

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, December 10, 2018**

The special meeting of the Monroe Planning Commission was held on **Monday, December 10, 2018 at 7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chair Tuttle called the meeting to order at 7:06 p.m.

ROLL CALL

Land Use Permit Supervisor Kim Shaw called the roll.

Commissioners Present: Chair Tuttle, Commissioner Bull, Commissioner Duerksen, Commissioner Fisher, Commissioner Jensen, Commissioner Rousey and Commissioner Stanger

Staff Present: Community Development Director Ben Swanson, Principal Planner Shana Restall and Land Use Permit Supervisor Kim Shaw

COMMENTS FROM CITIZENS

Lelah Vaga
3245 158th Ave SE
Bellevue WA. 98008

Ms. Vaga is representing Verizon and she is offering her assistance for the Wireless Communication Wireless Facilities Chapter. Ms. Vaga provided a synopsis of how wireless communications have affected many citizens with the technological services.

Rick Hanson
PO Box 2289
Snohomish WA. 98291

Mr. Hansen shared his concerns about the regulations and the retention walls. He wondered how will that affect the low range housing? Future development will be on restricted sites with slopes which may affect building. Cost of retaining wall vs. basements could be a hindrance.

APPROVAL OF MINUTES

November 5, 2018

Commissioner Rousey made the motion to accept the minutes of November 5, 2018 with the changes as noted. Motion seconded by Commissioner Bull. Motion carried 7/0.

December 3, 2018

Commissioner Bull made the motion to accept the minutes of December 3, 2018 with the changes as noted. Seconded by Commissioner Fisher. Motion carried 7/0.

PUBLIC HEARING

NONE

OLD BUSINESS

1. Unified Development Regulations (UDR) - Signage Chapter

Director Swanson explained that there were some additional questions that needed to be addressed in the Sign Chapter. Specifically the banner over the public right of way. This has to fall into a category and right now it doesn't seem to fit into any of those that are within this chapter. After lengthy debate and discussion among the commissioners, it was the consensus that the banners over the Right of Ways be not for profit only. Director Swanson also explained that there had been questions on the allowance for off premise signage. Does the commission want to leave it as it is stated or if commercial signage will be allowed, follow what is current, or get rid of it all together. This would be similar to the wayfinding signage. The direction from the PC was to mirror the wayfinding signage.

The following chapters (2-5) will be coming back to the commission at a future meeting.

2. Unified Development Regulations (UDR) - Design Standards Chapter
3. Unified Development Regulations (UDR) - Landscaping Chapter
4. Unified Development Regulations (UDR) - Temporary Uses Chapter
5. Unified Development Regulations (UDR) - Permit Review and Processing Chapter

6. Unified Development Regulations (UDR) - Tree Canopy Retention Chapter

Principal Planner Restall explained that there are 3 versions in the packet of the tree canopy revisions. Attachment 1 is current. Attachment 2 was an attempt to scale it back and take the homeowner out of the equation. The first section has additional edits. Commissioner Bull would like to see it more uniform and there should be some minimum coverage requirements.

Rick Hanson
PO Box 2289
Snohomish WA. 98291

Mr. Hanson addressed the Commission and commented that with a 6000 s.f. lot, that wouldn't leave much on the lot for a house. With the requirements of open space for developments, can there be no plantings in the open space that are already required?

The commission discussed the pros and cons of the 20% for individual lots which seemed a bit extreme. Question of what is the minimum and giving the homeowners the option of doing it themselves or not. There will be further research continuing on this and will be coming back for further discussion.

Commissioner Duerksen does not like the idea of telling home owners what they can and can't do on their property. Planner Restall asked for the commissioners thoughts on the three options (labeled A,B,C) being provided. Unanimous consensus was to go with Option #1/A.

The following chapters (7-10) will be coming back to the commission at a future meeting.

7. Unified Development Regulations (UDR) - Industrial Zoning Districts Chapter
8. Unified Development Regulations (UDR) - General Commercial Zoning Districts Chapter
9. Unified Development Regulations (UDR) - Multifamily Residential Zoning District Chapter
10. Unified Development Regulations (UDR) - Mixed Use Zoning Districts Chapter

11. Unified Development Regulations (UDR) - Buildable Lands

Principal Planner Restall explained there were some changes that she has incorporated. Staff is recommending that maximum residential densities for low and medium density single family residential zones be established as shown in the attached table. The consensus of the commissioners is to support the 4 & 7 designations (Option A).

Commissioner Fisher made the motion to extend the meeting past 9:00. Motion seconded by Commissioner Bull. Motion carried 7/0.

12. Unified Development Regulations (UDR) - Land Use

This chapter will be coming back to the commission at a future meeting.

NEW BUSINESS

1. Unified Development Regulations (UDR) - Wireless Communications Facilities Chapter

Principal Planner Restall explained that previously there had been a model ordinance prepared by Ogden Murphy Wallace and there was a consortium of cities that created this code.

Lelah Vaga
3245 158th Ave SE
Bellevue WA. 98008

Ms. Vaga offered to do a presentation for the commission if they would request it. She explained that the process is being clarified. She gave examples again of how the benefits of wireless facilities are impacting cities.

Small cells have been around since approximately 2014. Ms. Vaga gave some specific details on what the small cells consist of. The commissioners had some questions about what the changes are that 5G will bring? Ms. Vaga explained it will be much faster, etc. This will impact telecommuting greatly.

DISCUSSION BY COMMISSIONERS AND STAFF

Planner Restall and Director Swanson wanted to thank the Planning Commissioner for all of the work they've done on the UDR project.

Commissioner Jensen wondered if there had been any news on possible businesses occupying the old Albertsons? Director Swanson said that there has not been anything proposed yet that the city is aware of.

Commissioner Duerksen informed the commissioners that she will be resigning the end of this year and next week, December 17th, will be her last meeting.

ADJOURNMENT

Commissioner Rousey made a motion to adjourn at 9:30 p.m. Motion seconded by Commissioner Jensen. Motion carried 7/0.

Bridgette Tuttle
Chair

Kim Shaw
Land Use Permit Supervisor