

ORDINANCE NO. 010/2012

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON ESTABLISHING PROPOSED ZONING CLASSIFICATIONS IN THE ROOSEVELT RIDGE AREA FOR UR9600 URBAN RESIDENTIAL AND UR6000 URBAN RESIDENTIAL AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, the City Council adopted a Six Year Annexation Strategy in 2009 and in May 2011 declared its intent to annex by election the Roosevelt Ridge area generally described as properties north of the US-2 bypass right-of-way and south and west of Robinhood Lane;

WHEREAS, the city of Monroe SEPA Official issued a Determination of Non-Significance (DNS) for this proposal on March 12, 2012;

WHEREAS, the Monroe Planning Commission held workshops and recommended approval of the proposed amendment for zoning of lands described above to UR9600 Urban Residential and UR6000 Urban Residential;

WHEREAS, the City provided notice of the proposed Zoning Ordinance Amendment on the City's webpage, posting at City Hall, through direct mailing, and publication of hearing notices in the Monroe Monitor;

WHEREAS, the City Council held duly advertised public hearings to consider the proposed Zoning Ordinance Amendment on March 13 and April 17, 2012;

WHEREAS, the Monroe City Council considered the recommendation of the Monroe Planning Commission and the Findings and Conclusions hereto attached as Exhibit 2 has determined to to adopt the amendments as provided in this ordinance;

WHEREAS, the City Council finds that the proposed Zoning Ordinance Amendments are in the public interest and are further consistent with the Comprehensive Plan;

WHEREAS, the Monroe City Council, after considering determined

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusions, and Analysis. The Monroe City Council adopts the Findings and Conclusions attached hereto as Exhibit 1 and incorporated by this reference as if set forth in full.

Section 2. Adoption of Zoning Map Amendment (RZ2012-01). The zoning to classify UR9600 Urban Residential and UR6000 Urban Residential as identified in the whereas clauses above and the Monroe Zoning Map is amended as depicted in Exhibit 2. The Council approves this amendment.

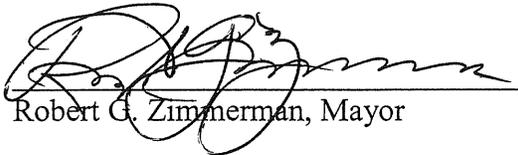
Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

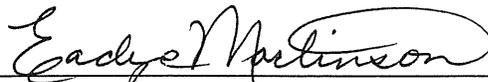
PASSED by the City Council and APPROVED by the Mayor of the City of Monroe at a regular meeting held this 24th day of April 2012.

1st Reading: 04/17/2012
2nd Reading: 04/24/2012
Published: 05/01/2012
Effective: 05/06/2012

CITY OF MONROE, WASHINGTON


Robert G. Zimmerman, Mayor

ATTEST/AUTHENTICATED:


Eadye Martinson, Deputy City Clerk

APPROVED AS TO FORM:


J. Zachary Lell, City Attorney:

EXHIBIT 2
City of Monroe Roosevelt Ridge Proposed Zoning
April 2012

FINDINGS AND CONCLUSIONS

The proposed zoning map amendment is analyzed under the procedures and criteria outlined below.

FINDINGS

Compliance with Chapter 18.99 MMC (Rezoning Procedures) and Rezone Application Criteria

City staff reviewed the application under the following application criteria:

1. This proposed zoning change shall be in keeping with the goals and policies of the Comprehensive Plan.
2. This proposed zoning change shall be in keeping with the purposes of the Zoning Code and the existing land uses of surrounding properties.
3. This proposed rezone reflects changes in economic patterns, social customs, policy changes and other factors that affect the character of the area.
4. This proposal will be assessed as to its impact on safety, welfare, public health, property values and other factors.

Goals and Policies of the Comprehensive Plan

Land Use Goals

LUG1 - To pursue well-managed, orderly expansion of the City and actively influence the character of the City by managing land use change and by developing City regulations, facilities and services in a manner that directs and controls land use patterns and intensities.

LUG-3 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.

LUG-5 - Promote the small-town atmosphere of the City by providing that new residential development must be compatible with the present housing stock, yet provide for a broad range of housing types and densities.

LUG-6 - Allow annexations to occur when the City determines that it is beneficial to provide urban services to an area contiguous to the City to promote growth at prescribed urban densities, it is in the best interest of the City, and it is feasible to extend such services and facilities without burdening its financial resources.

LUG-7 - Encourage development both within and outside the corporate limits of Monroe to be consistent with the goals and policies of the Comprehensive Plan.

Economic Development Goals

EDG-1 - Promote a strong, diversified, and sustainable local and regional economy, respecting the natural environment and preserving or enhancing the quality of life in the community.

EDG-1 - Encourage economic development activities which take into consideration the capacities of the area's natural resources, public services, and facilities.

Housing Goals

HO-G1 - Promote a variety of residential densities and housing types to encourage an adequate choice of attractive living accommodations to persons desiring to reside in Monroe.

HO-G3 - Promote strong residential neighborhoods through investments in physical improvements intended to enhance neighborhood identity and through public policy decisions intended to protect and preserve existing neighborhoods.

HO-G5 - Encourage the maintenance and creation of healthy residential neighborhoods as well as the revitalization of those that are declining.

Purposes of the Zoning Code

The proposed zoning classification fully support the purpose, density and character of existing residential areas by classifying existing residential areas UR9600 and undeveloped areas as UR6000 for higher density development.

Changes in Economic Patterns, Social Customs, Policy Changes and Other Factors

The proposed zoning classifications reflect changes in economic patterns, social customs, policy changes and other factors, by establishing zoning and uses that will be compatible with existing land uses. This proposal will also address the city's housing capacity shortfall.

Impact on Safety, Welfare, Public Health, Property Values and Other Factors

Potential impacts to services, welfare, and public health were assessed. The proposed zoning will increase transportation demands, but is not likely to affect public services and utilities. The area is currently served by the Roosevelt Water Association. The proposed intensities fall within the capacity range for the city's sewer, water and stormwater systems. Police and fire coverage will not likely increase dramatically.

Consistency with the Chapter 20.04 MMC (SEPA)

The SEPA Official determined that the proposed rezone was consistent with the Environmental Checklist issued a Determination of Non-significance on March 12, 2012. The comment/appeal period has expired and the City received no comments or appeals. The SEPA Official will review any subsequent project specific actions for potential impacts and issue threshold determinations as required.

Consistency with the Chapter 36.70A (Growth Management Act)

The proposal addresses the following Planning Goals listed in RCW 36.70A.020:

Urban Growth

Reduce Sprawl

Transportation

Housing

Economic Development

Environment

Citizen Participation

Public Facilities and Services

RCW 36.70A.215 directs jurisdictions facing deficiencies to develop “reasonable measures” to reduce projected deficiencies. The city identified ha implemented measures modeled after the “Reasonable Measures List” found in the Snohomish County Tomorrow Countywide Planning Policies (2007). The Department of Commerce granted the City expedited review of the proposed zoning. Staff has received one comment letter from WSDOT (Attachment 4).

Public Notice

The city has provided notice through the City’s webpage, posting at City Hall, direct mailing to property owners, and publication of hearing notices in the Monroe Monitor.

CONCLUSIONS

The proposed zoning is in keeping with the goals and policies of the Comprehensive Plan, the purposes of the Zoning Code and existing land uses, economic patterns, social customs, policy changes. There are no measureable impacts to safety, welfare, public health, or property values.

The proposed zoning is consistent with Chapter 20.04 MMC and Chapter 197-11 WAC; has met Growth Management Act requirements; and has met noticing requirements.



**Washington State
Department of Transportation**
Paula J. Hammond, P.E.
Secretary of Transportation

Northwest Region
15700 Dayton Avenue North
P.O. Box 330310
Seattle, WA 98133-9710

206-440-4000 / Fax 206-409-7250
TTY: 1-800-833-6388
www.wsdot.wa.gov

April 5, 2012

Paul Popelka, RLA/AICP
Planning & Permitting Manager
City of Monroe
806 W. Main St.
Monroe, WA 98272

Subject: SR 2, MP 10.55 Vic., CS 3109
Proposed Zoning Amendment, Roosevelt Ridge
Request for Expedited Review
YES, COMMENT

Dear Mr. Popelka:

We have reviewed the Roosevelt Ridge Proposed Zoning, which was granted a DNS by the city of Monroe.

The proposal would establish new zoning regulations for the affected area once it is annexed by the city. The area would be zoned as UR-9600 and UR-6000 Urban Residential. The area encompasses 183 acres within Monroe's UGA and is located north of both the existing US2 alignment as well as the US2 bypass alignment right-of-way, between Roosevelt Rd and 179th/Robinhood Lane.

As noted on the Environmental Checklist, the proposed zoning is a non-project action. Any new projects or development would be submitted to the city for review. It is expected that future subdivisions will require construction of new city roads. Traffic impacts to state highways (US2 and SR 522) would be evaluated at the project level. Access to the area would be via Robinhood Lane.

WSDOT will not grant a break in access, or any access, directly to the existing or future US2 alignments. Access to the area will be via Robinhood Lane. Access to US2 will be via Robinhood Lane and 179th to the south, or via Trombley Rd and Roosevelt Rd to the south or west. The US2 bypass will be grade separated from 179th. Additional impacts and possible mitigation to existing highways and intersections will be reviewed when development occurs.

Should you have any questions, please feel free to contact Mr. Steve Benenati (206) 440-4915 benenas@wsdot.wa.gov of my Developer Services section.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ramin Pazooki'.

Ramin Pazooki
Local Agency and Development Services Manager

RP:sb

Cc: Paul Johnson (Department of Commerce)
M. Swires (WSDOT Area Traffic)
WSDOT File

EXHIBIT 2
City of Monroe Roosevelt Ridge Proposed Zoning

