

**CITY OF MONROE
ORDINANCE NO. 003/2016**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, ADOPTING AN INTERIM ZONING ORDINANCE PURSUANT TO RCW 36.70A.390, RCW 36.70A.302 AND RCW 35A.63.220; ADOPTING AND REAFFIRMING THE CONTINUED ZONING DESIGNATION OF THE EAST MONROE AREA AS LIMITED OPEN SPACE (LOS) DURING THE COMPLIANCE REMAND PERIOD IN CPSGMHB CASE NO. 14-3-0006c; ADOPTING SUPPORTIVE FINDINGS; PROVIDING FOR SEVERABILITY; DECLARATING AN EMERGENCY; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE

WHEREAS, Ordinance Nos. 015/2015 and 016/2016, reclassifying and rezoning the East Monroe property as General Commercial, respectively, were invalidated by the Central Puget Sound Growth Management Hearings Board in an Order Finding Continuing Noncompliance on or about April 1, 2016; and

WHEREAS, the City Council desires to formally designate and reaffirm that the East Monroe Area is, and will remain, in its original Limited Open Space (LOS) designation during the remand period in CPSGMHB Case No. 14-3-0006c while the City determines an appropriate permanent compliance method; and

WHEREAS, it is necessary to immediately adopt this ordinance as an interim measure to prevent any uncertainty regarding the zoning designation of the East Monroe property and prevent any future disputes regarding the accrual of vested rights during the pendency of the remand period; and

WHEREAS, nothing herein shall be construed as limiting or otherwise abridging the City Council's discretion in selecting a method by which to achieve compliance with the CPSGMHB Case No. 14-3-0006c, regarding which the City Council has not yet acted;

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

Section 1. Reaffirmation of LOS Zoning Designation. The Monroe City Council hereby designates and reaffirms the continued 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, as Limited Open Space (LOS), 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 reflect this interim action.

Section 2. Public Hearing. The City Clerk is hereby directed to schedule a public hearing on this ordinance within sixty (60) days of its adoption. At the conclusion of said hearing, the City Council shall adopt legislative findings in support of this ordinance.

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.

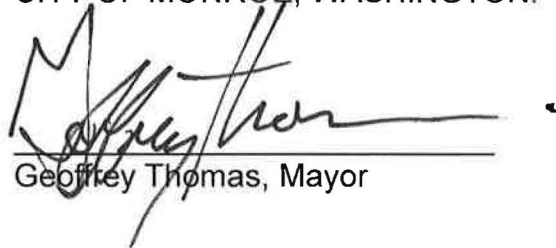
Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date; Duration; Declaration of Emergency. Based upon the recitals above, and as will be further explained in post-adoption findings, the City Council hereby declares an emergency requiring this ordinance to take effect immediately upon passage, and the ordinance shall sunset automatically six (6) months from its effective date unless terminated earlier or extended by subsequent Council action.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 3RD day of May, 2016.

Adopted: May 3, 2016
Effective: May 3, 2016
Published: May 10, 2016

CITY OF MONROE, WASHINGTON:



Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:



Elizabeth M. Smoot, MMC, City Clerk



J. Zachary Lell, City Attorney



ZONING

ZONING DISTRICTS

- (DC) - Downtown Commercial
- (GC) - General Commercial
- (MUNC) - Mixed Use Neighborhood Commercial
- (MUC) - Mixed Use Commercial
- (SC) - Service Commercial
- (PO) - Professional Office
- (GI) - General Industrial
- (LI) - Light Industrial
- (LOSA) - Limited Open Space-Airport
- (LOS) - Limited Open Space
- (PS) - Public Open Space
- (MR6000) - Multi-Family Residential
- (UR6000) - Urban Residential
- (UR9600) - Urban Residential
- (R4) - Residential 4 Dwellings Per Acre
- (SR15000) - Suburban Residential

OVERLAY ZONES

- North Kelsey Planning Area (ORD 009/2010)
- North Kelsey Planned Dev Area (ORD 009/2010)
- Downtown Planning Area (ORD 036/2008)
- Airport Overlay Zone (ORD. 026-2006)
- AEO-SOB Boundary (ORD 029/2003)

BOUNDARIES

- Southwest Study Area
- Urban Growth Area
- Monroe City Limits

Official City of Monroe 2015 Zoning Map
 This is to certify that this is the official zoning map referred to in the zoning ordinance of the city of Monroe, Washington.

Adopted
 (Signed Copy in City Records)

Map data shown is the property of the City of Monroe & Snohomish County. Inaccuracies may exist and the City of Monroe & Snohomish County imply no warranties or guarantees regarding any aspect of data depiction. No real estate decisions are to be made using this map. Please contact the City of Monroe Planning and Permitting Department to verify the designation(s).

