

**ORDINANCE NO. 17-300**

**An Ordinance Amending the City Of Monroe Comprehensive Plan Text and Zoning Map to Create a Business Development Highway Corridor Overlay for Designation of Certain Land within the City.**

WHEREAS, the Monroe Planning Commission held a public hearing on May 1, 2017 on the proposed Comprehensive Plan and Zoning Map amendments, and public notice of said meeting was published in the Tri-County News, a newspaper of general circulation in the City of Monroe, and the public was offered an opportunity to testify along with statements from various officials and staff and the contents of that meeting have been reduced to written form; and

WHEREAS, the Planning Commission has recommended in favor of the proposed map and text amendments; and

WHEREAS, the City Council held a public hearing on May 22, 2017, on the proposed amendments, and public notice of said meeting was posted and the public was offered the opportunity to testify along with various officials and staff; and

WHEREAS, on May 22, 2017 the city council approved the first reading of the ordinance by an unanimous vote and declared an emergency for the immediate implementation of the ordinance; and

WHEREAS, on May 22, 2017 the city council approved the second reading of the ordinance and the adoption of the ordinance by unanimous vote to amend the Comprehensive Plan and Zone designations of the subject property and there is a need to update the Comprehensive Plan and Zoning Maps of the City;

NOW THEREFORE, THE CITY OF MONROE ORDAINS AS FOLLOWS:

Section 1. The Comprehensive Plan and Zoning Map of the City of Monroe, as adopted, is amended with a new zone establishing a Highway Corridor (HZ) "Exhibit A" generally outlaid as a 300 foot zone from centerline of Highway 99W starting at the Monroe Cemetery Road intersection and extending to Territorial Highway until 350 feet south of Dragon Street intersection and shown in "Exhibit B".


Section 2. The City Council adopts the Findings of Fact as presented at the public hearing and incorporated by reference

Section 3. This Ordinance becomes effective immediately upon passage by the Council.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS 22<sup>nd</sup> DAY OF MAY, 2017.

  
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Paul Canter, Mayor

ATTEST

  
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Rick A. Hohnbaum, City Recorder

**SECTION 30. ADOPTION BY COUNCIL.**

(1) Except as subsection (2) of this section allows adoption at a single meeting and subsection (3) of this section allows reading by title only, an ordinance shall be fully and distinctly read in open council meeting on two different days before being adopted by the council.

(2) Except as subsection (3) of this section allows reading by title only, the council may adopt an ordinance at a single meeting by the express unanimous votes of all council members present, provided the ordinance is read first in full and then by title.

(3) A reading of an ordinance may be by title only if:

a. No council member present at the reading requests that the ordinance be read in full or

b. At least one week before the reading:

i. A copy of the ordinance is provided for each council member,

ii. Three copies of the ordinance are available for public inspection in the office of the custodian of city records, and

iii. Notice of their availability is given by written notice posted at the city hall and two other public places in the city.

(4) An ordinance read by title only has no legal effect if it differs substantially from its terms as it was filed prior to the reading unless each section so differing is read fully and distinctly in open council meeting before the council adopts the ordinance.

(5) Upon the adoption of an ordinance, the ayes and nays of the council members shall be entered in the record of council proceedings.

(6) After adoption of an ordinance, the custodian of city records shall endorse it with its date of adoption and the endorser's name and title of office.

**SECTION 31. EFFECTIVE DATE.**

A non-emergency ordinance takes effect on the 30th day after its adoption or on a later day the ordinance prescribes. An ordinance adopted to meet an emergency may take effect as soon as adopted.

**CHAPTER IX: PUBLIC IMPROVEMENTS****SECTION 32. PROCEDURE.**

(1) The procedure for making, altering, vacating, or abandoning a public improvement shall be governed by general ordinance or, to the extent not so governed, by applicable state law. Proposed action on a public improvement that is not declared by two-thirds of the council present to be needed at once because of an emergency shall be suspended for six months upon remonstrances by owners of land to be specially assessed for the improvement. The number of owners necessary to suspend the action shall be prescribed by general ordinance. A second such remonstrance suspends the action only with the consent of the council.

(2) In this section "owner" means the record holder of legal title or, as to land being purchased under a land-sale contract that is recorded or verified in writing by the record holder of legal title, the purchaser.