

**CITY OF MONROE  
ORDINANCE NO. 024/2013**

AN ORDINANCE OF THE CITY OF MONROE,  
WASHINGTON AMENDING ZONING DESIGNATIONS IN  
THE EAST MONROE AREA FROM LIMITED OPEN  
SPACE (LOS) TO GENERAL COMMERCIAL (GC);  
SETTING FORTH SUPPORTIVE FINDINGS; PROVIDING  
FOR SEVERABILITY; AND FIXING A TIME WHEN THE  
SAME SHALL BECOME EFFECTIVE

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WHEREAS, the City Council has received a citizen initiated request for an amendment to the Monroe Zoning Map to rezone a 42.8 acres from Limited Open Space to General Commercial located north of US-2 near the eastern city limits, commonly known as the East Monroe Area; and

WHEREAS, the city of Monroe SEPA Responsible Official issued a Determination of Significance (DS) for this proposal on July 21, 2011, and the City of Monroe issued a Final EIS on September 27, 2013; and

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing to consider the proposed rezone on November 18, 2013; and

WHEREAS, the Monroe Planning Commission forwarded a recommendation to approve the rezone to the Monroe City Council; and

WHEREAS the above-referenced recommendation was based in part on Findings and Conclusions recommended by City Staff and adopted by the Monroe Planning Commission dated December 09, 2013, in support of the rezone; and

WHEREAS, the City Council reviewed the Planning Commission recommendation at the December 10 and 17, 2013, City Council meetings; and

WHEREAS, the Monroe City Council finds that the proposed Zoning Ordinance Amendment is in the public interest and is further consistent with the Comprehensive Plan as amended by Ordinance No. 022/2013, adopted by the City Council on December 17, 2013; and

WHEREAS, the Monroe City Council, after considering all information received, has determined to approve the rezone;

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

Section 1. East Monroe Rezone (RZ2012-01). The Monroe City Council hereby approves the zoning reclassification of certain property located north of US-2 near the eastern city limits, commonly known as the East Monroe Area, and consisting

of tax parcel numbers 270706-001-025-00, 270705-002-061-00, 270705-002-062-00, 270705-002-063-00, and 270705-002-064-00 from Limited Open Space (LOS) to General Commercial (GC), as shown on the attached Exhibit A and incorporated by this reference as if set forth in full. The City Council hereby authorizes and directs that the official zoning map of the City be amended to reflect said rezone in accordance with MMC 18.04.020.

Section 2. Findings. The Monroe City Council hereby adopts the above recitals as findings in support of the zoning map amendment effectuated by this ordinance. The City Council also adopts the Findings and Conclusions recommended by City Staff and adopted by the Monroe Planning Commission dated December 09, 2013, in support of said amendment. Without prejudice to forgoing, the City Council further expressly finds as follows:

A. The zoning map amendment effectuated by this ordinance is consistent with and will implement the City's Comprehensive Plan as amended by Ordinance No. 022/2013.

B. The zoning map amendment effectuated by this ordinance has a substantial relationship to and will serve, the public health, safety and welfare by, *inter alia*, providing for orderly growth and development in accordance with the City's Comprehensive Plan as amended by Ordinance No. 022/2013.

C. There has been a change in circumstances since the current zoning classification of the East Monroe Area was originally adopted. Among other relevant changes in the City's population and employment, need for development of urban uses within the City's UGA, commercial development capacity and growth targets, the Comprehensive Plan land use designation of the subject area is being amended concurrently with this zoning map amendment, and the zoning map amendment effectuated by this ordinance is necessary in order to ensure consistency between the City's development regulations and Comprehensive Plan as required by Chapter 36.70A RCW.

D. The zoning map amendment effectuated by this ordinance is consistent with all other relevant MMC provisions.

E. The zoning map amendment effectuated by this ordinance has been processed in material compliance with all applicable procedural requirements, including without limitation all requirements codified at Title 18 MMC.

Section 3. Copy to Department of Commerce. Pursuant to RCW 36.70A.106, a complete and accurate copy of this ordinance shall be transmitted to the Department of Commerce within ten (10) days of adoption.

Section 4. 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 5. 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.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 26<sup>th</sup> day of December 2013.

1<sup>st</sup> Reading: December 10, 2013  
2<sup>nd</sup> and Final Reading: December 26, 2013  
Published: December 31, 2013  
Effective: January 31, 2014

CITY OF MONROE, WASHINGTON:



Robert G. Zimmerman, Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:



Elizabeth M. Smoot, CMC, City Clerk



J. Zachary Lell, City Attorney

# EXHIBIT A

## Ordinance 024-2013 East Monroe Area Rezone

