

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, July 10, 2017**

The regular meeting of the Monroe Planning Commission was held on **Monday, July 10, 2017 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 7:03 p.m.

ROLL CALL

Planning Commission Secretary Leigh Anne Barr called the roll.

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

Commissioners Excused: Commissioner Duerksen & Commissioner Fisher

Staff Present: Community Development Director Ben Swanson, Senior Planner Shana Restall, Senior Planner Anita Marrero and Secretary Leigh Anne Barr

COMMENTS FROM CITIZENS

NONE

APPROVAL OF MINUTES

Commissioner Stanger moved to accept the June 26, 2017 meeting minutes as written. Seconded by Commissioner Rousey. Motion carried 5/0.

PUBLIC HEARING

NONE

OLD BUSINESS

Re-Introduction and discussion of Code Amendment CA2016-03 and SEPA2016-012 - Critical Areas (MMC Chapter 20.05)

Community Development Director Ben Swanson gave a review of the background of the Critical Areas Ordinance. Director Swanson explained the requirement of using best available science and its role in the proposed changes. The revised ordinance uses the Department of Ecology's best available science to determine buffer size based on categories in addition to habitat scores.

Senior Planner Shana Restall clarified that City Council asked Staff to put the ordinance on hold so further research could be conducted on the Department of Ecology's comment about using best available science. The results of the research is the change that is now being presented. Director Swanson gave an overview of mitigation banks and their role in wetland retention and development.

Commission members expressed a concern for property owners with the increased buffer zones and future small scale development. Commissioner Jensen requested that staff take into consideration the possibility of negative comments at the public hearing and come prepared with answers for the difficult questions.

NEW BUSINESS

1. Introduction to the 2015-2035 Comprehensive Plan

Senior Planner Shana Restall provided an overview on comprehensive plans, how they are amended and how they relate to development regulations. Main points include Growth Management Act, partially vs. fully planning jurisdictions, comprehensive plan definition and elements, development regulations and types of amendments.

Chair Tuttle inquired about current plan amendments that have been submitted. Director Swanson gave an overview of a few city proposed changes.

Chair Tuttle suggested that the revisions to the Downtown Master Plan be put into the docket process. Director Swanson indicated that he would look into it and discuss the possibility with the Mayor and administration.

2. Code Amendment / School Mitigation Fees

Senior Planner Anita Marrero explained that the updated versions of the Monroe and Snohomish School District Capital Facilities Plan have been received and will need to be amended in the comprehensive plan and added as a code amendment. The Snohomish School District Capital Facilities Plan was not previously included in the City's code.

Chair Tuttle expressed concern about new fees creating a deterrent to developers in buying property in Monroe. Data from surrounding cities and their school district fees were requested of staff to compare how Monroe and Snohomish fees fit in the range.

DISCUSSION BY COMMISSIONERS AND STAFF

Director Swanson confirmed the field trip date of July 17th at 6:45pm. Commissioner Stanger informed commission that he has possible jury duty for the next 2 weeks. Destinations for the July 17th trip will be Duvall & Monroe. A future field trip will be planned to visit Bothell.

Commissioner Bull requested a map showing current and future developments in city limits for next week's field trip.

Commissioner Stanger explained an example from a trip to Ohio that could be an improvement to the City's Al Borlin park. A Historical Park with exhibits and persons dressed in time appropriate clothing answering questions would turn the park into a destination.

Commissioner Jensen made an inquiry about road closed signs within the City that have been left out past their intended dates. Director Swanson indicated that he would look into which department is in charge of such signs.

Chair Tuttle wanted to know when Lake Tye barricades around the new play equipment will be removed. Director Swanson indicated that he would look into that as well.

Chair Tuttle asked who is responsible for Parks planning. Director Swanson explained that is a Parks project but it will come through Planning Commission near the end of its review after it has been through the Parks Board. This year the City is working on a Master Plan for Lake Tye and the Cadman site.

ADJOURNMENT

Commissioner Jensen made a motion to adjourn at 8:47pm, seconded by Commissioner Bull. Motion carried 5/0.



Bridgette Tuttle
Chair



Leigh Anne Barr
Planning Commission Secretary