

CITY OF MONROE
ORDINANCE NO. 033/2022

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING CHAPTER 22.12 MMC DEFINITIONS; UPDATING, AMENDING, DELETING, AND ESTABLISHING NEW DEFINITIONS AND INTERPRETATIVE STANDARDS FOR ZONING AND LAND USE TERMS UTILIZED IN THE CITY'S UNIFIED DEVELOPMENT REGULATIONS (UDR); REPEALING ORDINANCE NO. 027/2022; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City has adopted a comprehensive framework of local zoning and land use regulations known as the Unified Development Regulations (UDR), which regulations are codified as Title 22 of the Monroe Municipal Code (MMC); and

WHEREAS, Chapter 22.12 MMC sets forth definitions and interpretative standards for the zoning and land use terms utilized throughout the UDR; and

WHEREAS, following the City's adoption of the UDR in 2019, the City's Community Development staff has identified the need to revise, add, and/or delete several definitions in Chapter 22.12 MMC; and

WHEREAS, on September 14, 2021, the City Council adopted Ordinance No. 008/2021, which established interim amendments to Chapter 22.12 MMC on a temporary basis while the City promulgated and adopted new permanent definitions for the UDR; and

WHEREAS, Ordinance No. 008/2021 automatically expired six months after its adoption, and the City had not yet completed the local legislative process for enacting the new permanent UDR definitions; and

WHEREAS, the City Council desired to re-adopt, on a temporary basis, the interim amendments to Chapter 22.12 MMC that were originally enacted under Ordinance No. 008/2021, with the intent that such interim amendments will remain in effect until the City has adopted its new permanent UDR definitions; and

WHEREAS, the City Council subsequently adopted Ordinance No. 014/2022, which re-enacted the interim amendments to Chapter 22.12 MMC as originally adopted under Ordinance No. 008/2021 on a temporary basis while the City promulgated and adopted new permanent definitions for the UDR; and

WHEREAS, the City Council subsequently adopted Ordinance No. 027/2022, which extended the interim amendments to Chapter 22.12 MMC as originally adopted under Ordinance No. 014/2022 on a temporary basis while the City promulgated and adopted new permanent definitions for the UDR; and

WHEREAS, the Planning Commission held nine study sessions during regular meetings between January 11, 2021, and August 8, 2022, to discuss the proposed permanent amendments to the UDR definitions and provide direction; and

WHEREAS, an analysis of the environmental impacts of the amendments was conducted under the State Environmental Policy Act (SEPA), resulting in the issuance of a SEPA Determination of Non-Significance (DNS) on August 17, 2022 with no comments or appeals received; and

WHEREAS, on August 11, 2022, pursuant to RCW 36.70A.106, the proposed amendments were transmitted to the Washington State Department of Commerce for state agency review with the City requesting expedited review, which was granted on August 25, 2022; and

WHEREAS, the Monroe Planning Commission held a duly noticed public hearing on September 12, 2022, to consider the proposed amendments to Chapter 22.12 MMC, Definitions, and recommended adoption of the proposed amendments contained therein to the City Council; and

WHEREAS, all persons desiring to comment on the proposal were given a full and complete opportunity to be heard; and

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

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

Section 1. Amendment of MMC Chapter 22.12 Definitions. Chapter 22.12 of the Monroe Municipal Code is hereby amended to provide in its entirety as contained in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Findings. The above recitals and the content of Agenda Bill Nos. 22-637 and 22-674 are hereby adopted as legislative findings in support of the amendments set forth in this ordinance. The City Council further adopts by reference the findings contained in the Planning Commission's September 26, 2022, recommendation, in Exhibit B, attached hereto and incorporated herein by reference.

Section 3. Repealer. Ordinance No. 027/2022 is hereby repealed in its entirety.

Section 4. Copy to Commerce. Pursuant to RCW 36.70A.106, a true and correct copy of this ordinance shall be transmitted to the WA Department of Commerce, Growth Management Services Division, within ten days after adoption.

Section 5. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or federal law or regulation, such decision or pre-emption shall not affect the validity or enforceability of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 6. Effective Date. 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.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 6th day of December, 2022.

First Reading: November 15, 2022
Adoption: December 6, 2022
Published: December 9, 2022
Effective: December 14, 2022

CITY OF MONROE, WASHINGTON:


Geoffrey Thomas (Dec 7, 2022 10:54 PST)

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:


Jodi Wycoff (Dec 7, 2022 11:01 PST)

Jodi Wycoff, City Clerk


Zach Lell (Dec 7, 2022 08:45 PST)

J. Zachary Lell, City Attorney

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Final Audit Report

2022-12-07

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