

**CITY OF MONROE
ORDINANCE NO. 032/2018**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING MONROE MUNICIPAL CODE SECTIONS 18.10.050, ZONING LAND USE MATRIX, 18.10.135, NORTH KELSEY DESIGN GUIDELINES, 18.10.140 (TABLE C), COMMERCIAL / INDUSTRIAL ZONING DISTRICT BULK DEVELOPMENT REQUIREMENTS, AND 18.86.050, REQUIRED NUMBER OF PARKING SPACES; PROVIDING FOR HORIZONTAL AND VERTICAL MIXED-USE DEVELOPMENT THAT INCORPORATES MULTIFAMILY HOUSING, RETAIL SPACE, AND OPEN SPACE IN THE NORTH KELSEY PLANNED DEVELOPMENT AREA; SETTING FORTH SUPPORTIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City purchased approximately twenty-three acres of land from Snohomish County in 2005, which is referred to as the North Kelsey Planned Development Area (NKPSDA); and

WHEREAS, the City master planned the property, together with other City-owned land in the area, with the intent of developing retail, office space, and a public "village green" for community gatherings; and

WHEREAS, the City Council approved the North Kelsey Development Plan in 2003 by adopting Ordinance No. 015/2003, which was amended in 2007 by Ordinance No. 024/2007; and

WHEREAS, the market for retail and office space has fundamentally changed in recent years as a result of the recession and the growing dominance of on-line sales and ecommerce retailers; and

WHEREAS, the City is presently working to update the Tjerne Place/North Kelsey Planned Development Area site plan to reflect these changes in the retail and housing market by providing for a combination of horizontal and vertical mixed-use, multifamily housing, retail space, and open space; and

WHEREAS, planned site plan revisions require the City to amend development regulations to allow residential development, increase maximum allowed building heights, and modify parking standards to incorporate five stories of living space above parking in the Tjerne Place/North Kelsey Planned Development Area; and

WHEREAS, the environmental impacts of the amendments to MMC Sections 18.10.050, 18.10.135, 18.10.140, and 18.86.050, 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 Sections 18.10.050, 18.10.135, 18.10.140, and 18.86.050; 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 to recommend approval of the proposed amendments; and

WHEREAS, the Monroe City Council conducted a first reading of Ordinance No. 032/2018 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. AB18-254 and AB18-272 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 18.10.050. Monroe Municipal Code Section 18.10.050, Planning and Zoning – Land Use Zoning District and District Requirements - Zoning land use matrix, is hereby amended to provide as follows:

Conforming Use	Public Open Space	Limited Open Space	Limited Open Space – Airport	SR 15,000	UR 9,600	Residential 4 Units	UR 6,000	MR 6,000	Mixed Use Commercial p ⁶	Mixed Use Neighborhood Center p ⁷	General Commercial	Service Commercial	Downtown Commercial	Professional Office	Light Industrial	General Industrial
Aviation																
Aircraft and flight schools			P ⁵													
Aircraft hangars and parking areas			P ⁵													
Aircraft sales, rentals, repair (major and minor), rebuilds, and maintenance services			P ⁵													
Airports, landing fields, and heliports	EPF	EPF	EPF													
Aviation fuel sales			P ⁵													
Storage and sale of aviation fuel, oil, and other fluids commonly used in aircraft			P ⁵													
Government and Education																
Fire stations	P	C	A ¹	C	C	C	C	C	P	P	P	P	See Chapter 18.12 MMC	C	P	P
Government facilities	P								P	P	C	C	See Chapter 18.12 MMC	C	C	C
Jails	C															
Libraries	P								P	P	P	P		C	P	P
Preschools	C	C		C	C	C	C	C	C	C	C	C	See Chapter 18.12 MMC	C	C	C
Schools	P	C		C	C		C	C	C	C	C	C		C	C	
State and local correctional facilities	EPF															
State educational facilities including colleges, community colleges, and universities, ten acres in size or larger	EPF								EPF		EPF				EPF	EPF
Work release facilities	EPF								EPF							
Health Services																
Clinics, health services	P								P	P	P	P	See Chapter 18.12 MMC	P	P	
Hospitals	EPF								EPF	EPF	EPF	EPF	See Chapter 18.12 MMC	EPF		
In-patient facilities, including substance abuse and mental health facilities	P								C	C	C	C	See Chapter 18.12 MMC	P	P	
Industrial Uses																
Animal shelters									C		C		See Chapter 18.12 MMC		C	C
Animal slaughtering, processing, and/or incidental rendering		S									S				S	S
Asphalt batch plants (mix asphalt)															C	P
Auto wrecking yards															C	C
Cement manufacturing	S	S													S	S
Fabrication shops			A ¹						C		C				P	P
Mineral extraction	S	S													S	S
Outdoor storage			A ¹						A						P ⁴	P ⁴
Printing plants									P						P	P
Processing of sand, gravel, rock, black soil, and other natural deposits	S	S													S	S
Recycling centers									C						C	C
Shake and shingle mills															P	P
Tow truck operations									C		C	C	See Chapter 18.12 MMC		C	C
Warehouses			A ¹						A		P				P	P

Infrastructure/Utilities																
Electrical transmission lines of higher voltage than 115 kV, in existing corridors	P	P		P	P	P	P	P	P	P	P	P	See Chapter 18.12 MMC	P	P	P
Electrical transmission lines of higher voltage than 115 kV, in new corridors	C	C		C	C	C	C	C	C	C	C	C	See Chapter 18.12 MMC	C	C	C
Regional transit stations, including bus, train, and other high-capacity vehicle bases	EPF	EPF	EPF						EPF	EPF	EPF	EPF	See Chapter 18.12 MMC	EPF	EPF	EPF
Sewer treatment plants/facilities	EPF	EPF							EPF	EPF					EPF	EPF
State and regional transportation facilities including highways of statewide significance	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	See Chapter 18.12 MMC	EPF	EPF	EPF
Utility power-generating facilities, public or private, including hydroelectric	S								S	S					S	S
Utility services	P	P	P ⁷	P	P	P	P	P	P	P	P	P	See Chapter 18.12 MMC	P	P	P
Parks/Recreation																
Parks and recreation facilities	P	C ⁴		C ⁴	C ⁴	C ⁴	C ⁴	C ⁴	P	P						
Parks, RV		C									C					
Public stables	C	C														
Residential and Associated Uses																
Accessory dwelling units				P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P	P			See Chapter 18.12 MMC			
Temporary dwellings, security guard	A ²	A ²	A ¹	A ²	A ²	A ²	A ²	A ²	A	A ²	A ²	A ²	A ²	A ²	A ²	A ²
Dwellings, farm worker		A		A							A	A				
Dwellings, mobile home/manufactured home		P		P	P	P	P	P								
Dwellings, multifamily								P	P	P	P ¹⁰		See Chapter 18.12 MMC	P		
Dwellings, single-family		P	P ⁶	P	P	P	P	P	P ¹	P ¹ , P ²			See Chapter 18.12 MMC	P		
Dwellings, townhouse								P	P	P			See Chapter 18.12 MMC	P		
Family day care				A	A	A	A	A	A	A						
Group homes, Type 1		P		P	P	P	P	P		P			See Chapter 18.12 MMC	P		
Group homes, Type 2		C ²		C ²	C ²	C ²	C ²	C ²		C			See Chapter 18.12 MMC	C ²		
Halfway houses		EPF		EPF	EPF	EPF	EPF	EPF		EPF			See Chapter 18.12 MMC	EPF		
Home occupations				P	P	P	P	P	P	P			See Chapter 18.12 MMC	P		
Mobile/manufactured home parks				C	C	C	C	C								
Model home(s) and sales offices				P	P	P	P	P	P	P				P		
Nursing and/or convalescent homes	P							C	P	P	C	C		P		
Retirement housing/ assisted living facilities								P ²	P	P		C ³	See Chapter 18.12 MMC	P ²		
Temporary dwelling unit			A ¹	C	C		C	C	A	A				C		
Retail and Commercial																
Art galleries									P	P	P	P	See Chapter 18.12 MMC	P	P	
Bakeries									P	P	P	P	See Chapter 18.12 MMC		P	P
Breweries									P						P	P
Breweries, micro									P	P	P	P	See Chapter 18.12 MMC		P	P
Coffee shops			A ¹						P	P ⁸	P	P	See Chapter 18.12 MMC	A	P	P

Convenience stores									P	P ⁸	P	P	See Chapter 18.12 MMC			
Department stores											P		See Chapter 18.12 MMC			
Drug store/pharmacy			A ¹						P	P ⁸	P	P	See Chapter 18.12 MMC	A		
Garden produce		P		C	C				P	P	P	P	See Chapter 18.12 MMC		P	P
Greenhouses, retail		P							P		P	P	See Chapter 18.12 MMC		P	P
Grocery stores									P	P	P		See Chapter 18.12 MMC	P	P	P
Hardware store 1									P	P	P	P	See Chapter 18.12 MMC		P	
Hardware store 2									C		P	P			P	
Home improvement centers											P				P	
Lumber yards									A		P		See Chapter 18.12 MMC		P	P
Motor vehicle sales facility									P		P	P	See Chapter 18.12 MMC		P	P
Restaurants			A ¹						P	P	P	P	See Chapter 18.12 MMC	C	P	P
Retail stores			A ¹						P	P	P	P	See Chapter 18.12 MMC		P	P
Secondhand stores									P	P	P	P	See Chapter 18.12 MMC			
Taverns									P	C	P	P	See Chapter 18.12 MMC			
Tool sales and rental									P		P	A	See Chapter 18.12 MMC		P	P
Wholesale establishments									P						P	P
Service																
Amusement facilities									P		P	C	See Chapter 18.12 MMC		P	P
Auto repair, minor			P ⁵						P		P	P	See Chapter 18.12 MMC		P	P
Auto repair, major									C		P	P			P	
Banks									P	P ⁸	P	P	See Chapter 18.12 MMC			
Bed and breakfasts		C	A ¹		C	C	C	C		P				P		
Car washes									P		P	P			P	P
Cleaning establishments									P	P	P	P	See Chapter 18.12 MMC		P	P
Clubs			A ¹						P	C	P	P	See Chapter 18.12 MMC	C		
Clubs, fitness		P							P	P	P	P	See Chapter 18.12 MMC	A	P	P
Day care centers		C ¹		C ¹	C ¹	C ¹	C ¹	C ¹	P	C	C ¹	C ¹	See Chapter 18.12 MMC	C ¹	A	A
Fix-it shops			A ¹						A	A	P	P	See Chapter 18.12 MMC		P	P
Hotels									C				See Chapter 18.12 MMC			
Kennels				C					C		C	C	See Chapter 18.12 MMC		C	C
Locksmiths									P	P	P	P	See Chapter 18.12 MMC			
Mini self-storage			A ¹										See Chapter 18.12 MMC		P	P
Motels			A ¹						C		P	P	See Chapter 18.12 MMC			
Print shops									P	P	P	P	See Chapter 18.12 MMC	C	P	P
Professional offices			P ⁷						P	P	P	P	See Chapter 18.12 MMC	P	P	P
Religious institution	P	C		C	C	C	C	C	P	P	P	P	See Chapter 18.12 MMC	P	P	C
Research facilities									P					P	P	P
Service establishments									P	P	P	P	See Chapter 18.12 MMC	C	P	P
Service stations									P		P	P	See Chapter 18.12 MMC		P	
Veterinary clinics/animal hospitals									P ¹¹	P ¹¹	C	C	See Chapter 18.12 MMC	P	P	P

Other															
Adult entertainment (business use)										P ¹	P ¹	See Chapter 18.12 MMC		P ¹	P ¹
Agricultural uses		P		P											
Cemeteries	P	C													
Hazardous/dangerous waste facilities	EPF							EPF		EPF				EPF	EPF
Mortuaries								P	P	P	P	See Chapter 18.12 MMC	P		
Parking lots	P			A ¹				P	P	A	A	See Chapter 18.12 MMC	A	A	A
Shooting ranges (indoor)								P		P	P	See Chapter 18.12 MMC		P	P
Solid waste handling and/or transfer facilities	EPF									EPF				EPF	EPF
Solid waste landfills	EPF														

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

Notations to Zoning Matrix

- Existing single-family dwellings in MUC are considered allowed, legally conforming uses. Existing single-family dwellings that are destroyed may be rebuilt within the building footprint as it existed immediately prior to the destruction. No other new single-family residences are permitted.
- Existing single-family dwellings in MUC that are converted to a nonresidential use for no longer than twelve months may be converted back to residential use.
- Existing single-family dwellings in MUNC are considered allowed, legally conforming uses. Existing detached single-family dwellings that are destroyed may be rebuilt in accordance with current code setback requirements. No other new detached single-family residences are permitted.
- Existing single-family dwellings in MUNC that are converted to a nonresidential use may be converted back to residential use.

P¹ Must be located within the city's defined adult entertainment boundary.

P² Based upon bedrooms as opposed to dwelling units in any combination of one-, two- and/or three-bedroom units, not to exceed the maximum density allowed in the underlying zoning district. The standard formula would be to use the maximum allowed density per acre (forty-three thousand five hundred sixty square feet divided by minimum zone lot size) multiplied by three (standard bedroom equivalent unit) to achieve bedroom density. For example, in the MR 6,000 zone, a one-acre site could achieve thirty-three bedrooms per acre (43,560/4,000 = 10.89 or 11 dwelling units per acre x 3 = 33).

P³ All outdoor storage shall be enclosed by a six-foot-tall site-obscuring fence or wall, and shall include a Type III landscaping buffer along the exterior perimeter of the property or site (see MMC 18.78.030).

P⁴ Must meet criteria outlined in Chapter 18.40 MMC, Accessory Dwelling Units.

P⁵ Subject to Chapter 18.60 MMC, Airport Compatibility.

P⁶ Individual commercial uses should be limited to thirty thousand square feet or less. The city may allow buildings up to sixty thousand square feet with a conditional use permit per Chapter 18.96 MMC.

P⁷ Individual commercial uses should be limited to ten thousand square feet or less. The city may allow buildings up to thirty thousand square feet with a conditional use permit per Chapter 18.96 MMC.

P⁸ Drive-up facilities not permitted.

P⁹ If any outdoor caging of animals is proposed, a conditional use permit is required per Chapter 18.96 MMC.

P¹⁰ Multifamily is only permitted in the Tjerne Place/ North Kelsey Planned Development Area and when in conjunction with a mixed use development identified in MMC 18.10.135(A)(2).

C¹ Limitation on number of children permitted per establishment.

C² Group homes that qualify as essential public facilities shall follow the regulations in Chapter 18.15 MMC, Essential Public Facilities.

C³ Based upon bedrooms as opposed to dwelling units; see P2.

C⁴ If a parks and recreation facility is the primary use a conditional use permit will be required; if the facility is secondary to a larger project, the use is considered accessory.

A¹ Subject to Chapter 18.60 MMC, Airport Compatibility.

A² See MMC 18.10.085 for additional requirements.

Section 3. Amendment of MMC 18.10.135. Monroe Municipal Code Section 18.10.135, Planning and Zoning – Land Use Zoning District and District Requirements - North Kelsey design guidelines, is hereby amended to provide as follows:

18.10.135 Tjerne Place/North Kelsey ((design guidelines-))planned development area.

A. The Tjerne Place/North Kelsey Planning Area is located north of SR 2, south of the proposed SR 2 bypass, east of the SR 522 overpass and west of Chain Lake Road. The Tjerne Place/North Kelsey Planning Area is graphically depicted on the map attached to the ordinance codified in this section and incorporated herein as if set forth in full.

1. Design Guidelines.

a. ((B))The North Kelsey Design Guidelines prepared by Makers Architecture and Urban Design and attached to the ordinance codified in this section are hereby adopted and incorporated into this section by this section by this reference as

if set forth in full. All development within the Tjerne Place/North Kelsey Planning Area shall comply with the design guidelines.

b. ((C))All development within the Tjerne Place/North Kelsey Planning Area shall comply with the North Kelsey Design Guidelines, subject to the requirements of MMC 18.10.130.

2. Mixed Use. The purpose of allowing mixed use is to place attached, high density housing in close proximity to goods and services. Vertical and horizontal mixed use developments are allowed in the Tjerne Place/North Kelsey Planned Development Area and shall comply with the following:

a. Vertical mixed use incorporates a commercial and a multifamily residential use in one structure.

i. A minimum of fifty percent of the ground floor must be dedicated to a commercial use.

ii. The minimum density shall be twenty-four units per gross acre.

b. Horizontal mixed use incorporates a mix of structures independently containing multifamily residential and commercial uses.

i. The mixed use development shall be contained within one parcel or contiguous parcels under one ownership.

ii. A minimum of fifty percent of the gross usable lot(s) area shall be for commercial development. The commercial area of a lot shall be developed at a minimum of twenty percent ground floor commercial. A document, in a form acceptable to the City Attorney, shall be recorded against the property restricting residential development on the portion of the property designated commercial consistent with this section.

iii. The minimum density shall be twenty-four units per gross acre.

Section 4. Amendment of 18.10.140 (Table C). Monroe Municipal Code Section 18.10.140 (Table C), Planning and Zoning – Land Use Zoning District and District Requirements – Bulk Requirements - Commercial/Industrial Zoning District Bulk Development Requirements, is hereby amended to provide as follows:

Table C – Commercial/Industrial Zoning District Bulk Development Requirements

	Commercial/Industrial						
	Commercial/Office					Industrial	
	GC	GC – NKPDA ⁴	SC	DC	PO	GI	LI
Minimum Lot Size, in sq. ft.	NA	NA	NA	per MMC 18.12.200	4,000	NA	NA

Table C – Commercial/Industrial Zoning District Bulk Development Requirements

	Commercial/Industrial						
	Commercial/Office					Industrial	
	GC	GC – NKPDA ⁴	SC	DC	PO	GI	LI
Minimum Lot Width	NA	NA	NA	NA	per Table A	NA	NA
Maximum Lot Coverage¹	100%	100 percent	85%	per MMC 18.12.200	75%	85%	85%
Maximum Building Height in Feet	35 – 45	Commercial – 45 Residential – 65	35	per MMC 18.12.200	35	35 – 45	35
Front Yard Setback	20	NA	20	per MMC 18.12.200	10	20	20
Side Yard Setback^{2,3}	IBC/IFC	IBC/IFC	IBC/IFC	per MMC 18.12.200	5 w/ total 10	IBC/IFC	IBC/IFC
Rear Yard Setback²	IBC/IFC	IBC/IFC	IBC/IFC	per MMC 18.12.200	10	IBC/IFC	IBC/IFC
Landscape Buffer	5 ft. perimeter / 20 ft. residential	5 ft. perimeter ⁵	5 ft. perimeter / 20 ft. residential	5 ft.	5 ft.	5 ft. perimeter / 20 ft. residential	5 ft. perimeter / 20 ft. residential

Notes:

1. Except as required by the landscape and parking district requirements.
2. Landscape buffers will be five feet along property lines; however, the city may waive the five-foot perimeter landscape buffer for internal property lines when the adjacent properties share parking, access, or other common features that will make intensive landscaping impractical.
3. Commercial and industrial zoned properties shall maintain a twenty-foot landscaped setback buffer from any properties that allow residential uses, including properties across rights-of-way.
4. NKPDA means the Tjerne Place/North Kelsey Planned Development Area.
5. If a conflict exist between code requirements, the North Kelsey Design Guidelines shall supersede the landscape requirements of this chapter.

Section 5. Amendment of MMC 18.86.050. Monroe Municipal Code Section 18.86.050, Planning and Zoning – Off-Street Parking Regulations - Required number of parking spaces, is hereby amended to provide as follows:

18.86.050 Required number of parking spaces.

The minimum number of off-street parking spaces shall be as follows for the listed uses:

Required Off-Street Parking

Type of Use	Required Parking Spaces
Single-family and multifamily dwellings	2 for each unit
Mixed use multiple-dwelling units ¹ (1- Studio/1 bedroom 2- 2 or more bedrooms)	((1-))1.5 per dwelling unit ((2- 2.0 per dwelling unit))
Churches, mortuaries and funeral homes	1 for each 4 fixed seats
Convalescent homes, nursing and rest homes	1 for every 4 beds with a minimum of 10 stalls

Required Off-Street Parking

Type of Use	Required Parking Spaces
Fast-food restaurants	1 for each 100 square feet of gross floor area
Food stores and retail establishments	1 for each 200 square feet of gross floor area
Hospitals	2 for each employee and 1 for each bed
Motels, hotels, rooming houses, boardinghouses	1 for each room plus additional parking in accordance with the schedule for restaurants and/or conference facilities
Bowling alleys	5 spaces per alley plus additional parking in accordance with the schedule for restaurants if appropriate
Mortuaries	1 for each 4 seats
Banks, office uses and professional buildings	1 for each 400 square feet
Dental and medical clinics	1 for each 200 square feet of floor area plus one space per employee
Outdoor sports areas or parks	Shall be determined by the hearing body when granting a special use permit
Places of public assembly, auditoriums, stadiums, clubs, exhibition halls, community centers and theaters	1 for every 4 persons based on occupancy load or seats (if fixed)
Post offices	1 for each 400 square feet of gross floor area
Private clubs	1 for every 4 persons based on occupancy load
Public facilities, including libraries, City Hall, police and fire stations	Shall be determined by the hearing body when granting a special use permit
Schools, including preschool, elementary, junior high, private and parochial schools	1.5 for each staff member plus parking required for any public assembly areas as outlined above
High school	1 for each staff member, 1 for every 10 students, plus parking required for any public assembly areas as outlined above
Manufacturing and industrial uses of all types, except a building used exclusively for warehouse purposes	1 per employee plus 1 per 800 square feet of gross floor area
Warehouses, storage buildings or structures used exclusively for storage purposes, except mini self storage	1 per 1,000 square feet (less office space). 1 per 300 square feet of office space
Mini self storage	1 space per each 10 storage cubicles equally distributed in close proximity to storage buildings plus 1 space for each 50 storage cubicles to be located at the project office
Service or repair shop, including retail store handling exclusively bulky merchandise such as automobiles and furniture	1 for every 400 square feet of gross floor area
Auto wrecking yards	15 spaces for yards less than 10 acres in size and 25 spaces for yards 10 acres and larger in size
Utility and communication establishments without regular on-site employment	1 space
Taverns/restaurants	1 for every 4 persons based on occupancy load

1. In mixed use zones, off-street parking shall include adequate parking stalls to meet the sum of the requirements for the various uses as listed in the required parking table. For example, if a site has office and residential uses, the parking area would need to include the required number of parking spaces for both uses; provided, the director or designee may approve a reduction of up to twenty percent of the required off-street parking spaces, per MMC 18.86.050, when the applicant enters into a joint parking agreement, for use of a cooperative parking facility, in accordance with MMC 18.86.070 and 18.86.080.

Section 6. 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 7. 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 8. 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 11th 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:

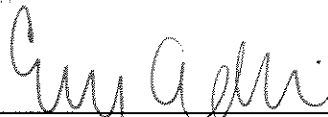


Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:



Elizabeth M. Adkisson, MMC, City Clerk



J. Zachary Lell, City Attorney