density
5. Rear Setback	6. Residential Development
7. Rear Yard	8. Resolution
9. Rear Yard Setback	10. Restoration/Rehabilitation
11. Reasonable Use	12. Retaining Walls
13. Reclassification	14. Retention/Detention
15. Reconstruction	16. Revised Code Of Washington (Rcw)
17. Regional Transit Authority Facilities	18. Rezone

19. Regional Transportation Facility	20. Right-Of-Way (Row)
21. Regulation	22. Right-Of-Way Dedication
23. Rehabilitated	24. Right-Of-Way Use Permit
25. Relocatable Facilities Cost	26. Roadway Geometrics
27. Relocatable Facilities Student Capacity	28. Roof
29. Relocatable Facility	30. Roof Deck Line
31. Relocation	32. Roof Level
33. Remodeled	34. Roof Overhangs
35. Removal	36. Round-A-Bout
37. Reservoirs	38. Routine Vegetation Management
39. Residence	40. Runway
41. Resident	

MMC 22.12.190. S Definitions.

1. Sales Area	2. Solid Screen
3. Scale	4. Species, Endangered
5. Scenic Vistas Act	6. Species, Threatened
7. School – Capital Facilities	8. Standard
9. School – Design Standards	10. State Essential Public Facility
11. School – Development Activity	12. Steep Slopes
13. School – Encumbered	14. Storage
15. School – Land Development Permit	16. Storm Drain Lines
17. School – Multifamily Unit	18. Storm Water Management Facilities
19. School Bus Base	20. Stacking Space
21. School Drop Off Area	22. Stall Depth
23. School Impact Fee	24. Stall Width
25. Secondary Facade	26. Stormwater
27. Secondary Use	28. Story
29. Section Lines	30. Stream
31. Seepage	32. Stream Buffer
33. Seismic Hazard	34. Stream Channel Stabilization
35. Semi-Permanent Parking	36. Stream Crossing
37. Service Area	38. Stream Development
39. Service Area	40. Streetlight
41. Service Provider	42. Stream Habitat
43. Setback	44. Street
45. Sewage Disposal	46. Storefront
47. Sewer	48. Storm Drain Lines
49. Shell Building Permit	50. Storm Water Management Facilities
51. Shoreline Environments	52. Stormwater
53. Shoreline Master Program	54. Story
55. Side Loaded Garages	56. Stream
57. Side Lot Line	58. Street Dedication
59. Side Setback	60. Street End
61. Side Sewers	62. Street Frontage
63. Side Yard	64. Street Vacation
65. Side Yard Setback	66. Street Furniture
67. Sidewalk Sales	68. Street Tree
69. Sight Obstructions	70. Streetscape

71. Sight Obstructions	72. Streetscape
73. Sign Setback	74. Structural Alteration
75. Sign Setback	76. Structural Alteration
77. Sign, Abandoned	78. Structural Barriers/Dividers
79. Sign, Advertising	80. Structural Number
81. Sign, A-Frame	82. Structure Footprint
83. Sign, Animated	84. Subdivision Alterations
85. Sign, Auxiliary	86. Subdivision Vacation
87. Sign, Awning Fascia	88. Substance Abuse Treatment Facility
89. Sign, Commercial	90. Sunshade
91. Sign, Freestanding Directional	92. Support Structures
93. Sign, Noncommercial Speech	94. Surplus Space
95. Sign, Permanent Commercial	96. Street Dedication
97. Sign, Permanent Noncommercial Speech	98. Street End
99. Sign, Stake	100. Street Frontage
101. Sign, Temporary Commercial	102. Street Vacation
103. Sign, Temporary Noncommercial Speech	104. Street Furniture
105. Sign, Wall-Mounted	106. Street Tree
107. Sign, Under Awning – Lieu Blade	108. Streetlight
109. Sill	110. Structural Barriers/Dividers
111. Single-Family - Attached	112. Structural Number
113. Single-Family - Detached	114. Structure Footprint
115. Single-Family Accessory Dwelling Unit	116. Subdivision Alterations
117. Single-Family Residential	118. Subdivision Vacation
119. Site	120. Substance Abuse Treatment Facility
121. Site Area	122. Sunshade
123. Site Design	124. Support Structures
125. Slope	126. Surplus Space

MMC 22.12.200. T Definitions.

1. Tandem Parking	2. Traffic Volumes
3. Telecommunications Carrier	4. Transfer Of Development Rights
5. Telecommunications Service	6. Transient
7. Telecommunications Service Provider	8. Transit Oriented Development (Tod)
9. Telecommuting	10. Transitional Surface
11. Temporary WCFs	12. Transportation Benefit District (Tbd)
13. Tenant	14. Transportation Impact Fee
15. Terraces	16. Transportation System Improvements
17. Testamentary Divisions	18. Travel Trailer
19. Through Lot	20. Traveling Public
21. Topographic Contours	22. Tree
23. Topography	24. Tree Cutting
25. Topping	26. Tree Trimming
27. Towers	28. Tuck Under Garages
29. Toxic Runoff	30. Type I Permit
31. Tract	32. Type Ii Permit
33. Traffic Impact Assessment	34. Type Iii Permit
35. Traffic Impacts	36. Type Iv Permit
37. Traffic Study	

MMC 22.12.210. U Definitions.

1. Unavoidable	2. Unlicensed Wireless Services
3. Unclassified Land Use	4. Urban
5. Underground	6. Urban Growth Area (Uga)
7. Underground Utilities	8. Urban Growth Boundary
9. Unified Development Regulations (Udr)	10. Utility Corridors
11. Uniform Building Code	12. Utility Lines
13. Uniform Sign Code	14. Utility Poles

MMC 22.12.220. V Definitions.

1. Vehicle Circulation	2. Vertical Plane
3. Vehicle Overhang	4. Vested Rights
5. Vehicle Travel Lane	6. Vicinity
7. Vehicular Access	8. Vicinity Map
9. Vehicular Sight Distance	10. Visual Impact
11. Vertical	

MMC 22.12.230. W Definitions.

1. Walkway	2. Wetland Classification
3. Wall	4. Wetland Development
5. Washington Administrative Code (Wac)	6. Wetland Edge
7. Washington State Barrier Free Access Or Americans With Disabilities Act (ADA)	8. Wetlands Rating System
9. Water Main	10. Wheelstop
11. Water Quality Standards	12. Wildlife Corridor
13. Water Supply	14. Window
15. Water Typing System	16. Wine
17. Waterward	

City of Monroe

Economic and Regional Demand Analysis

DISCUSSION DRAFT

January 12, 2021

Submitted to:



Submitted by:

EXECUTIVE SUMMARY

Background and Purpose

The City of Monroe has commissioned this study to examine the following:

- How the City of Monroe performed economically and demographically both over time and compared with other regions.
- How Monroe serves as a central place and economic hub for the broader regional economy.
- Opportunities for the City of Monroe to attract more spending within the city, including both: 1) individuals and households who would otherwise pass through Monroe *en route* to and from destinations in the Cascades; and 2) new visitors whose destination is Monroe.

Findings presented in this report will inform economic development strategy and drive decision-making among city officials to support economic recovery and new opportunities for growth.

Socioeconomic Baseline and Outlook for Monroe

Local Businesses and Workers

In 2019, the City of Monroe was home to an average of 870 employer establishments (i.e., those with employees, thereby excluding the self-employed), through this declined to 824 in Q1 2020.

City of Monroe businesses employed 10,100 workers in 2019. Covered employment grew every year between 2010 and 2019, though 2020 employment is expected to have experienced a decline due to the pandemic. Annual covered employment grew by 2,300 jobs between 2010 and 2019, equal to a compound annual growth rate of 2.9%.

In 2019, the services sector—including information, professional, technical, and scientific services, administrative support, healthcare, restaurants, and hotels—employed more than 2,900 workers. Government (inclusive of the state penitentiary) was the second largest employer, with 2,100 workers, followed by manufacturing (more than 15% of the citywide workforce) and retail. The average wage in 2019 among workers employed in Monroe was \$47,200. This compares against a statewide wage in 2019 of \$69,600 and a Snohomish County wage of \$63,500.

Local residents. Among workers in Monroe (irrespective of place of residence), in 2018 nearly one fifth (19%) earned \$1,250 per month or less in workplace earnings, while almost half (49%) earned more than \$3,333 per month. Approximately 52% of Monroe’s workforce were between the ages of 30 and 54, and 88% identified as “white alone.” 8.5% of workers in the City

has less than a high diploma, while 47% had at least some college, and 21% with a bachelor's degree or an advanced degree.

Population and Housing

In 2019, there were nearly 20,000 residents in the City of Monroe. Since the year 2000, the City of Monroe has seen its population increase 43.5%, as compared with 37% for Snohomish County overall. As of April 2020, there were nearly 6,100 housing units in the City.

Approximately one quarter of all residents within the City of Monroe are below the age of 20, nearly the same as for Washington state overall. However, nearly 60% of residents are considered part of the working age population (defined here as between the ages of 25 and 64), compared with 54% for the state overall.

In 2019, an estimated 7.3% of City of Monroe residents lived below the federal poverty line, including 18% of those 25 years of age or older and without a high school diploma or GED. By comparison, the King County poverty rate in 2019 was 7.6%, while Snohomish County was 6.8%.

Among white households (representing 85% of all households in the City of Monroe), the median household income was the same as for all households in 2019, at \$85,900. The median household income of Hispanic or Latino households was \$69,500.

Growth

The City of Monroe's population is forecast to grow from 19,800 to 23,800, or an addition of 4,000 residents over twenty years—a compound annual growth rate of 0.9%. By comparison, Snohomish County is projected to grow 1.3% over this same twenty-year period. The number of households will increase by 10% between 2020 and 2030. The Route 2 Corridor population, including the cities of Monroe, Gold Bar, and Sultan and surrounding unincorporated Snohomish County, is projected to increase by 11,200 residents between 2020 and 2040.

Regional growth will support new spending. An estimated **\$10.1 million would be spent in Monroe by 2030.**

Employment in Monroe is projected to increase 0.7% per year between 2019 and 2040. The largest source of growth is expected to be in the FIRES sector (finance, insurance, real estate, and services, i.e., FIRE + Services), with 1.7% growth per year over this period.

Monroe's Role as a Central Place

The City of Monroe serves as a central place within the broader Route 2 Corridor extending from the western edge of Monroe to Steven's Pass, including the jurisdictions of Sultan and Gold Bar and unincorporated Snohomish County census tracts in between. In 2019, Monroe was home to 3.5% of all covered jobs in Snohomish, as compared with 2.4% of the county's total population. Within the Route 2 Corridor, Monroe enjoys regional specializations in government; wholesale trade, transportation, and utilities; manufacturing; and retail.

Recommendations

Strategy #1: Invest in signage and marketing materials to make travelers aware of downtown Monroe amenities

- Expand existing efforts to place signage and other wayfinding tools and messaging to make travelers aware of downtown Monroe amenities.
- Invest in marketing materials at destinations along the Route 2 corridor to attract potential travelers to stop in Monroe. For example, engage with Steven's Pass Ski Area about opportunities to place Monroe marketing signage, brochures, and other marketing materials at the resort.

Strategy #2: Invest in placemaking by integrating Monroe's tourism attraction efforts within the larger context of the Snohomish & Skykomish River Valleys region

- **Coordinate with the County to leverage existing efforts, such as the Seattle NorthCountry platform, to market Monroe as part of a broader marketing initiative.** This includes using the Seattle NorthCountry website and development a microsite embedded on this platform for marketing Monroe as part of a broader tourist itinerary.
- **Use the "basecamp" model to frame Monroe within the broader context of the Snohomish & Skykomish River Valleys region.** Monroe is uniquely positioned as a central place for retail and commerce along Route 2. These advantages can be exploited to position Monroe as a dining and river recreation center within the broader tourism experience of the Snohomish & Skykomish River Valleys region.

Strategy #3: Invest in riverfront park access and amenities

- **Study other riverfront parks.** There are many useful, informative examples of best practices in designing and building family-friendly riverfront parks. Possible cases studies include River Meadows

County Park in Snohomish County and Oxbow Park in the Portland Metro area.

- **Leverage existing designs and planning.** The City of Monroe should examine existing analysis in recent years on riverfront water access and implement or build on these existing plans. For example, in 2017 the City of Monroe participated in a design charrette, which included design concepts for riverfront parks and access between the historic downtown and the river (Snohomish County Parks, Recreation and Tourism; National Park Service; Washington Chapter of the American Society of Landscape Architects, 2017).

Strategy #4: Look at other models for repurposing vacant school buildings for tourism

- **Conduct an assessment of similar public buildings that have been repurposed for tourism and/or retail in recent years.** Possible examples include McMenamin's in Bothell and the Wallingford schoolhouse converted to retail. Identify 3-4 case studies that closely match the characteristics of the old high school in Monroe.
- **Interview 2-3 businesses who can speak to the decision-making behind their investment location decision.** One of these interviews should be with McMenamin's. Interviews will probe what types of building and location characteristics are most important in attracting these investments.
- **Organize focus groups to discuss possible uses.** Meet with local residents and businesses to understand, from their perspective, what would be the best way to revitalize the downtown area and improve the quality of life of Monroe through repurposing of the old high school building.
- **Develop recommendations.** Based on the above analysis, recommendations on how to repurpose the building and necessary investments to attract tenants that will attract outside visitors and improve the quality of life for Monroe residents.

Table of Contents

Executive Summary	i
Introduction	1
City of Monroe Socioeconomic Profile	2
Regional Analysis and Role of Monroe.....	12
Economic Growth Opportunities.....	15
Monroe Actions and Efforts To-Date.....	20
Key Findings and Recommendations.....	21
Bibliography	25

INTRODUCTION

Background and Purpose

The advent of the coronavirus pandemic has upended supply chains, employment, household demand, and economic systems across the globe. These impacts have materialized in large numbers of unemployed workers, gross domestic product contraction, and pernicious uncertainty. In the second quarter of 2020, U.S. real GDP contracted an historically unprecedented 32%; subsequent growth of 19.5% in Q3 and projected 4.6% in Q4 will still result in an overall negative growth in the U.S. economy for 2020 (Federal Reserve Bank of St. Louis, 2020). Nonfarm employment in the Seattle Metropolitan Statistical Area (MSA), representing the counties of King, Pierce, and Snohomish, has risen nearly 10% since April, but remains nearly 8% below levels in January 2020, before the crisis (U.S. Bureau of Labor Statistics, 2020).

These challenges have been further accentuated by the prolonged grounding of the 737 MAX and trade war with China, adversely affecting manufacturing exporters, aerospace suppliers, and households with members and relatives laid off or furloughed due to the aerospace industry downturn.

The wide scale availability of vaccines beginning in late 2020 and through the first half of 2021 will likely bring an end to the immediate impacts of the crisis. However, many regional and local economies will struggle to recover from these economic disruptions, requiring local leaders and economic development practitioners to innovate new solutions to both steward regional economic recovery and identify new development pathways to boost growth and wealth generation in their respective communities.

The City of Monroe has commissioned this study to examine the following:

- How the City of Monroe performed economically and demographically both over time and compared with other regions.
- How Monroe serves as a central place and economic hub for the broader regional economy.
- Opportunities for the City of Monroe to attract more spending within the city, including both: 1) individuals and households who would otherwise pass through Monroe *en route* to and from destinations in the Cascades; and 2) new visitors whose destination is Monroe.

Findings presented in this report will inform economic development strategy and drive decision-making among city officials to support economic recovery and new opportunities for growth.

Methods

This study leverages federal, state, and private vendor data sources, along with qualitative research obtained through correspondence with industry representatives, city officials, reports, and articles. To the greatest extent possible, existing definitions of select subsectors were used, based on veritable research, to allow for consistency in measures.

Organization of Report

The remainder of this report is organized as follows:

- **Socioeconomic city profile.** Detailed, data-rich profile of the City of Monroe, including current and historic economic and demographic trends and forecasts.
- **Regional demand analysis.** Overall growth projections for the region, assessment of economic opportunities, industry cluster analysis, projected future household demand, and review of economic development assets and strengths and alignment with growth opportunities.
- **Summary and conclusion.** Review of key findings.

CITY OF MONROE SOCIOECONOMIC PROFILE

Growth and Competitiveness

GDP, Businesses, and Workers

In 2019, estimated real GDP for the City of Monroe reached \$1.3 billion, represented a 1.3% growth rate over 2018 (**Exhibit 1**).¹ This compares with Seattle MSA real GDP growth of 5.1% year-over-year in 2019 (U.S. Bureau of Economic Analysis, 2020). The City of Monroe's estimated share of countywide real GDP has average 2.8% each year between 2010 and 2019, nearly the same as the City's share of countywide employment (2.9%).

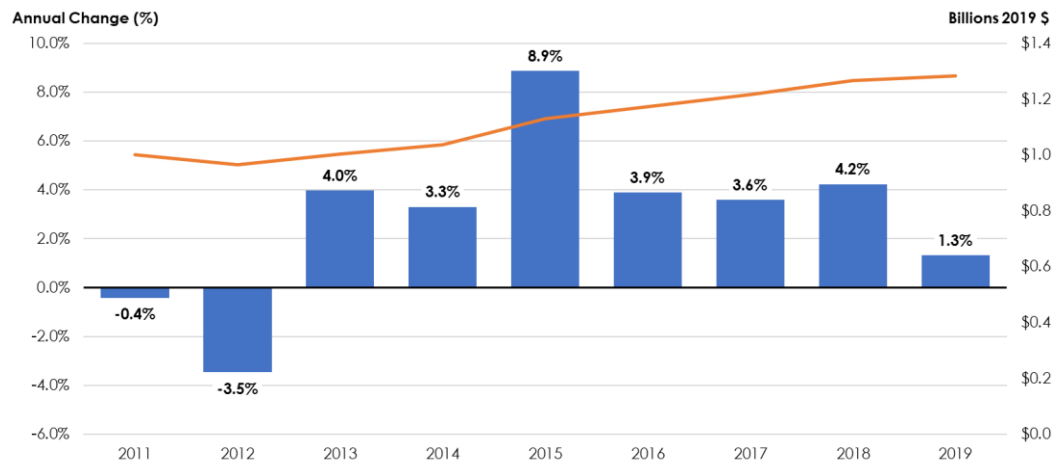
There was an average of 870 employer establishments (i.e., those with employees, thereby excluding the self-employed) in 2019 in the City of Monroe, though in the first quarter of 2020, due largely to the onset of the pandemic, establishments fell 824 (**Exhibit 2**).

While no city-level unemployment data is available, Snohomish County employment, after peaking at 19.2% in April, has since come down to 5.2%,

¹ City of Monroe GDP is not published, requiring an estimation approach. These estimates were developed by taking the average of two shares and applying to countywide GDP. These ratios were: 1) city share of labor income (a key component of value-added) out of countywide labor income; and 2) city share of jobs + population for total county jobs + population.

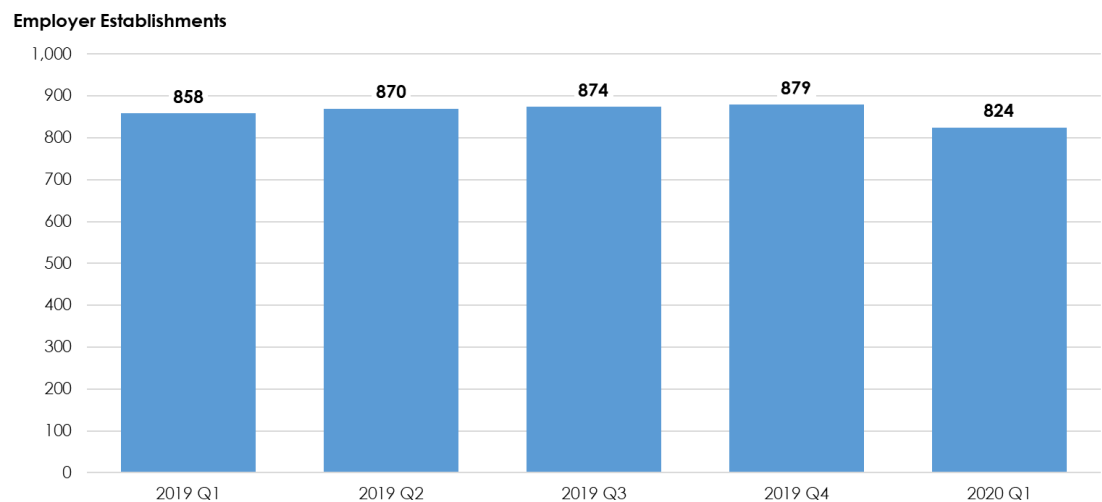
consistent with statewide and U.S. trends during the pandemic (U.S. Bureau of Labor Statistics, 2020).

Exhibit 1. Estimated Real GDP, City of Monroe, 2011-2019



Data sources: U.S. Bureau of Economic Analysis (2020); Puget Sound Regional Council (2020); U.S. Bureau of Labor Statistics (2020); author's calculations.

Exhibit 2. Employer Establishments by Quarter, City of Monroe, 2019 Q1 to 2020 Q1



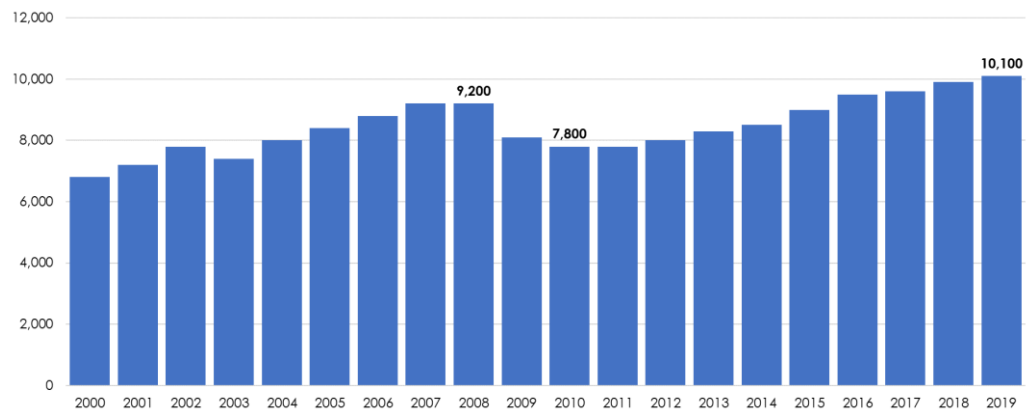
Data source: Washington State Employment Security Department (2020).

City of Monroe businesses employed 10,100 workers in 2019 (**Exhibit 3**), a substantial increase over 2010 (during the last recession). Covered employment grew every year between 2010 and 2019, though 2020 employment is expected to have experienced a decline due to the pandemic. Annual covered employment grew by 2,300 jobs between 2010 and 2019, equal to a compound annual growth rate of 2.9%.

In 2019, the services sector—including information, professional, technical, and scientific services, administrative support, healthcare, restaurants, and hotels—employed more than 2,900 workers. Government was the second largest employer, with 2,100 workers, followed by manufacturing (more than 15% of the citywide workforce) and retail (**Exhibit 4**).

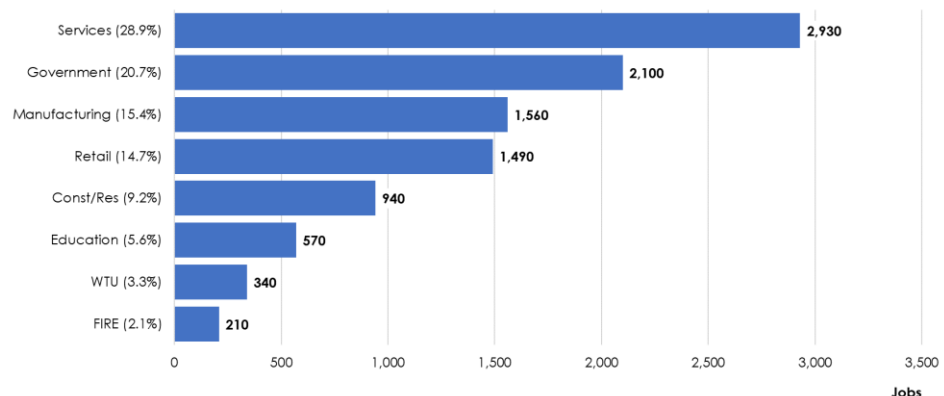
The average wage in 2019 among workers employed in Monroe was \$47,200. This compares against a statewide wage in 2019 of \$69,600 and a Snohomish County wage of \$63,500 (Washington State Employment Security Department, 2020).

Exhibit 3. Covered Workers Employed in the City of Monroe, 2000-2019



Data source: Puget Sound Regional Council (2020).

Exhibit 4. Covered Workers Employed by Sector in the City of Monroe, 2019



Data source: Puget Sound Regional Council (2020).

Const/Res = “construction and resources,” WTU = “warehousing, transportation, and utilities,” FIRE = “finance, insurance, and real estate.”

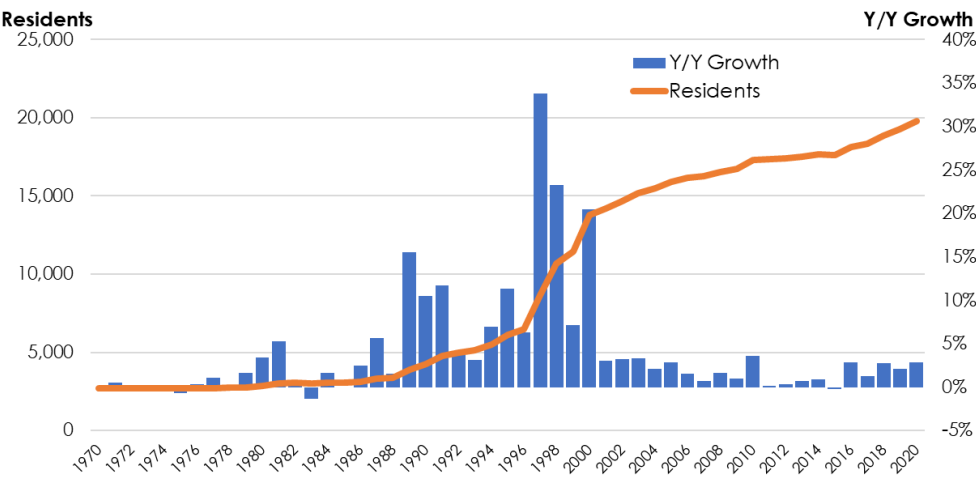
Among workers in Monroe (irrespective of place of residence), in 2018 nearly one fifth (19%) earned \$1,250 per month or less in workplace earnings, while almost half (49%) earned more than \$3,333 per month. Approximately 52%

of Monroe’s workforce were between the ages of 30 and 54, and 88% identified as “white alone.” 8.5% of workers in the City has less than a high diploma, while 47% had at least some college, and 21% with a bachelor’s degree or an advanced degree (U.S. Census Bureau, 2020).

Population and Housing

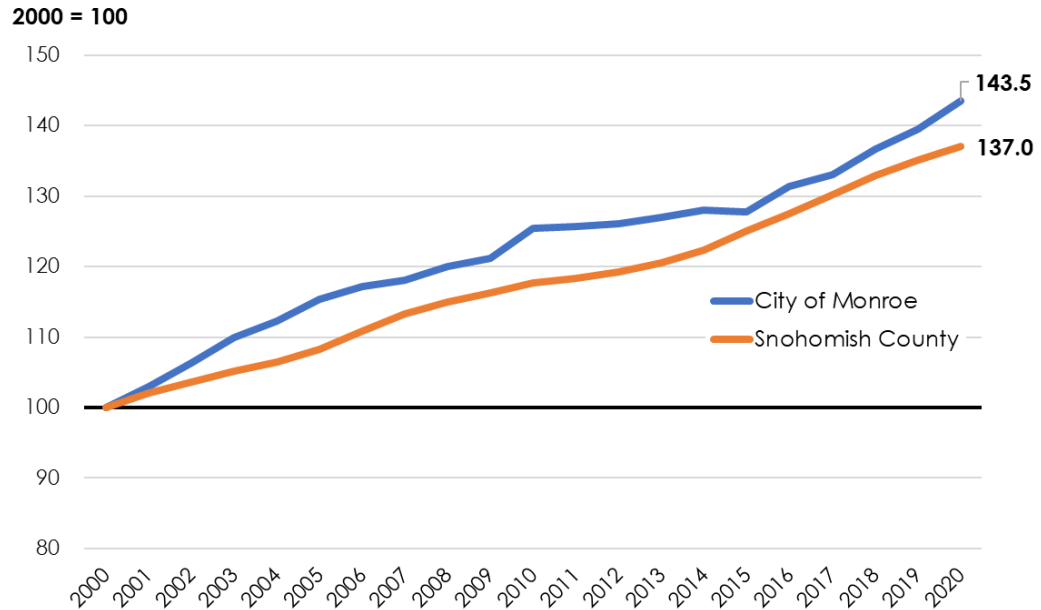
In 2019, there were nearly 20,000 residents in the City of Monroe (**Exhibit 5**). The City’s largest period of growth was in the late 1980s through 2000, when the City’s population increased from 3,300 residents (1987) to 13,800—a compound annual growth rate of almost 12%. Since the year 2000, the City of Monroe has seen its population increase 43.5%, as compared with 37% for Snohomish County overall (**Exhibit 6**).

Exhibit 5. Total Residents and Year-over-Year Change, City of Monroe, 1970-2020



Data source: Washington State Office of Financial Management (2020).

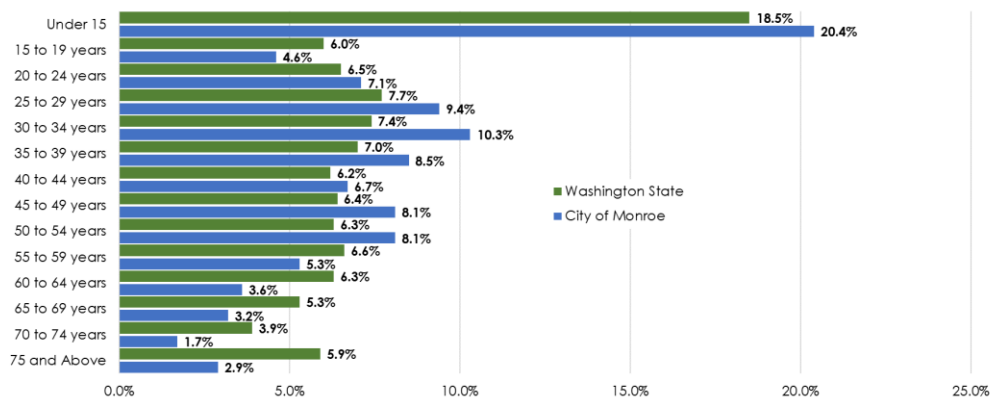
Exhibit 6. City of Monroe and Snohomish County Population Growth, Indexed to 2000



Data source: Washington State Office of Financial Management (2020).

Approximately one quarter of all residents within the City of Monroe are below the age of 20, nearly the same as for Washington state overall. However, nearly 60% of residents are considered part of the working age population (defined here as between the ages of 25 and 64), compared with 54% for the state overall (**Exhibit 7**). Residents 65 years old and above in Monroe represent less than 8% of the population, slightly more than half the rate for Washington state (15.1%).

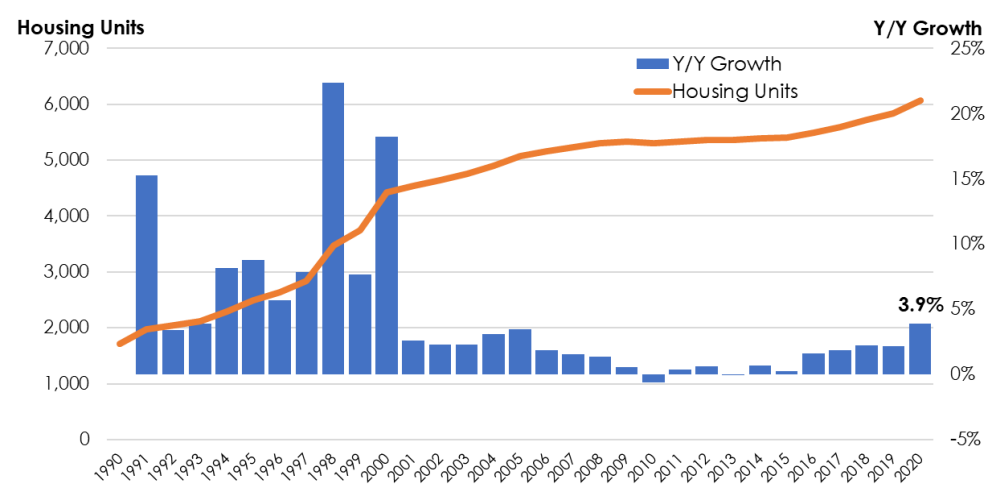
Exhibit 7. Population Age Distribution, City of Monroe and Washington State, 2019



Data source: U.S. Census Bureau (2020).

Housing units experienced a similar growth period. As of April 2020, there were nearly 6,100 housing units in the City (**Exhibit 8**). Population has grown faster than housing units since 2000, indicating growth in the residents per housing unit over this period. There were an estimated 5,266 households in the City of Monroe in 2019, based on the American Community Survey Five-Year Estimates for 2019 (**Exhibit 9**).² Married couples constituted 54% of all households in 2019; 43% of households included one or more persons under the age of 18, and 19% included one or more members 65 years of age or older. The average family size was 3.4 persons (U.S. Census Bureau, 2020).

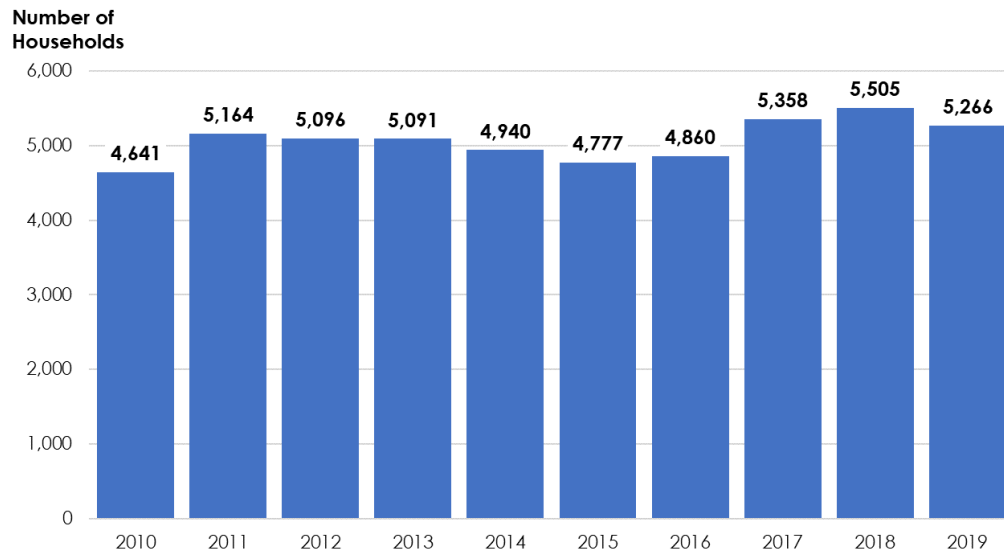
Exhibit 8. Housing Units (#) and Change Year-over-Year (%), City of Monroe, 1990-2020



Data source: Washington State Office of Financial Management (2020).

² “Households” represent the number of housing units occupied “housing units.”

Exhibit 9. Households in City of Monroe, 2010-2019



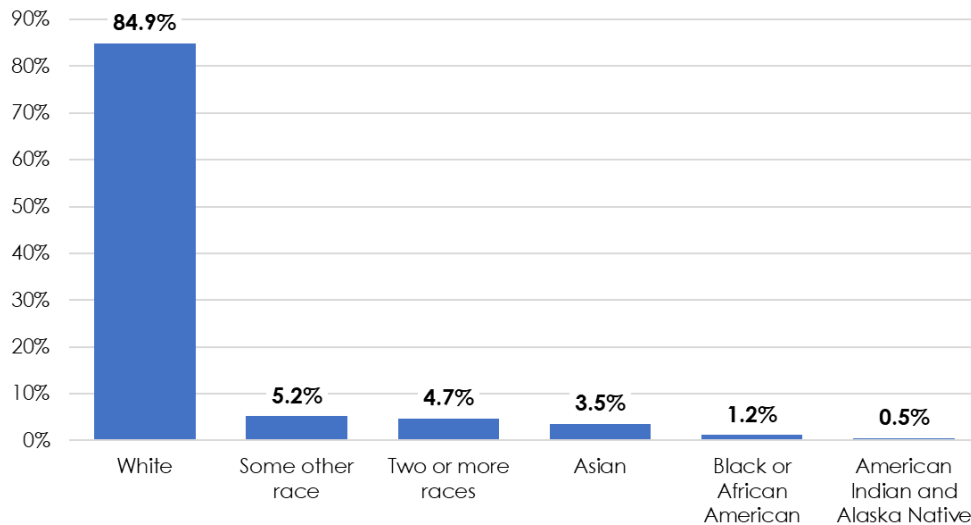
Data source: U.S. Census Bureau, American Community Survey Five-Year Estimates (2020).

Note: Each reported year represents a five-year average, due to limited annual sample size for the City of Monroe.

Nearly 85% of all households in the City of Monroe identified as “white” in 2019 (**Exhibit 10**), of which 76% identified as “white, non-Hispanic.” This share is higher than the U.S. overall in 2019, in which 76% of all households identified as “white,” and 66% as “white, non-Hispanic.” However, the share of Monroe’s population that is white is slightly less than Washington state and Snohomish County, which were both approximately 79% in 2019 (U.S. Census Bureau, 2020).

Exhibit 10. Households by Race, City of Monroe, 2019

Share of Total
Households, 2019



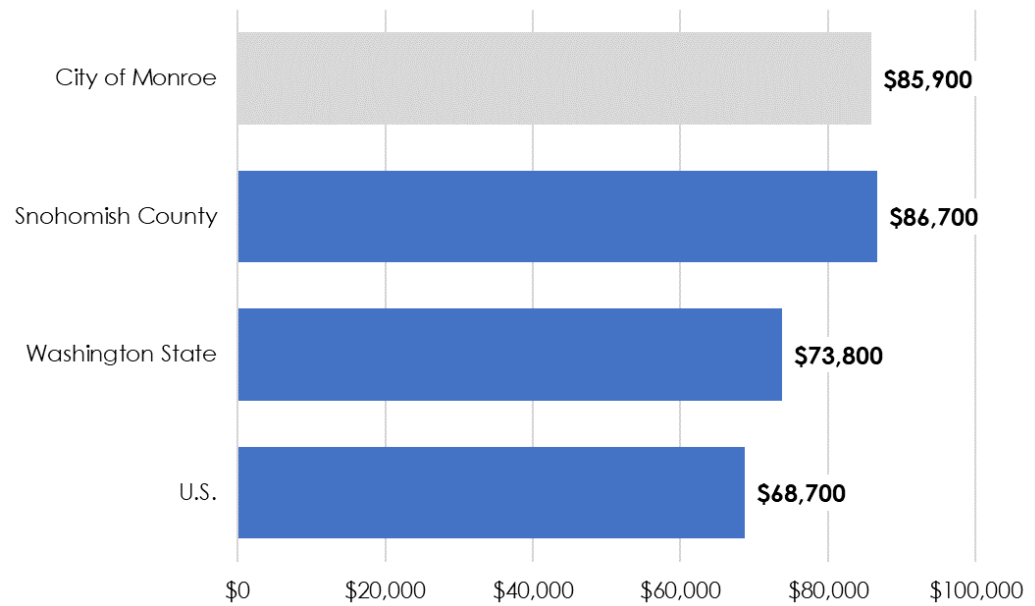
Data source: U.S. Census Bureau, American Community Survey Five-Year Estimates (2020).

Median household income among City of Monroe residents (irrespective of place of employment) reached \$85,896 in 2019. This was slightly lower than Snohomish County overall but 16% higher than Washington state overall and more than 25% higher than for the U.S. (**Exhibit 11**).

In 2019, an estimated 7.3% of City of Monroe residents lived below the federal poverty line, including 18% of those 25 years of age or older and without a high school diploma or GED. By comparison, the King County poverty rate in 2019 was 7.6%, while Snohomish County was 6.8% (U.S. Census Bureau, 2020).

Among white households (representing 85% of all households in the City of Monroe), the median household income was the same as for all households in 2019, at \$85,900. However, among Black or African American households (1.2% of all households), the median household income was significantly lower, at \$56,300. Households with two or more races had the highest median income in Monroe in 2019, at \$118,300. The median household income of Hispanic or Latino households was \$69,500 (**Exhibit 12**).

Exhibit 11. Median Real Household Income, City of Monroe, Snohomish County, Washington State, U.S., 2019



Data source: U.S. Census Bureau (2020).

Exhibit 12. Median Household Income by Ethnic Group, City of Monroe, 2019

	Share of Households	Median Household Income
One race		
White	85%	\$85,900
Black or African American	1%	\$56,300
American Indian and Alaska Native	1%	N/A
Asian	4%	\$106,100
Native Hawaiian and Other Pacific Islander	0%	N/A
Some other race	5%	\$51,000
Two or more races	5%	\$118,300
Hispanic or Latino origin (of any race)	15%	\$69,500
White alone, not Hispanic or Latino	76%	\$86,500
All Households		\$85,900

Data source: U.S. Census Bureau (2020).

Talent

Among residents of Monroe in 2019, an estimated 62% of individuals ages 25 and older had some post-secondary education, including 22% with a bachelor's degree or higher (compared with 36% for Washington state overall). An estimated 11% of residents ages 25 and older had less than a high school diploma or GED, compared with 9% for Washington state and 8% for Snohomish County (**Exhibit 13**).

Exhibit 13. Educational Attainment Levels, Monroe, Snohomish County, Washington State, 2019

Educational Attainment Level	Washington State	Snohomish County	City of Monroe
Less than 9th grade	3.7%	2.8%	4.3%
9th to 12th grade, no diploma	5.0%	4.9%	6.8%
High school graduate (includes equivalency)	22.0%	23.3%	27.2%
Some college, no degree	23.3%	25.5%	30.0%
Associate's degree	10.0%	10.7%	9.6%
Bachelor's degree	22.4%	22.2%	16.4%
Graduate or professional degree	13.6%	10.6%	5.7%
<i>High school graduate or higher</i>	91.3%	92.3%	88.9%
<i>At least some post-secondary education</i>	69.3%	69.0%	61.7%
<i>Bachelor's degree or higher</i>	36.0%	32.8%	22.1%

Data source: U.S. Census Bureau (2020).

Note: "some post-secondary education" includes "some college, no degree" and above.

Among labor force participants living in Monroe ages 16 and above, approximately one sixth were employed in "management, business, and financial occupations," followed by office and administrative positions (**Exhibit 14**). This compares with 11% of workers both countywide and statewide employed in office and administrative support occupations. Monroe has a lower share of its resident labor force employed in "computer, engineering, and science occupations" compared to the state average (7.1% versus 9.4%).

Exhibit 14. Residents 16 and Older by Occupation, City of Monroe, Snohomish County, and Washington State, 2019

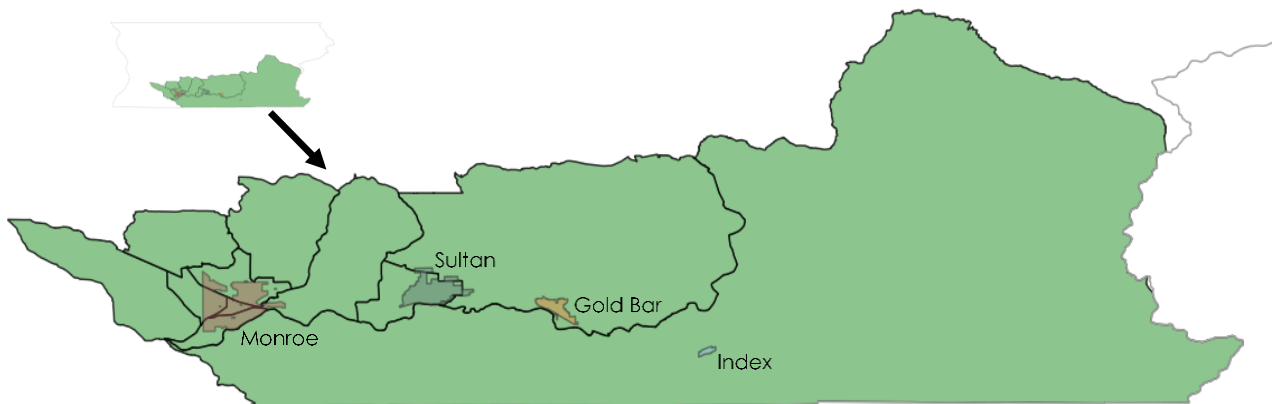
Occupation	City of Monroe	Snohomish County	Washington State
Management, business, and financial occupations	16.0%	16.9%	16.9%
Office and administrative support occupations	14.8%	10.8%	10.5%
Sales and related occupations	9.0%	9.7%	9.3%
Education, legal, community service, arts, and media occupations	8.6%	9.0%	10.6%
Construction and extraction occupations	8.0%	6.2%	5.0%
Computer, engineering, and science occupations	7.1%	9.4%	8.8%
Production occupations	6.0%	5.7%	4.8%
Material moving occupations	4.8%	3.1%	3.6%
Food preparation and serving related occupations	4.7%	5.0%	5.5%
Healthcare support occupations	3.9%	3.4%	3.5%
Building and grounds cleaning and maintenance occupations	3.7%	3.2%	3.3%
Personal care and service occupations	3.2%	2.6%	2.8%
Healthcare practitioners and technical occupations	3.0%	5.1%	5.4%
Protective service occupations	2.8%	1.7%	1.8%
Installation, maintenance, and repair occupations	2.2%	4.1%	3.0%
Transportation occupations	1.8%	3.6%	3.7%
Farming, fishing, and forestry occupations	0.5%	0.3%	1.6%

Data source: U.S. Census Bureau (2020).

REGIONAL ANALYSIS AND ROLE OF MONROE

Monroe is an important central place and hub for commerce along the corridor running from I-5 to the west to Steven's Pass, including the cities of Monroe, Sultan, Gold Bar, and Index, as well as various unincorporated areas. **Exhibit 15** below presents the geography of the study region.

Exhibit 15. Route 2 Economic Corridor



Across the corridor, there were an estimated 52,700 residents in 2019. Monroe's population of 19,800 residents (including approximately 1,000 incarcerated at the state penitentiary) represented 38% of residents in the region, while nearly half (47%) of residents lived in unincorporated census tracts (Washington State Office of Financial Management, 2020; U.S. Census Bureau, 2020).

In 2019, the combined covered employment within this corridor totaled 13,900 jobs. Monroe is the primary nexus for employment in this region,

with 10,100 of these covered jobs. There were an estimated 2,600 covered jobs within unincorporated areas along the Route 2 corridor, of which nearly 1,100 were in the services sector (excluding retail but including recreation and accommodations).

The largest sector of Monroe employment was services, with more than 2,930 workers. This was followed by government, including the state penitentiary, local government, and school district employees. Monroe was home to 1,560 manufacturing workers, primarily in the North Industrial Park. There were 1,490 workers employed in the retail sector, such as Lowes Home Improvement and Walmart Supercenter. Hotels and restaurants in Monroe employed more than 1,000 workers, representing nearly all sectoral workers within the corridor (Puget Sound Regional Council, 2020).

In addition to covered workers, there are numerous self-employed workers operating in the City of Monroe and the region. These include professional services, food services, and various retail operations. In 2019, there were an estimated additional 1,300 self-employed workers in Monroe, primarily in retail (940) (Puget Sound Regional Council, 2020; 2019).

Regional Specializations

Location quotients are one technique for evaluating the relative concentration of sectoral activities and specialization in a given region, measured against a broader, regional benchmark. A location quotient (LQ) above 1 indicates the geography of analysis (in this case, the City of Monroe) has a higher relative concentration of a given industry than the region overall, suggesting some degree of industry specialization. Conversely, a LQ for an industry and geography less than one suggests that residents in the area of analysis are more likely purchase goods and services from that industry from outside their own region.

In 2019, Monroe was home to 3.5% of all covered jobs in Snohomish, as compared with 2.4% of the county's total population. Government jobs in Monroe as a share of the total covered workforce were nearly three times the share of government jobs countywide (LQ of 2.82); these jobs are primarily related to the state penitentiary. Manufacturing displayed a location quotient of 0.74, though this value is skewed by the high concentration of manufacturing jobs in Everett and surrounding communities, primarily associated with The Boeing Company and suppliers. Retail services displayed a location quotient of 1.23, pointing to the importance of Monroe as a regional hub for both big box retailers such as Walmart and various smaller businesses along Route 2 and the downtown corridor (**Exhibit 16**).

Exhibit 16. Covered Jobs, Industry Shares, and Local Quotients for City of Monroe, Benchmarked Against Snohomish County, 2019

	Monroe	Snohomish County	Monroe Industry Share, Snohomish County	Monroe LQ
Const/Res	940	25,400	3.7%	1.06
FIRE	210	12,500	1.7%	0.48
Manufacturing	1,560	60,400	2.6%	0.74
Retail	1,490	34,500	4.3%	1.23
Services	2,930	103,700	2.8%	0.81
WTU	340	13,100	2.6%	0.74
Government	2,100	21,300	9.9%	2.82
Education	570	18,700	3.0%	0.87
Total	10,140	289,600	3.5%	

Exhibit 17 below presents covered workers in the City of Monroe and corridor by industry grouping, Monroe’s share of the Route 2 Corridor’s total employment per industry group, and Monroe’s location quotients for each. Monroe’s highest LQs, as an indication of regional specialization, were in government (1.25), wholesale trade, transportation, and utilities (WTU, 1.25), manufacturing (1.16), and retail (1.15). These relative high location quotients indicate Monroe is a regional hub for these activities, serving the broader set of communities within the Route 2 Corridor.

Exhibit 17. Covered Jobs, Industry Shares, and Local Quotients for City of Monroe, Benchmarked Against Route 2 Corridor, 2019

	Monroe	Corridor	Monroe Regional Industry Share	Monroe LQ
Const/Res	940	1,800	52%	0.71
FIRE	210	300	70%	0.95
Manufacturing	1,560	1,820	86%	1.16
Retail	1,490	1,760	85%	1.15
Services	2,930	4,350	67%	0.92
WTU	340	370	92%	1.25
Government	2,100	2,290	92%	1.25
Education	570	1,090	52%	0.71
Total	10,140	13,780	74%	

Data source: Puget Sound Regional Council (2020).

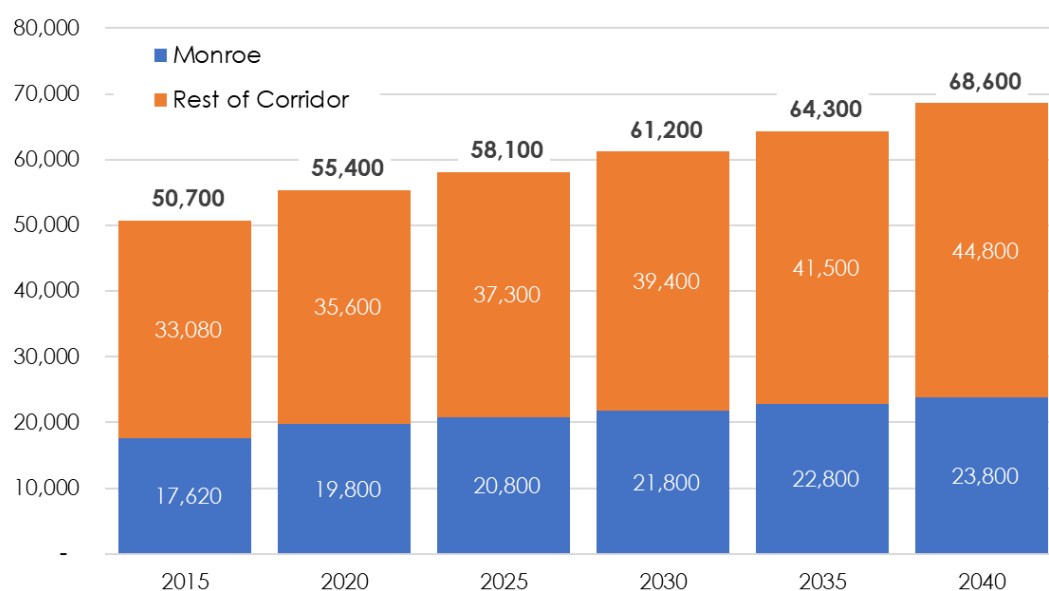
WTU = “warehousing, transportation, and utilities,” FIRE = “finance, insurance, and real estate,” Const/Res = “construction and resource extraction.”

ECONOMIC GROWTH OPPORTUNITIES

Population Growth and Trends for the Region

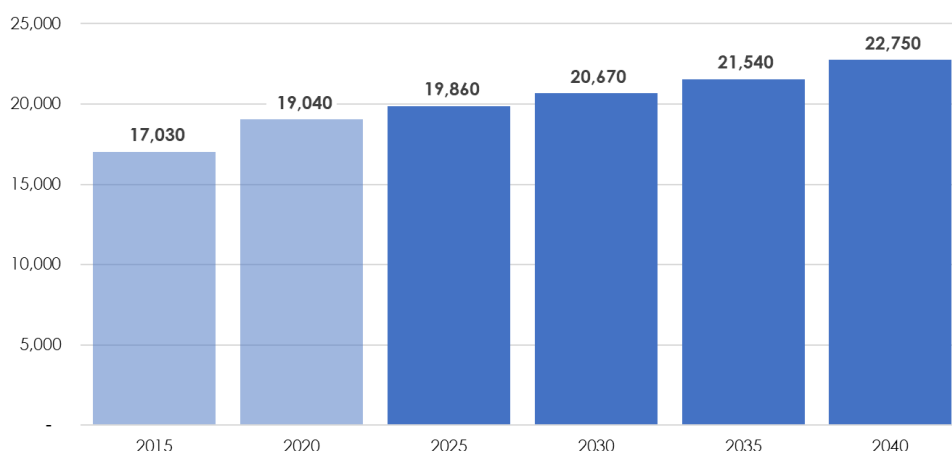
Based on growth projections published by the Puget Sound Regional Council, the City of Monroe's population is forecast to grow from 19,800 to 23,800, or an addition of 4,000 residents over twenty years—a compound annual growth rate of 0.9%. By comparison, Snohomish County is projected to grow 1.3% over this same twenty-year period. The Route 2 Corridor population, including the cities of Monroe, Gold Bar, and Sultan and surrounding unincorporated Snohomish County, is projected to increase by 11,200 residents between 2020 and 2040 (**Exhibit 18**). Total households within the Route 2 corridor is projected to increase from 19,040 in 2019 (estimated) to 20,670 by 2030 and 22,750 by 2040 (**Exhibit 19**).

Exhibit 18. Projected Population, City of Monroe and Route 2 Corridor, 2015-2020



Data sources: Puget Sound Regional Council (2019); Washington State Office of Financial Management (2020); author's calculations.

Exhibit 19. Projected Total Households, Route 2 Corridor, 2015-2020



Data sources: Puget Sound Regional Council (2019); Washington State Office of Financial Management (2020); author's calculations.

Population growth will support projected increases in household spending in the region. According to the U.S. Bureau of Labor Statistics Consumer Expenditure data series, in 2018-2019 Seattle Metropolitan Statistical Area (MSA) households spent on average \$81,300 on various goods, services, and basic household necessities, across all household types and sizes (U.S. Bureau of Labor Statistics, 2020). Of this, nearly two-thirds (64%, \$52,000) was on non-housing expenses. Approximately \$18,000 was spent per household on groceries and various consumer goods, such as food (at home and away from home), alcoholic and tobacco products, entertainment, apparel, and personal care products and services.

Based on household count projections based on the PSRC Land Use Vision forecast, by 2030 Monroe is expected to see a 10% increase in the number of households (between 2020 and 2030), or a net change of 400. Applying U.S. Bureau of Labor Statistics estimated spending per household, this increase would yield an increase in local resident grocery and consumer spending of more than \$7.3 million by 2030. A large share of this is expected to be spent within Monroe, based on the existing strong concentration of retail services.

For the broader region of Monroe plus the cities and unincorporated areas of the Route 2 corridor, household retail and consumer goods spending will grow by more than \$28.0 million by 2030. If households within the region spend upwards of 50% of their retail expenditures within the region, this would imply \$14.0 million in new spending retained within the region. **Of this, an estimated \$10.1 million would be spent in Monroe.**³

³ This estimate is based on Monroe's combined share of regional retail and services employment, which in 2019 equaled 73%. This share was then applied to the

The broader region, including King and Snohomish Counties, is projected to see a net increase of 236,400 residents between 2020 and 2030. This population growth will support additional visitors to Route 2 corridor (Washington State Office of Financial Management, 2020; Puget Sound Regional Council, 2019).⁴

Employment Growth and Impacts

Employment in Monroe is projected to increase 0.7% per year between 2019 and 2040. The largest source of growth is expected to be in the FIRES sector (finance, insurance, real estate, and services, i.e., FIRE + Services), with 1.7% growth per year over this period. Retail covered employment is expected to grow 1.1% per year, adding 400 jobs between 2019 and 2040 (Exhibit 20).

Exhibit 20. Projected Covered Employment, City of Monroe, 2019-2040

Sector	2019 Employment	2040 Employment	CAGR
FIRES	3,100	4,400	1.7%
Government	2,100	1,900	-0.5%
Manufacturing & WTU	1,900	1,800	-0.3%
Retail	1,500	1,900	1.1%
Construction & Resource Extraction	900	900	0.0%
Education	600	600	0.0%
Total	10,100	11,600	0.7%

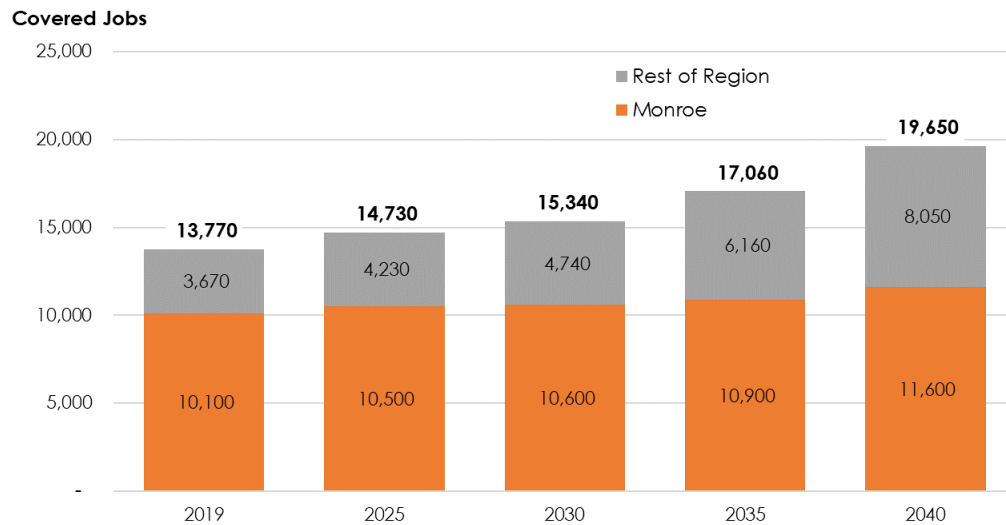
Data source: Puget Sound Regional Council (2019; 2020).

Note: the PSRC Land Use Vision (LUV) forecast is a projection of total employment, including both covered workers and the self-employed. In this analysis, the implicit growth rates are imputed and applied to covered employment by industry sector for years after 2019. Industry categories are also combined due to industry groupings used in the LUV forecast.

estimated amount of spending (\$14.0 million) retained within the Route 2 Corridor to arrive at estimated retained consumer spending in Monroe.

⁴ Estimates based on 2020 actuals for King and Snohomish Counties and imputed growth rates derived from the PSRC LUV forecast through 2030.

Exhibit 21. Regional Employment Projections, 2019-2040



Data source: Puget Sound Regional Council (2019; 2020).

Tourism

Tourism is a significant economic driver in Washington state and Snohomish County, and continues to grow. According to the Washington Tourism Alliance, there were 110 million visitors in Washington state in 2019, a 2% increase over 2018. Direct visitor spending summed to \$21.9 billion, up 4.5% over 2018, and supported 165,000 jobs across the state (Washington Tourism Alliance, 2020). Based on PSRC projections, the Seattle metropolitan area (combined counties of King and Snohomish) will grow by 0.7% per year between 2020 and 2030, or a net increase of 224,000 residents. This growth will support increased daytrip tourist activities, including along the Route 2 corridor.

Estimates by Dean Runyan Associates for 2018 show that tourism spending in Snohomish County summed to nearly \$1.2 billion, of which \$1.1 billion was in the form of “destination spending.” This spending included \$771.1 million among overnight visitors who spent on average nearly three nights in the county. Primary spending categories included “food service” (\$366.4 million) and “local transportation and gas (\$174.9 million) (Dean Runyan Associates, 2019).

Visitor Profile and Objectives

According to a Snohomish County Visitor Survey conducted by Resonance as part of the Snohomish County Tourism Strategic Plan, most travelers to the county visit via automobile and more than a third were day-trippers. Among overnight visitors, approximately 10% stayed at a campground or RV park. Nearly 40% of respondents indicated they are regular visitors to the county (Resonance, 2016).

“Active Adventurers” and “Sophisticated Explorers”—two categories of visitors whose primary destinations involve the mountains and outdoor activities—represented 58.4% of all survey respondents. The most common reasons for visiting the county included “sightseeing” (29.2%), nature/outdoors (27.3%), and hiking (26.8%). “Regular” or “occasional” visitors represented more than 70% of those surveyed. Approximately 12% of surveyed respondents indicated they visited Monroe as part of their itinerary. Fifteen percent (15%) of respondents indicated that they had also visited Steven’s Pass (King and Chelan Counties) as part of their Snohomish County visit.

Estimating Tourism Economic Opportunity for Monroe

Monroe has a unique opportunity to increase the number of stopovers and local retail spending among tourists and travelers along the Route 2 corridor. Tourism spending spans all four seasons. In the winter months, each weekend thousands of travelers pass through Monroe to and from the Steven’s Pass Ski Area. In 2018, there were more than 450,000 visitors to the ski area, setting a record (Bray, 2018). The summer and autumn months see a large flow of visitors also heading to the Cascades for hiking and other outdoor recreation activities. At points along the Route 2 corridor, annual average daily traffic (AADT) in 2019 ranged between 45,000 vehicles in downtown Monroe on Route 2 to 21,000 in Sultan and 6,100 in Steven’s Pass (Washington State Department of Transportation, 2020).

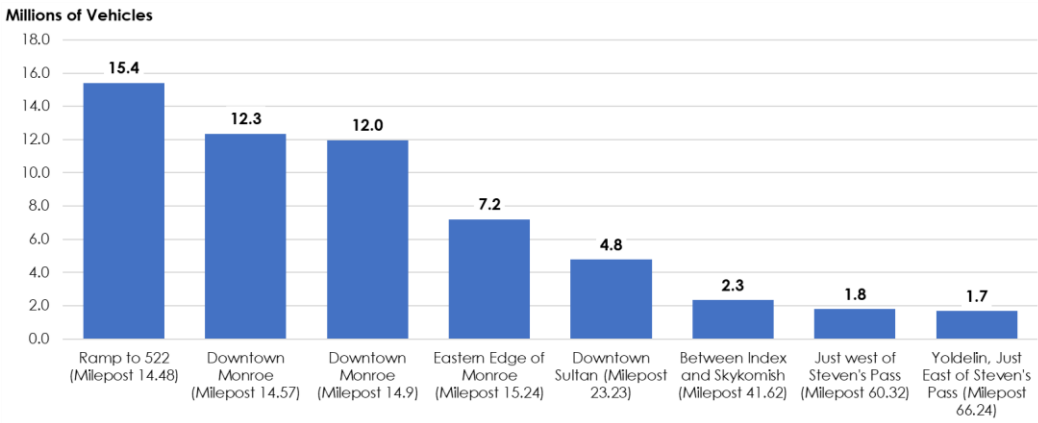
Of these traffic volumes, an estimated 6.2% were single, double, or triple unit trucks. There were thus 15.4 million non-truck vehicles annually in 2019 that entered or exited the 522 ramp at milepost 14.48 on Route 2. This volume of estimated annual non-truck traffic declined to 12.0 million in Monroe along the Route corridor near Kelsey and 7.2 million vehicles at the eastern edge of the city. Volumes continued to decline to 4.8 million in downtown Sultan and 1.8 million just west of Steven’s Pass (**Exhibit 22**). We assume that 50% of these travelers passing by Steven’s Pass are day or multiday tourists and recreationists with an average of two passengers per vehicle. After accounting for roundtripping, there were an estimated 839,500 unique traveler trip-days in 2019 that can be considered “tourist” trips.⁵

Assuming an 8% total growth in the Greater Seattle region, this flow of tourist traffic could increase to over 900,000 traveler trip days. If just 10% of these traveler daytrips include a stop in Monroe, and an average per capita

⁵ This estimate uses the average of vehicular non-truck traffic between Index and Steven’s Pass, since some day visitors for outdoor recreational purposes reach their destination west of Steven’s Pass (e.g., Wallace Falls State Park, other hikes along Route 2 between Gold Bar and Skykomish).

budget of \$10, this would yield a total annual spending of nearly \$1 million for local businesses.

Exhibit 22. Annual Traffic Volumes (Both Ways) Along Route 2 Between Monroe and Steven’s Pass, 2019



Data sources: Washington State Department of Transportation (2020).

MONROE ACTIONS AND EFFORTS TO-DATE

Section under development

KEY FINDINGS AND RECOMMENDATIONS

Growth will bring increased local demand for tourist outings and amenities. The broader Snohomish and King County region will continue to grow, which will support more vacation and daytrip travelers along the Route 2 corridor. The Greater Seattle region is one of the fastest growing major metropolitan regions in the U.S., as measured in total population. Moreover, much of this growth is supported by middle-aged professionals who are drawn to the Northwest in part by the ease of access to the outdoors and majestic natural landscapes of the Cascade Range.

Between 2010 and 2019, residents between the ages of 25 and 49 in King and Snohomish counties combined increased by 163,500, while the two-county region overall has seen a 400,400 person increase (Washington State Office of Financial Management, 2020). Many of these individuals and families desire outdoor recreation and seek opportunities in the Cascades along Route 2. The Seattle region's population is projected to continue to grow at a significant rate for the near future.

Monroe can both seize a greater share of existing and future thru traffic.

Monroe has a unique, advantageous role within the broader region.

Monroe is positioned as the last major node along the corridor for a wide selection of food and beverage services, as well as for groceries, household supplies, and gasoline; the cities of Sultan and Gold Bar do offer similar amenities, but not at the same volume, scale, or range of selection as offered in Monroe. This retail specialization can be leveraged to attract more visitors to Monroe, who will spend money on goods and services, spurring new jobs, wealth generation, and local tax revenues.

The overall unified objective of the following strategies is to **increase tourist spending in the City of Monroe**. This can be accomplished through one or both of the following:

- **Attracting more visitors to stop in Monroe** to purchase amenities to or from destinations elsewhere in the Cascades, e.g., skiing at Steven's Pass, hiking in the summertime, visits to Leavenworth. Most of these travelers will be day-trippers from the Greater Seattle region.
- **Placemaking.** Making the City of Monroe a destination for day trips and overnights within the larger tourist region of the Snohomish and Skykomish River Valley.

Strategy #1: Invest in signage and marketing materials to make travelers aware of downtown Monroe amenities

A large and growing share of travelers are outdoors-oriented. In the winter months, Steven's Pass Ski Area is a leading destination and seen record visitor volumes, leading to increased vehicle volumes along Route 2. Based on the analysis above, there were an estimated close to 1 million tourists that drove through Monroe on their way to and from destinations further east in the Cascades in 2019.

Actions

- Expand existing efforts to place signage and other wayfinding tools and messaging to make travelers aware of downtown Monroe amenities.
- Invest in marketing materials at destinations along the Route 2 corridor to attract potential travelers to stop in Monroe. For example, engage with Steven's Pass Ski Area about opportunities to place Monroe marketing signage, brochures, and other marketing materials at the resort.

Strategy #2: Invest in placemaking by integrating Monroe's tourism attraction efforts within the larger context of the Snohomish & Skykomish River Valleys region

Snohomish County has been leading efforts to promote tourism in the county, such as the Seattle NorthCountry initiative, subscriptions to tourism data providers with geofencing queries by city and points of interest, and tourism strategy and planning. Central to these efforts has been the development and marketing of a "Snohomish and Skykomish River Valley" region, comprised of the most of the southern half of the county, excluding urban centers along the coast and I-5.

Actions

- **Coordinate with the County to leverage existing efforts, such the Seattle NorthCountry platform, to market Monroe as part of a broader marketing initiative.** This includes using the Seattle NorthCountry website and development a microsite embedded on this platform for marketing Monroe as part of a broader tourist itinerary.
- **Use the "basecamp" model to frame Monroe within the broader context of the Snohomish & Skykomish River Valleys region.** Monroe is uniquely positioned as a central place for retail and commerce along Route 2. These advantages can be exploited to position Monroe as a dining and river recreation center within the broader tourism experience of the Snohomish & Skykomish River Valleys region.

Strategy #3: Invest in riverfront park access and amenities

Monroe has the unique benefit of both a historic downtown and river access. However, there is not obvious, easy-to-walk route between the two, and the existing riverfront is not developed for families to take advantage of. As part of this placemaking effort, the City should invest in integrating the waterfront with downtown, and in investing in attractive, family-friendly park space, including structures—such as yurts—for glamping and other outdoor activities.

The combination of both waterfront park space with primitive overnight structures AND safe, easy, and well-marked pathways and access to the historic downtown will attract families to both stay in Monroe and visit one or more restaurants for meals during the summer months.

Actions

- **Study other riverfront parks.** There are many useful, informative examples of best practices in designing and building family-friendly riverfront parks. Possible cases studies include River Meadows County Park in Snohomish County and Oxbow Park in the Portland Metro area.
- **Leverage existing designs and planning.** The City of Monroe should examine existing analysis in recent years on riverfront water access and implement or build on these existing plans. For example, in 2017 the City of Monroe participated in a design charrette, which included design concepts for riverfront parks and access between the historic downtown and the river (Snohomish County Parks, Recreation and Tourism; National Park Service; Washington Chapter of the American Society of Landscape Architects, 2017).

Strategy #4: Look at other models for repurposing vacant school buildings for tourism

The old schoolhouse in downtown Monroe offers potentially attractive space and attributes to attract a brewery and restaurant similar to the McMenamin's operation in Bothell. The City should conduct a study to evaluate the highest and best use of the current vacant structure, and what building attributes and surrounding amenities might be needed to attract a brewery, restaurant, or other tourist-oriented attraction. The actions below outline a scope of work.

Actions

- **Conduct an assessment of similar public buildings that have been repurposed for tourism and/or retail in recent years.** Possible examples include McMenamin's in Bothell and the Wallingford schoolhouse converted to retail. Identify 3-4 case studies

that closely match the characteristics of the old high school in Monroe.

- **Interview 2-3 businesses who can speak to the decision-making behind their investment location decision.** One of these should interviews should be with McMenamin's. Interviews will probe what types of building and location characteristics are most important in attracting these investments.
- **Organize focus groups to discuss possible uses.** Meet with local residents and businesses to understand, from their perspective, what would be the best way to revitalize the downtown area and improve the quality of life of Monroe through repurposing of the old high school building.
- **Develop recommendations.** Based on the above analysis, recommendations on how to repurpose the building and necessary investments to attract tenants that will attract outside visitors and improve the quality of life for Monroe residents.

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