

Chapter 22.72

AMENDMENTS TO UNIFIED DEVELOPMENT REGULATIONS

Sections:

22.72.010	Purpose. No Change
22.72.020	Applicability. No Change
22.72.030	General provisions. No Change
22.72.040	Review process. REVISED

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22.72.040 Review process.

A. *Procedure.*

1. Applications for amendments to the unified development regulations shall follow the procedures for a Type ~~V~~I project review, pursuant to MMC [22.84.030](#), Types of project permits.
2. Applications for amendments to the official zoning map by a property owner for a specific property ("site-specific rezone"), which is consistent with the Monroe comprehensive plan, shall follow the procedures for a Type ~~V~~I land use action, as set out in Chapter [22.84](#) MMC, Permit Processing. Such site-specific rezones are a quasi-judicial land use proceeding, for which the hearing examiner will hold the open record public hearing and forward a recommendation to the city council. The city council is the final decision-making body.
3. Applications for an area-wide amendment to the official zoning map ("area-wide rezone"), which is consistent with the Monroe comprehensive plan, shall follow the procedures for a Type ~~V~~I land use action, as set out in Chapter [22.84](#) MMC, Permit Processing.
4. An application for any amendment to the official zoning map that requires an amendment to the Monroe comprehensive plan shall be in accordance with Type ~~V~~I

actions, as set out in Chapter [22.84](#) MMC, Permit Processing. In such cases, an application for an amendment to the official zoning map shall be submitted together with, or subsequent to, an application for a comprehensive plan amendment.

- B. *Public Notice.* Amendments to the unified development regulations shall be subject to all applicable noticing requirements in MMC [22.84.050](#), Public notice requirements.
- C. *Public Hearing.* Pursuant to Table 22.84.060(B)(2): Decision-Making and Appeal Authorities, a public hearing is required for all amendments to the unified development regulations.
- D. *Decision.* The final decision authority, as determined by Table 22.84.060(B)(2): Decision-Making and Appeal Authorities, shall approve, approve with conditions, remand to the recommending authority for further proceedings, or deny the amendment.
- E. *Decision Criteria.* An amendment to the unified development regulations shall not be granted by the decision authority unless the applicant demonstrates that the proposal meets all of the following criteria:
1. The proposed amendment to the development regulations is consistent with the policies and provisions of the Monroe comprehensive plan;
 2. The amendment complies with all other applicable criteria and standards of the Monroe Municipal Code and is consistent with the purpose of this title;
 3. The subject property is suitable for development in conformance with the development regulations applicable under the proposed zoning district;
 4. The proposed amendment advances the public interest of the community;
 5. The amendment does not adversely affect public health, safety, or welfare; and
 6. The amendment is warranted because of changed circumstances, error, or a demonstrated need for additional property in the proposed zoning district, when applicable.
 7. In addition to those criteria in subsections [\(E\)\(1\)](#) through [\(E\)\(6\)](#) of this section, amendments to the official zoning map (rezones) shall also meet all of the following criteria:

- a. The amendment is consistent with the future land use map set out in the Monroe comprehensive plan;
- b. The amendment is compatible with the uses and zoning of the adjacent properties;
- c. The proposed reclassification does not constitute a “spot” zone;
- d. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;
- e. The potential adverse environmental impacts of the types of development allowed by the proposed zone have been identified and can be mitigated taking into account all applicable regulations, or the unmitigated impacts are acceptable; and
- f. The proposed reclassification is an extension of an existing zone, or a logical transition between zones.

F. *Conditions of Approval.* In approving a variance, the decision authority may attach thereto such conditions that they deem to be necessary or desirable in order to carry out the intent and purposes of this title. Additionally, the following conditions shall apply specifically to amendments to the official zoning map:

1. The city may require the applicant to submit a conceptual site plan prior to final approval being granted on an amendment to the zoning map.
2. The city may require the applicant to enter into a concomitant agreement with the city as a condition of the zoning map amendment and may, through that agreement, impose more restrictive development conditions than set out in this title that would be designed to mitigate potential impacts of the amendment and development pursuant thereto.

G. *Ordinance Required.* Action under this chapter, which amends the city's development regulations and/or official zoning map, shall require the adoption of an ordinance by the city council, pursuant to the Monroe Municipal Code and state law.

H. *Revisions to the Official Zoning Map.* Following approval of an amendment to the City of Monroe Official Zoning Map, the city shall modify the official zoning map to reflect the change in zoning districts.

I. *Appeals*. The action of the decision-making body in granting or denying an application for an amendment to the unified development regulations is a final decision appealable to the authority for the specific project type, as identified in Table 22.84.060(B)(2): Decision-Making and Appeal Authorities. (Ord. 001/2025 § 3 (Exh. B); Ord. 005/2019 § 10 (Exh. B))