

**CITY OF MONROE
ORDINANCE NO. 022/2015**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, SUPPLEMENTING AND UPDATING THE FUTURE LAND USE MAP AND ASSOCIATED COMPONENTS OF THE CITY'S 2015-2035 COMPREHENSIVE PLAN, INCLUDING FIGURE 3.05, FIGURE 2.03, AND TABLE 3.07, IN ORDER TO ACCURATELY REFLECT AND ACKNOWLEDGE THE CITY'S RECENT RECLASSIFICATION OF THE EAST MONROE AREA FROM LIMITED OPEN SPACE TO GENERAL COMMERCIAL PURSUANT TO ORDINANCE NO. 015/2015; EXPRESSLY ACKNOWLEDGING THE SEPA REVIEW COMPLETED WITH RESPECT TO SAID RECLASSIFICATION; ADOPTING SUPPORTIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE

WHEREAS, by separate enactment (Ordinance No. 021/2015) adopted concurrently with this ordinance, the City has adopted the 2015-2035 Comprehensive Plan update in accordance with the requirements codified at RCW 36.70A.130; and

WHEREAS, during the City's consideration and processing of the 2015-2035 Comprehensive Plan update, the City has simultaneously proceeded with the compliance process arising out of the Growth Management Hearings Board's Final Decision and Order in *Blair v. City of Monroe*, CPSGMHB Case No. 14-3-0006c, which had invalidated the City's previous reclassification of the East Monroe area in 2013; and

WHEREAS, the City's compliance process for CPSGMHB Case No. 14-3-0006c culminated in the City Council's adoption of new ordinances (Ordinance Nos. 015/2015 and 016/2015) again reclassifying and rezoning the East Monroe area from Limited Open Space to General Commercial on November 24, 2015; and

WHEREAS, the specific date upon which the City would ultimately adopt the 2015-2035 Comprehensive Plan update was previously unknown in relation to the date upon which the City would ultimately adopt the new ordinances reclassifying the East Monroe area; and

WHEREAS, throughout the City's consideration and processing of the 2015-2035 Comprehensive Plan update, the draft Future Land Use Map set forth therein temporarily demarcated the East Monroe area as a "study area" in order to reflect the ongoing compliance process and the likelihood that the City Council would again reclassify the East Monroe area from Limited Open Space to General Commercial at some point in 2015; and

WHEREAS, concurrent with the City's adoption of the 2015-2035 Comprehensive Plan update, the City Council desires to formally acknowledge the East Monroe Future Land Use Map amendment effectuated by Ordinance No. 015/2015 and the SEPA analysis underlying said amendment, and to appropriately revise references in the proposed 2015-2035 Comprehensive Plan update that are affected thereby.

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

Section 1. Acknowledgement of East Monroe Future Land Use Map Reclassification and Associated SEPA Review. The Monroe City Council hereby formally acknowledges the 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 to General Commercial, as set forth in Ordinance No. 015/2015. The City Council further formally acknowledges the Supplemental Environmental Impact Statement (SEIS) dated November 2, 2015, prepared in support of and in association with said reclassification.

Section 2. East Monroe Comprehensive Plan Future Land Use Map Designation (Figure 3.05). The reference to the "East Monroe Study Area" on the proposed Future Land Use Map set forth in Figure 3.05 of the 2015-2035 Comprehensive Plan update is hereby abandoned and removed. In accordance with previously adopted Ordinance No. 015/2015, the Comprehensive Plan Future Land Use Map designation for the East Monroe area is General Commercial as indicated in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full. The provisions of this section shall supersede any inconsistent version of Figure 3.05 set forth in Ordinance No. 021/2015 and/or any attachments thereto.

Section 3. East Monroe Comprehensive Plan Concept Diagram Designation (Figure 2.03). The reference to the East Monroe area as Parks/Open Space in the Plan Concept Diagram set forth in Figure 2.03 of the proposed 2015-2035 Comprehensive Plan update is hereby abandoned, removed, and replaced as indicated in Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full. In accordance with previously adopted Ordinance No. 015/2015, the Comprehensive Plan Future Land Use Map designation of the East Monroe area is General Commercial. The provisions of this section shall supersede any inconsistent version of Figure 2.03 set forth in Ordinance No. 021/2015 and/or any attachments thereto.

Section 4. East Monroe Comprehensive Plan Land Use Designations Table (Table 3.07). The reference to the "East Monroe Study Area" in the Land Use Designations Table set forth in Table 3.07 of the proposed 2015-2035 Comprehensive Plan update is hereby abandoned, removed, and replaced as indicated in Exhibit C, attached hereto and incorporated herein by this reference as if set forth in full. In accordance with previously adopted Ordinance No. 015/2015, the Comprehensive Plan Future Land Use Map designation for the East Monroe area is General

Commercial. The provisions of this section shall supersede any inconsistent version of Table 3.07 set forth in Ordinance No. 021/2015 and/or any attachments thereto.

Section 5. Findings. In support of this Ordinance, the Monroe City Council adopts the above recitals and further adopts all findings set forth in and/or incorporated by reference under Ordinance No. 021/2015, and further adopts all findings set forth and/or incorporated by reference under Ordinance No. 015/2015. Without prejudice to the foregoing, the City Council expressly acknowledges that it has considered the provisions of this ordinance concurrently with the amendments set forth in Ordinance No. 015/2015 and Ordinance No. 021/2015 so that the cumulative effect of all such amendments has been appropriately ascertained.

Section 6. Non-Substantive Editing Changes Authorized. The Mayor is hereby authorized to make non-substantive editing changes to the Comprehensive Plan after adoption to provide for consistency and clarity in formatting.

Section 7. 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 days of adoption.

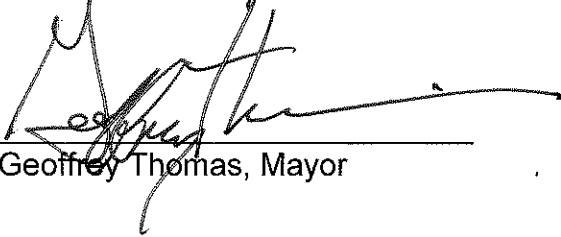
Section 8. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 7. 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 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 8th day of December, 2015.

First Reading: December 1, 2015
Final Reading: December 8, 2015
Published: December 15, 2015
Effective: December 20, 2015

CITY OF MONROE, WASHINGTON:

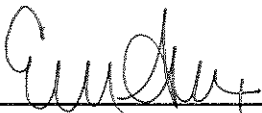


Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

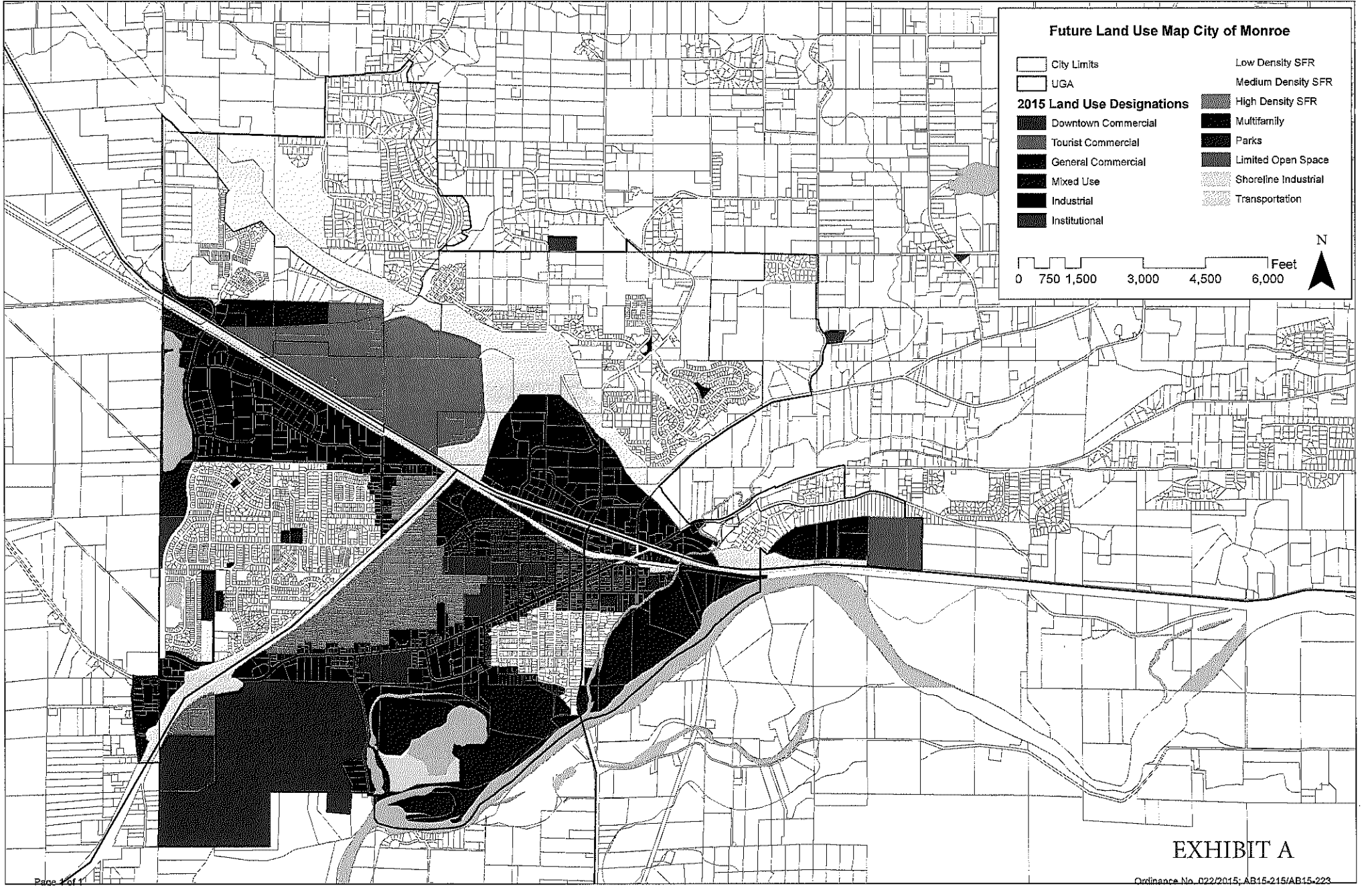
APPROVED AS TO FORM:



Elizabeth M. Smoot, MMC, City Clerk



J. Zachary Lell, City Attorney



Future Land Use Map City of Monroe

- | | | | |
|-----------------------------------|---------------------|--|----------------------|
| | City Limits | | Low Density SFR |
| | UGA | | Medium Density SFR |
| 2015 Land Use Designations | | | High Density SFR |
| | Downtown Commercial | | Multifamily |
| | Tourist Commercial | | Parks |
| | General Commercial | | Limited Open Space |
| | Mixed Use | | Shoreline Industrial |
| | Industrial | | Transportation |
| | Institutional | | |

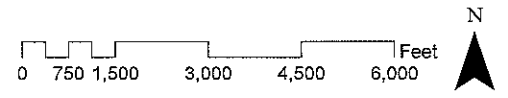


EXHIBIT A

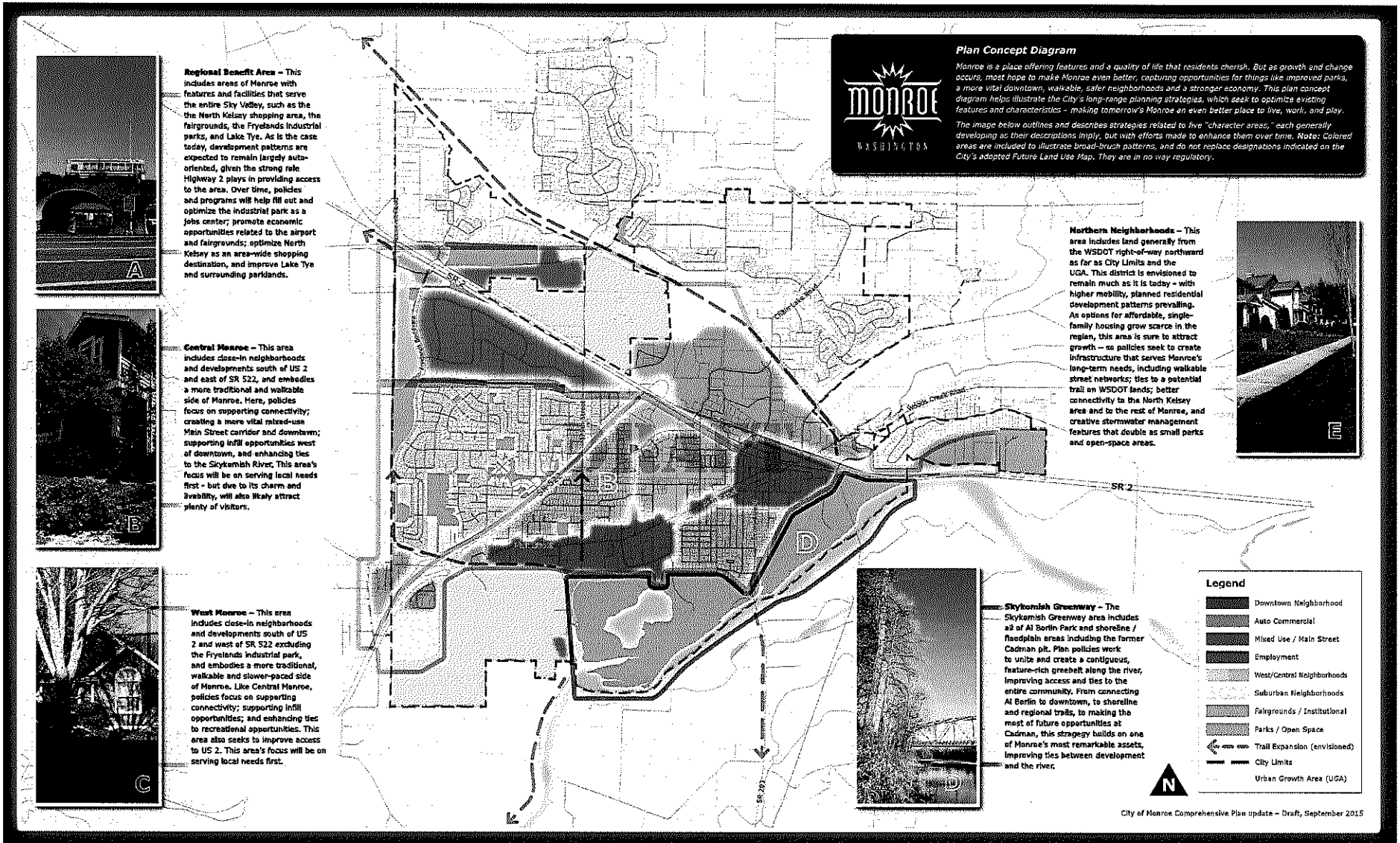


Figure 2.03 - This Plan Concept Diagram illustrates many of Monroe's policies to enhance valued features and characteristics, identifying five main "character areas" with concepts for each. This diagram is provided for illustration purposes only, and does not replace adopted land use designations. (Image source: City of Monroe, Studio Cascade, Inc.)

Table 3.07 – Land Use Designations

Designation	Description
Low Density SFR	<p>The Low Density Single-Family Residential designation will develop at an approximate gross density of three to five units per acre. This is a gross density, applying this density to every acre within the designation regardless of physical constraint. By using a gross density – and not one tied specifically to a particular lot size – developers can explore clustering or other creative design approaches when their sites include constraints imposed by critical areas, easements or rights of way. In cases where land is relatively free of constraint, single-family subdivisions in this designation may have individual lots ranging from about 9,000 square feet to 14,500 square feet. In highly constrained areas individual lots may be smaller.</p> <p>The Low Density SFR designation allows for parks. The Low Density SFR designation allows for neighborhood scale retail and commercial developments along arterials.</p>
Medium Density SFR	<p>The Medium Density Single-Family Residential designation is based on gross density. Unlike the Low-Density SFR designation, these areas can develop at a higher intensity, ranging from approximately five to seven units per acre. Where sites are unconstrained, this can result in individual lot sizes of about 6,000 square feet to 9,000 square feet.</p> <p>The Medium Density SFR designation would allow for parks.</p>
High Density SFR	<p>The High Density Single-Family Residential designation is intended to facilitate redevelopment and transformation in the area generally east of SR 522, south of US 2, north of Main Street, and west of the King Street alignment. Development intensity is set at one unit for every 3,000 square feet of lot area, permitting higher-density housing types, including attached housing like town-homes, on parcels larger than 6,000 square feet in area. This helps to maintain consistency of housing types on infill lots within already subdivided neighborhoods while also allowing the introduction of more compact housing forms on larger sites. This approach is consistent with the intent of the City's existing infill development standards, but the guidance in this plan is to amend those development standards to more closely implement plan policy and to be easier to use, overall.</p> <p>The High Density SFR designation allows for parks.</p>
Multifamily	<p>This designation shall provide for multiple-family residential developments at a range of densities between 12 and 25 dwelling units per acre where the full range of public facilities and services to support urban development exist. Generally, this designation is appropriate for land that is located convenient to principal arterials and to business and commercial activity centers. This designation is intended for areas of infill housing such as the Downtown and the western area of the West Main Street corridor as well as for senior housing developments and other special housing groups.</p>
Downtown Commercial	<p>This designation shall comprise retail and service businesses that cater primarily to pedestrian traffic, including retail shops, personal services, entertainment or restaurants and bars, mixed use and residential uses. Downtown commercial users typically do not include (or cater to) automobile-dependent uses. Mixed-uses can occur within a single building or as multiple structures on the same property. In general, residential uses will be above or behind the primary commercial uses.</p>
Tourist Commercial	<p>The Tourist Commercial designation anticipates a new generation of planning and development in the vicinity of the airport and County Fairgrounds. It welcomes visitor accommodations, entertainment, events, and ancillary commercial development, yet it still may permit business park or related development that may eventually replace the airport. This part of Monroe is geared to serve those who visit, with direct access to a range of transportation infrastructure and unique regional facilities.</p>
General Commercial	<p>This designation comprises most retail, dining, entertainment and similar businesses that are conducted primarily indoors. Commercial uses generally provide services or entertainment to consumers for household use or for business services. Such uses may include, but are not limited to, eating and drinking places, lodging, finance, real estate and insurance, and personal services. Commercial uses may also involve outdoor display and/or storage of merchandise and tend to generate noise as a part of their operations. Such uses include but are not limited to shopping centers, large retailers, grocery stores, retail sales, food and drink establishments, auto, boat and recreational vehicle sales, automobile repair, and equipment rental, and other related uses. Uses within the Commercial designation may also include personal and professional service businesses that commonly locate in office buildings, such as banks, medical and dental clinics, accounting, law, real estate, insurance, travel agencies and similar businesses.</p>

Table 3.07 - Land Use Designations

Designation	Description
Mixed-Use	Mixed-Use areas should be concentrated in areas of the city characterized by a diverse fine-grained mix of land uses; where there is the ability to develop land efficiently through the consolidation and infill of under-utilized parcels; and where infrastructure, transit and other public services / facilities are available or where the city or proponent can provide public services. Mixed-use areas encourage office, retail, and light-industrial uses; compatible high-technology manufacturing; institutional and educational facilities; public and private parks and other public gathering places; entertainment and cultural uses; and attached residential units up to 25 dwelling units per acre integrated throughout the district, within the same property, or inside a single building. Design standards will increase compatibility among the mixed-uses on both the site and structures. Standards to integrate development may include but not be limited to coordinated building design, signage, landscaping, and access configuration. The city will implement this designation by more than one zoning classification. Individual development proposals will take into account the density of adjacent existing development and the capacities of existing and planned public facilities.
Industrial	This designation comprises both light and general industrial uses and may include small-scale ancillary commercial uses. Light industrial includes non-polluting manufacturing and processing, wholesaling, warehousing and distribution and other similar activities, which tend to require large buildings and to generate more large-truck traffic than other types of land uses. General industrial comprises more intensive manufacturing and processing operations than those in light industrial zones. However, all heavy industrial uses (as well as light industrial uses) must meet the performance standards in the zoning ordinance to prevent undue adverse impacts from noise, smoke, dust, glare and other bulk controls.
Institutional	This designation shall include county, state, or federally-owned and operated facilities located within city limits or the urban growth area. These include the Washington State Reformatory, Public Library, and the Evergreen State Fairgrounds, all of which are regional uses, as well as large sites dedicated to school or municipal use.
Parks	This designation shall include public neighborhood, community and regional parks, recreational facilities, and undisturbed natural open space preserved through acquisition by the city or other public entity, transfer of development rights, dedication or other mechanism. Potential sites for parks, recreation facilities and dedicated open space shall be denoted on the plan map to indicate that use is appropriate, but the exact location may not yet be determined. Private parks which may be open to the public but not dedicated to the City are not included in this designation.
Limited Open Space	This designation shall provide for residential uses at a maximum density of one dwelling unit per five acres. Land in this category is appropriate for very low-intensity development because it may lack availability of public services and be impacted by critical areas. Limited Open Space areas can be suitable for buffers between development types or as a low-intensity land use along the edge of the urban growth area. Limited open space areas can also provide for enhanced recreational facilities and linkages to existing or proposed trails and open space systems.
Shoreline Industrial	This designation applies only to the property hosting the existing and continuing Cadman gravel operation. It permits the processing of rock, a land use that was once only appurtenant to the operation's gravel mining that was happening on site. This land use designation acknowledges the continuation of the processing operations, even as the mining portion of the operation phases into reclamation.
Transportation	The transportation designation is applied to large landholdings dedicated to regional transportation purposes. This includes the US 2 corridor, the SR 522 corridor, the railroad corridor and the land owned by WSDOT for the future US 2 bypass. It does not include City owned right-of-way.
East Monroe Study Area	This study area is applied to the portion of east Monroe north of US Highway 2 and at the foot of the bluff, consisting of approximately 45 acres. This area is the subject of a series of comprehensive plan amendments and zone change requests, with the Growth Management Hearings Board (GMHB) now considering the adequacy of the City's environmental review for a commercial designation on the property. The East Monroe Study Area is not considered a designation and is in place only to indicate that the Limited Open Space land use designation may be reconsidered in light of the GMHB order and the City's response. That will allow this comp plan/EIS to proceed with the understanding that supplemental environmental study and an upcoming land use re-designation is in the works.