

**ORDINANCE NO. 016/2012**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON RELATING TO THE 2012 COMPREHENSIVE PLAN AMENDMENTS; AMENDING THE LAND USE DESIGNATION IN THE VICINITY OF FIRSTAIR FIELD, ESTABLISHING A DEFINITION FOR THE LIMITED OPEN SPACE AIRPORT LAND USE DESIGNATION AND AMENDING THE LAND USE ELEMENT WITH SUPPORTING TEXT (CPA2012-01); PROVIDING FOR SEVERABILITY; AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, the Growth Management Act (Chapter 36.70A RCW) gives authority to cities to update their comprehensive plans once per year so that the cumulative effects of all proposed amendments can be analyzed for consistency and the overall effect on the remainder of the plan; and,

WHEREAS, the cumulative effects of all proposed amendments have been analyzed by the City of Monroe; and,

WHEREAS, the City complied with the City of Monroe Comprehensive Plan Amendment Procedures found in Resolution 2011/007, Chapters 20.04 MMC and 21.50 MMC and other federal, state and local regulations; and,

WHEREAS, the City provided notice of the proposed Comprehensive Plan Amendment on the City's webpage, through direct mailing, and publication of hearing notices in the Monroe Monitor; and,

WHEREAS, numerous workshops and hearings were held on the proposed amendment; and,

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing to consider the proposed Comprehensive Plan amendment on April 23, 2012; and,

WHEREAS, the Monroe Planning Commission forwarded a recommendation for approval of CPA2012-01 to the Monroe City Council; and,

WHEREAS, the above referenced recommendations were based on Findings and Conclusions recommended by City Staff and reviewed by the Monroe Planning Commission dated April 23, 2012 in support of the amendment; and,

WHEREAS, the City Council reviewed the Monroe Planning Commission recommendation at the May 1, 2012 City Council meeting; and

WHEREAS, the Monroe City Council adopts the Findings and Conclusions in support of the proposed Comprehensive Plan Amendment; and,

WHEREAS, the Monroe City Council held a duly advertised public hearing to consider the proposed Comprehensive Plan Amendment on June 19, 2012; and,

WHEREAS, the City Council has carefully considered, and the Comprehensive Plan amendment set forth in this ordinance satisfies, all applicable criteria for approval, specifically

including without limitation the criteria set forth in Resolution 2011/007 and Chapter 36.70A RCW; and,

WHEREAS, the Monroe City Council, after considering all information received, has determined to adopt the amendment as provided in this ordinance.

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

Section 1. FirstAir Field Map Amendment and Definition (CPA2012-01). The Monroe City Council hereby amends the Land Use Element of the Comprehensive Plan to include the Limited Open Space Airport definition as shown on the attached Exhibit 1 and incorporated by this reference as if set forth in full. The Monroe City Council hereby amends the FirstAir Field land use designations to Limited Open Space Airport as shown on the attached Exhibit 2 and incorporated by this reference as if set forth in full. The Mayor is authorized to sign a revised Land Use Map effectuating the amendments set forth herein.

Section 2. Additional Text Amendments. In support of the amendments approved in Section 1 of this ordinance, the Monroe City Council adopts the supporting text amendments to the Land Use Element of the Comprehensive Plan as contained in Exhibit 3 and incorporated by this reference as if set forth in full.

Section 3. Findings, Conclusions, and Analysis. In support of the amendment approved in this ordinance, the Monroe City Council adopts the Findings and Conclusions dated April 23, 2012 recommended by City Staff and reviewed by the Monroe Planning Commission in support of the proposed Comprehensive Plan Amendment as shown on the attached Exhibit 4 and incorporated by this reference as if set forth in full. The City Council further incorporates and adopts by reference as findings the recitals set forth above. (The Findings and Conclusions adopted by the Planning Commission refer to Resolution 2005/006 rather than the more recent Resolution 2011/007. Resolution 2011/007 amended the review timeline contained in Resolution 2005/006, but did not alter the review criteria.)

Section 4. Ordinance to be transmitted to department. Pursuant to RCW 36.70A.106, the City will transmit this ordinance to the Washington State Department of Commerce within 10 days after final adoption.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance or any section of the Monroe Municipal Code adopted or amended hereby 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 or code section.

Section 6. 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 10th day of July 2012.

1<sup>st</sup> Reading: 05/01/2012  
2<sup>nd</sup> Reading: 07/10/2012  
Published: 07/17/2012  
Effective: 07/22/2012

CITY OF MONROE, WASHINGTON:

  
\_\_\_\_\_  
Robert G. Zimmerman, Mayor

ATTEST/AUTHENTICATED:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Eadye Martinson, Deputy City Clerk

  
\_\_\_\_\_  
J. Zachary Lell, City Attorney

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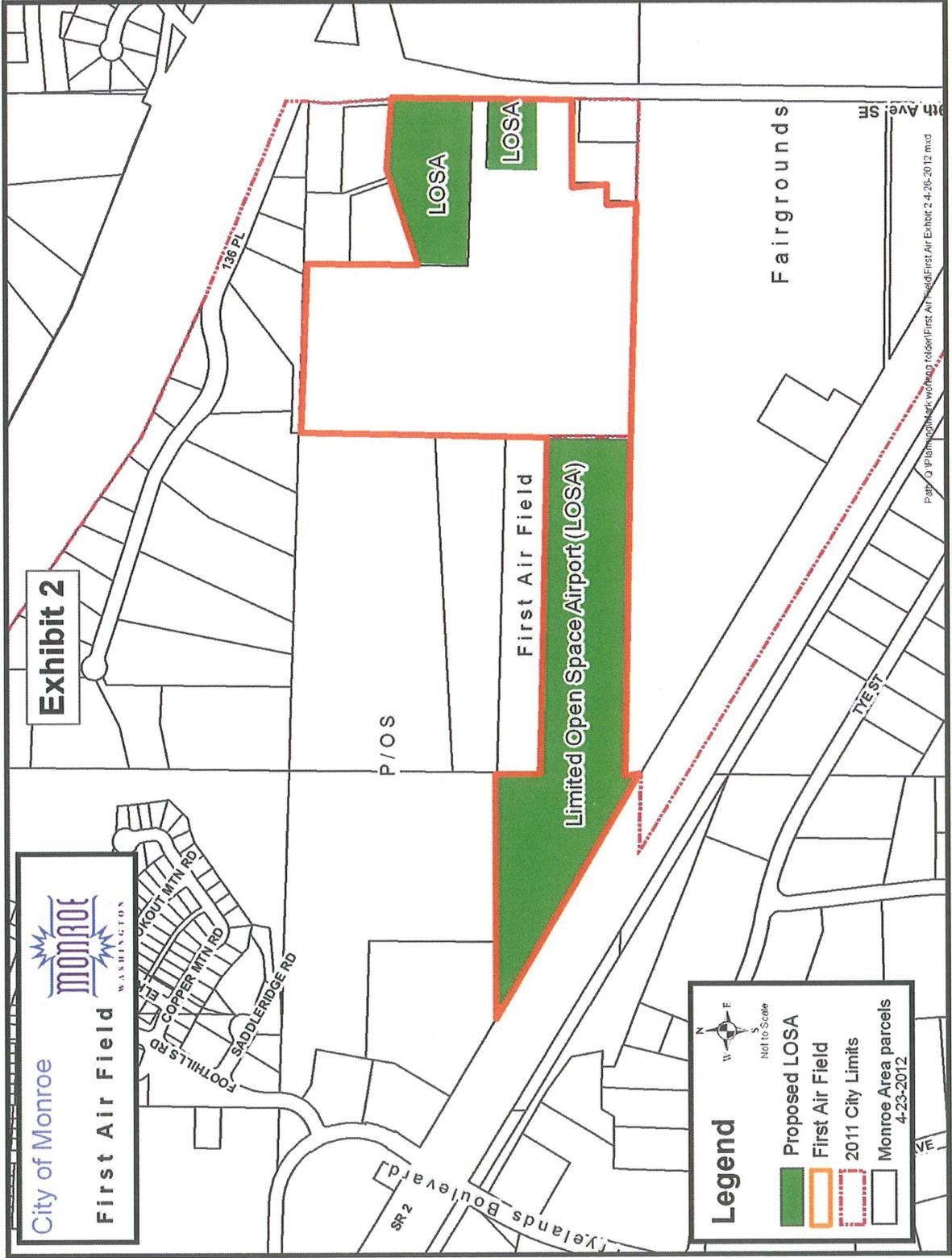
## **Exhibit 1**

### **Limited Open Space Airport Definition**

The following definition is added to Policy LUP-1.1 of the City of Monroe Comprehensive Plan.

*Limited Open Space – Airport.* This designation protects FirstAir Field as an essential public facility with capacity for viable airport operations providing aviation uses, operations and services and, to a lesser extent, non-aviation uses. The intent of this designation is to specify the airport as the principal use within the LOSA designation and to protect the airport from incompatible uses and development to sustain its long-term viability as an operating airport.

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### **Exhibit 3**

#### **Supporting Land Use Element Text Amendments**

Policy LU – 10.2 is amended to read:

*Policy LU – 11.2* – Coordinate the protection of FirstAir Field with Snohomish County by developing consistent development regulations that utilize best management practices for encouraging compatible land uses adjacent to FirstAir Field.

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**Exhibit 4**  
**FINDINGS AND CONCLUSIONS**

**FirstAir Field Comprehensive Plan Amendment**  
**City of Monroe CPA2011-01**  
**April 23, 2012**

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The FirstAir Field Comprehensive Plan Amendment is analyzed under the procedures and criteria outlined below.

**Compliance with resolution 2005/06 – procedures and criteria for amending the Comprehensive Plan. Each plan shall:**

- a. Shall not adversely affect public health, safety, or welfare in any significant way.
- b. Shall be consistent with the overall goals and intent of the comprehensive plan.
- c. Shall be in compliance with the Growth Management Act and other State and Federal laws.
- d. Must be weighed in light of cumulative effects of other amendments being considered.

***a. Public Health, Safety or Welfare***

The proposed amendment will increase transportation demands as the airport is expanded and developed, but is not likely to affect public services and utilities. The area is fully served with utilities and the proposal falls within the capacity range for the city's sewer, water and stormwater systems. Police and fire coverage will not be increased.

***b. Goals and Intent of the Comprehensive Plan***

The Comprehensive Plan Amendment is consistent with the overall goals and intent of the Comprehensive Plan, specifically as related to the following excerpt and goals from the Land Use Element of the Comprehensive Plan:

*Future Vision and Issues*

*First Air Field remains a vital part of the Monroe transportation system and continues to provide economic benefits to the community, directly and indirectly, by providing aviation facilities and services for visitors and residents alike. The facilities at First Air Field could be improved and expanded to include a two-story 8,000 square foot flight school facility with living quarters, an aviation supplies and accessories store, open air hangers for large planes, a key card fueling facility, and an additional shop building along the south side of the runway, and possibly a restaurant with an associated temporary lodging facility in the form of a bed and breakfast. Because First Air Field is a privately owned facility, these improvements would be at the expense of the airport owner.*

*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.

LUG3 - Accommodate the city's expected growth in a way that enhances its character, quality of life and economic vitality.

LUG7 - Encourage development both within and outside the corporate limits of Monroe to be consistent with the goals and policies of the Comprehensive Plan.

LUG8 - Provide for increased commercial development in the Monroe area that will enhance the character of major traffic corridors, downtown Monroe, and provide opportunities for neighborhood convenience shopping facilities within primarily residential areas.

LUP9 - Encourage commercial development designs that allow economically feasible development while at the same time providing attractive focal points in the community.

LU10 – Protect FirstAir Field, a public-use general aviation airport, from nearby incompatible uses and developments to sustain its long-term viability.

LUG11 - Promote industrial growth, which will provide a healthy employment base for local citizens, complement existing industrial uses and provide for projected needs.

*Economic Development Goals*

EDG1 - 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.

EDG2 - Encourage economic development activities which take into consideration the capacities of the area's natural resources, public services, and facilities.

***c. Growth Management Act and other State and Federal Laws***

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

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.

*d. Cumulative Effects of Other Amendments*

This amendment has been weighed in light of the other amendments currently being considered.

*Conclusions*

The proposed amendment is consistent with Resolution 2005/06 and the mandatory review criteria outlined above. Re-designation of the parcels within the FirstAir Field to LOSA does not adversely affect the public health, safety, or welfare. The application is consistent with the city's goals and policies for well managed growth, economic vitality, consistency, appropriate location and design of commercial and industrial development, and in particular the vision, goal and policies for the long term viability of FirstAir Field.

**In addition to the above mandatory requirements, any proposed amendment must meet the following criteria unless compelling reasons justify its adoption without meeting them:**

- a. Addresses needs or changing circumstances of the city as a whole or resolves inconsistencies between the Monroe Comprehensive Plan and other city plans or ordinances.
- b. Environmental impacts have been disclosed and/or measures have been included that reduce possible adverse impacts.
- c. Is consistent with the land uses and growth projections that were the basis of the comprehensive plan and/or subsequent updates to growth allocations.
- d. Is compatible with neighboring land uses and surrounding neighborhoods, if applicable.
- e. Is consistent with other plan elements and the overall intent of the comprehensive plan.

*Conclusions*

The amendment is also consistent with the criteria listed above. The proposed amendment specifically addresses changing circumstances of the city, as it would re-designate land from a variety of zones to a designation that is consistent with the city's plans and goals for FirstAir Field. This Limited Open Space Airport designation is consistent with the designation of existing airport areas, as are the proposed uses.

The environmental checklist and other application materials note the potential environmental impacts, including inventoried critical areas with wetlands and streams in the area. Chapter 20.05 of the MMC addresses protection measures for identified critical areas.

The proposed change is consistent with the land uses, growth projections and goals and policies that form the basis of the Comprehensive Plan; is compatible with neighboring land uses; and is consistent with other plan elements and the overall intent of the Comprehensive Plan.

**Compliance with Monroe Municipal Code (MMC) Chapter 20.04 (State Environmental Policy Act)**

The applicant submitted an environmental checklist addressing potential environmental impacts associated with the approval of the proposed application. The City of Monroe SEPA Official issued a Determination of Significance (DS) for this proposal on March 5, 2012. The appeal period ended on March 20, 2012, and the scoping period ended March 25, 2012, after which a Phased Environmental Impact Statement was prepared. A public hearing for the draft phased EIS was held on April 12, 2012 with comments from three supporting individuals. Comments will be accepted until April 27, 2012. As the applicant proceeds with the actual site development, the city will require the appropriate supplemental environmental impact studies.

***Conclusion***

The proposed amendment meets the requirements of SEPA Chapter 20.04 MMC and Chapter 197-11 WAC.