

ORDINANCE NO. 025/2011

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON AMENDING ZONING DESIGNATIONS IN THE WEST MAIN STREET CORRIDOR FROM GENERAL COMMERCIAL, PROFESSIONAL OFFICE, LIGHT INDUSTRIAL, MULTI-FAMILY RESIDENTIAL AND URBAN RESIDENTIAL TO MIXED USE COMMERCIAL, MIXED USE NEIGHBORHOOD CENTER AND PUBLIC OPEN SPACE AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, the City Council directed City Staff to initiate a request to rezone certain properties located in the West Main Street Corridor generally described as properties adjacent to Main Street, west of Madison Street and south of State Route 522;

WHEREAS, the city of Monroe SEPA Official issued a Determination of Non-Significance (DNS) for this proposal on August 24, 2010;

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing on September 27, 2010, and recommended Approval of the requested rezoning of lands described above from General Commercial, Professional Office, Light Industrial, Multi-Family Residential, and Urban Residential to Mixed Use Commercial, Mixed Use Neighborhood Center and Public Open Space;

WHEREAS, the City provided notice of the proposed Zoning Ordinance Amendment on the City's webpage, through direct mailing, and publication of hearing notices in the Monroe Monitor;

WHEREAS, numerous workshops and hearings were held on the proposed amendment;

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing to consider the proposed Zoning Ordinance Amendments on September 27, 2010;

WHEREAS, the Monroe Planning Commission forwarded recommendations for action to the Monroe City Council on the proposed amendment;

WHEREAS the above referenced recommendation was based on Findings and Conclusions recommended by City Staff and reviewed by the Monroe Planning Commission dated September 27, 2010 in support of the amendments, the Monroe City Council adopts the findings and conclusions in support of the proposed Zoning Code Amendments;

WHEREAS, the City Council reviewed the Planning Commission recommendation at the August 23, September 13, and September 20, 2011 City Council meetings;

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

WHEREAS, the Monroe City Council finds that the proposed Zoning Ordinance

Amendments are in the public interest and are further consistent with the Comprehensive Plan;

WHEREAS, the Monroe City Council considered the recommendation of the Monroe Planning Commission and determined to approve the zoning designation from General Commercial, Professional Office, Light Industrial, Multi-Family Residential, and Urban Residential to Mixed Use Commercial, Mixed Use Neighborhood Center and Public Open Space;

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

Section 1. West Main Street Corridor Rezone (RZ2010-04). The rezone from General Commercial, Professional Office, Light Industrial, Multi-Family Residential, and Urban Residential to Mixed Use Commercial, Mixed Use Neighborhood Center and Public Open Space identified in the whereas clauses above and depicted in Exhibit 1 is hereby approved.

Section 2. Findings, Conclusions, and Analysis. The Monroe City Council adopts the findings and conclusions recommended by City Staff and reviewed by the Monroe Planning Commission dated September 27, 2010, in support of the proposed Zoning Code Amendments to portions of Title 18 of the Monroe Municipal Code.

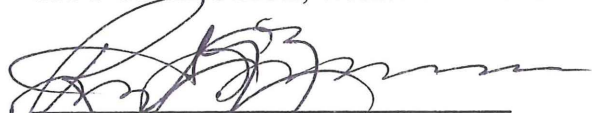
Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. 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.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 18th day of October 2011.

1st Reading: 09/20/2011
2nd Reading: 10/18/2011
Published: 10/25/2011
Effective: 10/30/2011

CITY OF MONROE, WASHINGTON:



Robert Zimmerman, Mayor

ATTEST/AUTHENTICATED:



Eadye Martinson, Deputy City Clerk

APPROVED AS TO FORM:



J. Zachary Lell, City Attorney

EXHIBIT 1

Ordinance 025-2011 Zoning Code Amendment for Rezoning

