

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, January 14, 2019**

The regular meeting of the Monroe Planning Commission was held on **Monday, January 14, 2019 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 7:03p.m.

ROLL CALL

Planning Commission Secretary Leigh Anne Barr called the roll.

Commissioners Present: Chair Tuttle, Vice-Chair Bull, Commissioner Rousey, Commissioner Jensen, Commissioner Silva and Commissioner Fisher

Commissioners Excused: Commissioner Stanger

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

COMMENTS FROM CITIZENS

Rick Hanson
PO Box 1142
Monroe, WA 98272

Mr. Hanson is concerned about multifamily housing in Monroe under the new Unified Development Code. He is concerned that the changes will have a negative on an already underserved market.

APPROVAL OF MINUTES

Commissioner Jensen made a motion to accept the minutes of November 26, 2018 with the discussed changes. Motion seconded by Commissioner Rousey. Motion carried 6/0.

Commissioner Rousey made a motion to accept the minutes of January 7, 2019 as written. Motion seconded by Commissioner Silva. Motion carried 6/0.

PUBLIC HEARING

NONE

OLD BUSINESS

1. Unified Development Regulations (UDR) – Design Standards Chapter

Mr. Hanson made reference to his January 14, 2019 letter addressed to the Planning Commission. Mr. Hanson had several concerns about the design standards that he believes would affect a developers' ability to produce affordable housing in Monroe.

Commissioners discussed requiring garages and if there should be a standard size. Commissioners and Mr. Hanson discussed the requirement to have the front of a house face the road. Director Swanson suggested the wording of that section be updated to better reflect the intent of the code.

Commissioner Jensen is in favor of scaling back the design standards. Chair Tuttle observed that the design standards are there for a reason and that they are a requirement of the comprehensive plan. Director Swanson noted that one of the goals of the design standards was to limit departures so the code doesn't become subjective.

Director Swanson reviewed the commercial section of the design standards. Commissioners discussed different material selections and adding some definitions.

Commissioner Jensen moved to extend the meeting past 9pm at 8:47pm. Seconded by Commissioner Bull. Motion carried 6/0.

2. Unified Development Regulations (UDR) – Landscaping Chapter

Mr. Hanson is concerned that some of the landscape requirements will increase cost for development.

The Commissioners discussed parking lot buffers that increase as the size of the lot increases. The Commissions decided, without unanimous support, that the parking lot buffers are acceptable as written. Director Swanson suggested that the wording be changed to shall average 10' in width with no less than 5' width as a compromise.

NEW BUSINESS

1. Shoreline Master Program (SMP) – Introduction to Periodic Update

Senior Planner Anita Marrero gave a brief description of what has been done with the update so far, and what is still left to accomplish with regards to the periodic Shoreline Master Program (SMP) update. The last update was completed in August 2008. The first public outreach for this cycle was National Night Out and all the information is available on the City website as well. The SMP first goes to Planning Commission for recommendation, then to City Council and finally the Department of Ecology or final approval. Director Swanson elaborated that the SMP is not entirely environmental, it also allows water dependent uses to have access to water without all the area being taken up by residential uses. It also helps to ensure public access to water.

DISCUSSION BY COMMISSIONERS AND STAFF

NONE

ADJOURNMENT

Commissioner Rousey made a motion to adjourn at 9:54p.m. Motion seconded by Commissioner Silva. Motion carried 6/0.



Bridgette Tuttle
Chair



Leigh Anne Barr
Planning Commission Secretary