



MONROE PLANNING COMMISSION
Agenda Item Cover Sheet

TITLE:	Critical Areas Ordinance – Code Amendment
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Date	Project No(s).	Contact	Presenter	Item
09/12/16	CA2016-03 and SEPA2016-012	Shana Restall	Shana Restall	Old Business

Discussion: 08/22/2016 and 09/12/2016

Public Hearing: Tentatively scheduled for 10/10/16 in front of the City of Monroe Planning Commission

- Attachments:**
1. Draft Ordinance - Critical Areas (MMC Chapter 20.05)
 2. Matrix Comparing Existing and Proposed Code
 3. City of Monroe Map of Critical Areas and Buffers dated December 4, 2008
 4. Map of Existing and Proposed Wetland Buffers prepared September 7, 2016 – **This will be handed out at the meeting**
 5. State Environmental Policy Act (SEPA) Checklist dated August 17, 2016
 6. SEPA Determination of Nonsignificance issued August 23, 2016
 7. Letter from Doug Gresham, PWS with the Washington State Department of Ecology dated September 6, 2016 and received by the City on September 6, 2016

DESCRIPTION/BACKGROUND

This agenda item is a continuation of the discussion of potential Critical Areas Ordinance amendments that the Planning Commission began on August 22, 2016.

The City’s critical areas regulations are contained in MMC Chapter 20.05. That Chapter defines “Critical areas” as,

“Critical areas” means any of the following areas or ecosystems: critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, geologically

hazardous areas, and wetlands as defined by the Growth Management Act (Chapter [36.70A](#) RCW) and this chapter.”

The amendments seek to clarify issues that have been raised in the City’s administration of the regulations, A draft ordinance has been prepared (Attachment 1) and a matrix highlighting the changes between the existing and proposed code is enclosed as Attachment 2.

A public hearing before the Planning Commission is anticipated to be held on October 10, 2016.

One comment letter was received during the comment period that ran subsequent to issuance of the State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS), which was issued on August 23, 2016. The written comments were submitted by the Washington State Department of Ecology and are included as Attachment 7.

RECOMMENDED ACTION

Discussion only.
