



City of Monroe
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NOTICE OF APPEAL DEADLINE AND VENUE

2013 Comprehensive Plan and Zoning Map Amendments

Decision: on December 26, 2013, the Monroe City Council approved Ordinance No. 022/2013 amending the Monroe Comprehensive Plan, including text amendments and a Land Use Map amendment concerning the East Monroe area and Ordinance No. 024/2013 adopting the East Monroe rezone.

Description: Ordinance No. 022/2013 includes the following three comprehensive plan amendments:

- Text amendments to the Natural Environment, Land Use, Housing, and Economic Development Elements that have been revised for the 2015 update
- Revising the Capital Facilities Element for changes to the school impact fees language
- And changing the land use designation for the East Monroe property (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

Ordinance No. 024/2013 formally rezones the East Monroe area (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 in accordance with above-referenced Comprehensive Plan amendment.

SEPA Determination: A DNS was issued for the Comprehensive Plan Text Amendments on November 12, 2013. A DNS was issued for the Capital Facilities Element revisions regarding school impact fees on September 24, 2012. No challenges or appeals were received by the City for the two aforementioned actions. An FEIS was issued for the East Monroe Comprehensive Plan Amendment and Rezone on September 27, 2013. An appeal of the FEIS was received on October 18, 2013 and a public hearing of the appeal was held before the Monroe Hearing Examiner on November 7th, 2013. The Hearing Examiner issued his decision upholding the adequacy of the FEIS on December 5, 2013. The appellants requested the Hearing Examiner to reconsider his decision on December 16, 2013. The Hearing Examiner denied the motion to reconsider his decision on December 26, 2013.

Appeal: There is no administrative appeal for the City Council's action in approving the above-referenced ordinances.

Notice is hereby given that any further appeals of Ordinance No. 022/2013, Ordinance No. 024/2013, and the SEPA FEIS for the East Monroe Comprehensive Plan Amendment and Rezone (File No. 13-APHE-0001) must be filed with the Washington Growth Management Hearings Board (GMHB). Pursuant to RCW 36.70A.280 and RCW 36.70A.290, any such appeal must be initiated by a petition filed with the GMHB and served within 60 days after the City's publication of the summary of Ordinance No. 022/2013 adopting the underlying East Monroe Comprehensive Plan amendment and Ordinance No. 024/2013, adopting the East Monroe rezone. The petition must follow and comply with the applicable procedures and standards set forth in Chapter 36.70A RCW and WAC 242-03-200 et seq.

Dated this 6th day of January, 2014.

Melissa Sartorius, AICP
Senior Planner

Posted / Mailed: January 6th, 2014