



MONROE PLANNING COMMISSION
Agenda Item Cover Sheet

TITLE:	<i>UDR Buildable Lands Analysis and Population Capacity in Single-Family Residential Zoning Districts</i>
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DATE:	FILE NUMBER:	CONTACT:	PRESENTER:	ITEM:
12/10/2018	N/A	Ben Swanson Shana Restall	Ben Swanson Shana Restall	Old Business # 11

Discussion: 06/18/2017, 07/09/2018, and 12/10/2018

Public Hearing: N/A

Attachments: 1. Population Capacity Memo and Staff Recommendation

DESCRIPTION/BACKGROUND

The 2015 – 2035 City of Monroe Comprehensive Plan adopted a Land Use Map that provides a parcel-level plan for future land use in the City. RCW 36.70A.040 requires that cities required to plan under the Growth Management Act adopt “development regulations that are consistent with and implement the comprehensive plan.” At present, the City’s zoning designations are inconsistent with the land use designations in the adopted Comprehensive Plan. Pursuant to state law, the City must bring development regulations, which includes land use and zoning into compliance with the Comprehensive Plan. Portions of the City will need to be rezoned as part of the UDR drafting and adoption process.

According to RCW 36.70A.115, jurisdictions required to plan under the Growth Management Act must demonstrate that they have sufficient capacity to accommodate their allocated growth targets. The buildable lands analysis calculates future residential capacity in Monroe and determines whether the City will have adequate capacity to meet its population growth targets, as based on the future zoning designations. Staff will be presenting the results of the buildable lands analysis prepared for the UDR process , as well as recommendations for maximum allowed densities for low-density and medium-density single-family residential zoning districts.

RECOMMENDED ACTION(S):

Staff is seeking direction regarding maximum residential densities in single-family residential zoning districts.