

**CITY OF MONROE
ORDINANCE NO. 031/2018**

AN ORDINANCE OF THE CITY OF MONROE,
WASHINGTON, AMENDING MONROE MUNICIPAL CODE
SECTION 18.12.170, DOWNTOWN NEIGHBORHOOD
LAND USE MATRIX; ALLOWING MOTORSPORTS
VEHICLE SALES IN THE EAST DOWNTOWN
NEIGHBORHOOD OF THE DOWNTOWN COMMERCIAL
ZONE AS A PERMITTED USE; SETTING FORTH
SUPPORTIVE FINDINGS; PROVIDING FOR
SEVERABILITY; AND ESTABLISHING AN EFFECTIVE
DATE

WHEREAS, the City adopted amendments in 2016 to Chapter 18.12 MMC, Downtown Commercial (DC) Zone, to create a new land use type to specifically allow the sale of motorsports vehicles in the Roads and Rails neighborhood of the Downtown Commercial zone; and

WHEREAS, the sale of motorsport vehicles may have been inadvertently categorized as a prohibited use in all other downtown subareas; and

WHEREAS, the City of Monroe is proposing text amendments to Monroe Municipal Code (MMC) section 18.12.170, Downtown Neighborhood Land Use Matrix, to also allow motorsports vehicle sales facilities in the East Downtown neighborhood of the Downtown Commercial zone; and

WHEREAS, an evaluation of the environmental impacts of the amendments to MMC Section 18.12.170, resulted in the issuance of a Determination of Non-Significance (DNS) on October 11, 2018, with no appeals filed; and

WHEREAS, pursuant to RCW 36.70A.106, the City provided the Washington State Department of Commerce with notice of intent to adopt the amendments to its development regulations and was granted a 14-day expedited review; and

WHEREAS, on October 22, 2018, the Monroe Planning Commission held a study session to discuss the proposed amendments to MMC Section 18.12.170; and

WHEREAS, the City issued a Notice of Public Hearing on October 12, 2018, which was at least ten calendar days prior to the date of the public hearing, pursuant to MMC 21.40.020(A)(1); and

WHEREAS, MMC subsection 21.20.040(B) requires that amendments to the subdivision code, zoning code, and environmental code (MMC Titles 17 through 20) require Planning Commission review and recommendation; and

WHEREAS, the Monroe Planning Commission held a duly noticed public hearing on October 29, 2018, to accept public testimony on the proposed code amendments; and

WHEREAS, at the conclusion of the October 29, 2018, public hearing, the Planning Commission voted unanimously to recommend approval of the proposed amendments; and

WHEREAS, the Monroe City Council conducted a first reading of the proposed ordinance on November 27, 2018, and second reading on December 11, 2018, to discuss the proposed amendments to the Monroe Municipal Code at duly noticed public meetings.

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

Section 1. Findings. The above recitals and the content of Agenda Bill Nos. AB18-253 and AB18-271 are hereby adopted as legislative findings in support of the amendments set forth in this ordinance. The City Council further adopts by reference the findings contained in the Planning Commission's November 5, 2018, recommendation and finding of facts.

Section 2. Amendment of MMC Section 18.12.170. Monroe Municipal Code section 18.12.170, Planning and Zoning -- Downtown Commercial Zone - Downtown neighborhood land use matrix, is hereby amended to add the following conforming use:

18.12.170 Downtown neighborhood land use matrix.

Downtown Neighborhood Land Use Zoning Matrix	Downtown Commercial Zone				
	Residential Neighborhood	Rails and Roads Neighborhood	Historic Main Area	East Downtown Neighborhood	Downtown Promenade
Motor vehicle sales facility – Motorsports Only		P		P	

P = Permitted use; A = Accessory use; C = Requires a conditional use permit; and EPF = Essential public facility (see Chapter 18.15 MMC)

Section 3. Copy to Commerce. Pursuant to RCW 36.70A.106, a true and correct copy of this ordinance shall be transmitted to the Department of Commerce, Growth Management Services Division, within ten days after adoption.

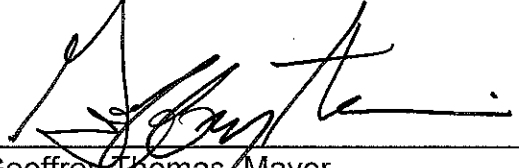
Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause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

Section 5. Effective Date. This ordinance shall be in full force and effect five days from and after its passage and approval and publication as required by law.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 14th day of December, 2018.

First Reading: November 27, 2018
Adoption: December 11, 2018
Published: December 14, 2018
Effective: December 19, 2018

CITY OF MONROE, WASHINGTON:




Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:



Elizabeth M. Adkisson, MMC, City Clerk

J. Zachary Lell, City Attorney