



**MONROE PLANNING COMMISSION**  
**Agenda Item Cover Sheet**

<b>TITLE:</b>	<i>Review of Revised UDR Signage Chapter</i>
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<b>DATE:</b>	<b>FILE NUMBER:</b>	<b>CONTACT:</b>	<b>PRESENTER:</b>	<b>ITEM:</b>
12/10/2018	N/A	Amy Bright Ben Swanson	Amy Bright Ben Swanson	Old Business # 1

**Discussion:** 03/05/2018, 04/16/2018, 05/14/2018, 06/04/2018, 08/06/2018, 10/29/2018, 11/26/2018, 12/3/18, and 12/10/2018

**Public Hearing:** N/A

**Attachments:** 1. UDR Signage Memo

**DESCRIPTION/BACKGROUND**

The City is in the process of drafting a new unified development code to take the place of the existing development regulations in the Monroe Municipal Code, which are located in Titles 17 through 21. The current development regulations will be repealed and then replaced with one all-inclusive title known as the Unified Development Regulations (UDR). In addition to reflecting the goals and policies adopted in the City's 2015 – 2035 Comprehensive Plan, the proposed unified development code intends to simplify and streamline Monroe's development process. City staff has previously brought forward to the Planning Commission a draft chapter of the UDR containing proposed signage regulations for review. The Planning Commission gave direction regarding the proposed regulations, and staff is now bringing the revised standards back to the Planning Commission for additional review (Attachment 1).

<b>RECOMMENDED ACTION(S):</b> Review the revised UDR chapter and provide direction to staff.
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**DATE:** December 10, 2018  
**TO:** City of Monroe Planning Commission  
**FROM:** Ben Swanson, Community Development Director  
Shana Restall, Principal Planner  
**SUBJECT:** Request for Direction regarding UDR Signage Regulations

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### **PROJECT SUMMARY**

To develop a consolidated land use code that is consistent with and more effectively implements the adopted 2015-2035 Comprehensive Plan, the City is in the process of drafting new development regulations to take the place of the existing development code in Monroe Municipal Code (MMC) Titles 17, 18, 19, 20, and 21. All titles comprising the existing development regulations will be repealed and replaced with one comprehensive title known as the Unified Development Regulations (UDR). In addition to reflecting the goals and policies adopted in the City's 2015-2035 Comprehensive Plan, the proposed unified development code intends to simplify and streamline Monroe's development process.

### **DISCUSSION TOPICS**

As the Planning Commission is responsible for the review and refinement of the proposed UDR, staff is seeking direction from the Commission concerning banners across public rights-of-way. Staff's inquiries and associated discussion points are provided below.

A. Question(s):

1. Which parties, if any, should be allowed to install banners that span across the public right-of-way?
2. If permitted, who shall conduct the review of the signage and be the decision authority on said banners?
3. Which of the options provided below, if any, should the City pursue?

B. Discussion:

Staff has been updating the signage code to comply with a 2015 federal court decision on the Reed v. Town of Gilbert case along with a subsequent ruling by the Ninth Circuit Court of Appeals. Guidance is sought from the Council regarding provisions regulating the placement of banners above and across public rights-of-way. This issue most directly affects properties on Main Street in the Downtown Commercial zone. Three options for addressing these types of banners have been considered and are described as follows:

1. Prohibit all banners in and/or across public rights-of-way
2. Only governmental agencies (City, school district, fire district, etc.) may place banners in and/or across a public right-of-way
3. Allow anyone to may place banners in and/or across a public right-of-way with an applicable permit