

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
Monday, August 28, 2017**

The regular meeting of the Monroe Planning Commission was held on **Monday, August 28, 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 7:01 p.m.

**ROLL CALL**

**Planning Commission Secretary Leigh Anne Barr** called the roll.

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

**Commissioners Excused:** Commissioner Rousey

**Staff Present:** Senior Planner Shana Restall and Secretary Leigh Anne Barr

**COMMENTS FROM CITIZENS**

NONE

**APPROVAL OF MINUTES**

Commissioner Jensen moved to accept the August 14, 2017 meeting minutes as written. Seconded by Commissioner Bull. Motion carried 6/0.

**PUBLIC HEARING**

**Raspberry Hill Rezone (RZ2016-03) from UR9600 (Urban Residential 9,600) to R-4 (Residential 4 dwellings per acre)**

Chair Tuttle opened the Public Hearing.

**Staff Presentation**

Senior Planner Shana Restall gave a presentation summarizing the Raspberry Hill rezone that is associated with a preliminary plat and Planned Residential Development (PRD). The rezone would change the zoning from UR9600 which allows 3.63 units/acre to R4 which allows 4.00 units/acre.

Senior Planner Restall gave an overview of the quasi-judicial rezone process and reminded Planning Commission that their recommendation must be based on whether the rezone is consistent with the Comprehensive Plan and if the proposal is beneficial to the public.

Commissioner Jensen asked whether R4 has different bonuses than UR9600 in PRDs. Senior Planner Restall explained zoning does not affect the bonuses in PRDs and in this case there will be a 30% bonus regardless of the zoning.

Commissioner Stanger asked about growth targets and if we are in fact, under our targets at the current time. Planner Restall explained that we are lacking capacity to meet our growth targets at this point, however Monroe's buildable lands analysis was conducted under a different set of assumptions after Monroe updated the comprehensive plan and we are now looking to meet those growth targets. The buildable lands analysis uses the comprehensive plan designation not the zoning, so the Raspberry Hill rezone would not have an impact on the study.

Commissioner Duerksen asked what the zoning is of the areas surrounding Raspberry Hill. Senior Planner Restall explained the surrounding areas are all over the board including R4, UR9600, UR6000 and SR15000.

Senior Planner Restall addressed the Appearance of Fairness by asking the series of questions in the Planning Commission Rules and Procedures. No challenges were made.

### **Applicant Presentation**

#### **Ry McDuffy**

Land Resolutions  
3605 Colby Ave  
Everett, WA 98201

Mr. McDuffy stated that they agree with staff recommendations, and that this rezone falls into the density allowed in the comprehensive plan.

Commissioner Jensen asked for clarification on how many units are being gained with just the rezone and not the PRD. Senior Planner Restall clarified that Raspberry Hill would go from 18 to 20 lots with just the rezone, which is prior to adding in the PRD bonus density of 30%.

### **Public Testimony**

#### **Justin Niemela**

13523 Muir Dr SE  
Monroe, WA 98272

Mr. Niemela expressed his concern over Highway 2 and traffic for both safety and congestion, and asserted that it should be addressed before we add additional density to Monroe. Mr. Niemela also addressed schools and the noise from the racetrack as current problems that should be considered when making a rational decision about the rezone.

#### **Mark Peeples**

13515 Muir Dr SE  
Monroe, WA 97272

Mr. Peeples' biggest concern is water coming off the property. Past development and their improvements have not been properly maintained. He would like clarification on how the Raspberry Hill site development will take water into account.

**Jacob Walker**  
15877 169<sup>th</sup> Ave SE  
Monroe, WA 97272

Mr. Walker does not believe that the two lots gained in this rezone is a large enough scale to put the added burden on the applicant of proving their case. He believes that speeding up the development of roads and infrastructure in Monroe would help to make the citizens of Monroe more comfortable with the growth and development in the community.

**Henry Parker**  
18709 137<sup>th</sup> St SE  
Monroe, WA 98272

Mr. Parker expressed concern that the additional development and the resulting traffic and water runoff from this development is not being addressed. He would like to see 191<sup>st</sup> reopened as well as additional steps taken to reduce the impact on current residents of Monroe.

**Melinda Peeples**  
13515 Muir Dr SE  
Monroe, WA 98272

Mrs. Peeples would like to know what steps would be possible if the development is built but does not adequately plan for stormwater runoff. Does the City bear responsibility for granting permission to build or would a personal lawsuit be required?

### **Planning Commission Deliberation**

Commissioner Jensen pointed out that two comment letters were also included in the packet.

Commissioner Duerksen moved to close public testimony of the public hearing. Seconded by Commissioner Jensen. Motion carried 6/0.

Chair Tuttle asked for Senior Planner Restall to clarify when the best time in the process is for these concerns. Senior Planner Restall suggested that the public hearing with the Hearing Examiner is the best place to have their voices heard.

Commissioner Duerksen moved to close the public hearing. Seconded by Commissioner Stanger. Motion carried 6/0.

Commissioner Jensen asked for clarification on how traffic is calculated. Senior Planner Restall informed commission that traffic is part of plat process not rezone process. The traffic projects listed in the current comprehensive plan take into account the rezone of sites such as Raspberry Hill. The best way for citizens to address traffic concerns would be through a comprehensive plan amendment or overhaul, both processes have public involvement.

Commissioner Stanger moved to direct staff to draft findings of fact and conclusions of law to approve an amendment to the City of Monroe's official zoning map to change the zoning designation of the Raspberry Hill rezone area from UR9600 to R4. Seconded by Commissioner Bull. Motion carries 6/0.

**OLD BUSINESS**

NONE

**NEW BUSINESS**

Senior Planner Restall explained that the new City Administrator was unable to attend tonight's meeting and she sends her apologies.

**DISCUSSION BY COMMISSIONERS AND STAFF**

Senior Planner Restall highly encouraged commissioners to attend the Short Course on local planning in Sultan on October 11, 2017. RSVPs to Secretary Leigh Anne Barr would be helpful.

The kick off meeting with consultants BHC for the Unified Development Regulations took place and the process is now under way.

Commissioner Bull suggested having a contact list of people the public could contact to enact change.

**ADJOURNMENT**

Commissioner Bull made a motion to adjourn at 8:30pm. Seconded by Commissioner Jensen. Motion carried 6/0.

  
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Bridgette Tuttle  
Chair

  
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Leigh Anne Barr  
Planning Commission Secretary