

CITY OF MONROE
ORDINANCE NO. 027/2022

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, EXTENDING FOR AN ADDITIONAL SIX-MONTH PERIOD THE INTERIM ZONING REGULATIONS ORIGINALLY ADOPTED UNDER ORDINANCE NO. 014/2022; PROVIDING FOR THE CONTINUATION OF INTERIM DEFINITIONS FOR CERTAIN ZONING AND LAND USE TERMS IN CHAPTER 22.12 MMC DEFINITIONS; SETTING FORTH SUPPORTIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 22.12 of the Monroe Municipal Code (MMC) defines numerous land use and zoning terms that are utilized throughout Title 22 MMC, the City's Unified Development Regulations (UDR) code;

WHEREAS, through the enactment of Ordinance No. 014/2022 on May 10, 2022, the Monroe City Council adopted interim amendments to Chapter 22.12 MMC, which amendments variously repealed, added, or otherwise revised certain land use and zoning definitions set forth in that chapter; and

WHEREAS, the City's Community Development staff and Planning Commission have worked diligently to prepare permanent amendments to Chapter 22.12 MMC to replace the interim definitions set forth in Ordinance No. 014/2022; and

WHEREAS, at the September 20, 2022 regular City Council meeting, the City Council directed staff to expand the scope of the Chapter 22.12 MMC amendment process and to conduct a more comprehensive review and overhaul of all definitions set forth in that chapter; and

WHEREAS, the City Council desires that the interim regulations established under Ordinance No. 014/2022 remain in effect while the City's Planning Commission and Community Development staff complete the above-referenced review process and return with proposed permanent amendments to Chapter 22.12 MMC for the Council's consideration; and

WHEREAS, because Ordinance No. 014/2022 is scheduled to sunset automatically on November 10, 2022, it is necessary for the City Council to extend the interim regulations set forth in that ordinance for an additional six-month period as provided herein;

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

Section 1. Findings. The City Council hereby adopts the above recitals, together with the content of Agenda Bill No. 22-590, and the findings set forth in Ordinance No. 014/2022, as findings in support of this ordinance. The City Council further enters the following additional findings:

- A. The City is authorized by applicable state law, including without limitation RCW 35A.63.220 and RCW 36.70A.390, to renew previously adopted interim zoning regulations for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.
- B. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council held a duly-noticed public hearing regarding this ordinance on October 25, 2022.
- C. The City's SEPA Responsible Official issued a Determination of Nonsignificance (DNS) regarding this ordinance on August 17, 2022. No comments on or appeals of the DNS were filed.
- D. Adoption of this ordinance will serve the public interest by ensuring that new development projects will not be reviewed and evaluated under the outdated, permanent UDR definitions previously set forth in Chapter 22.12 MMC prior to the adoption of Ordinance No. 014/2022.
- E. Adoption of this ordinance is necessary in order to prevent the accrual of vested development rights that are inconsistent with the City's community planning vision while permanent regulations are developed, vetted and processed through the City's standard legislative procedures.

Section 2. Renewal of Interim Zoning Regulations—Extension of Ordinance No. 014/2022. The interim amendments of Chapter 22.12 MMC Definitions originally enacted under Ordinance No. 014/2022 are hereby extended for an additional six-month period.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court or other tribunal 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; Sunset. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law, and shall remain effective for a period of six months unless terminated earlier or subsequently extended by the City Council. Provided, that the six-month effective period of the interim zoning regulation extension set forth herein shall commence concurrently with the scheduled expiration of Ordinance No. 014/2022 on November 10, 2022.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 25th day of October, 2022.

Ord No. 027/2022
First Reading: October 25, 2022
Adoption: October 25, 2022
Published: October 28, 2022
Effective: November 02, 2022

CITY OF MONROE, WASHINGTON:


Geoffrey Thomas (Oct 26, 2022 10:01 PDT)

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:


Jodi Wycoff (Oct 26, 2022 11:42 PDT)

Jodi Wycoff, City Clerk


Zach Lell (Oct 26, 2022 08:41 PDT)

J. Zachary Lell, City Attorney

Ordinance No. 027-2022 Interim Definitions extension

Final Audit Report

2022-10-26

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