

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
Monday, February 25, 2019**

The special meeting of the Monroe Planning Commission was held on **Monday, February 25, 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 7:01 p.m.

**ROLL CALL**

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

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

**Commissioners Excused:** Commissioner Silva

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

**COMMENTS FROM CITIZENS**

NONE

**APPROVAL OF MINUTES**

Commissioner Bull asked for clarification on the statistic given by Commissioner Silva about housing prices in Monroe. Commissioner Rousey made a motion to accept the minutes of January 10, 2019 as amended. Motion seconded by Commissioner Jensen. Motion carried 6/0.

Commissioner Bull made a motion to accept the minutes of January 14, 2019 as written. Motion seconded by Commissioner Rousey. Motion carried 6/0.

Commissioner Fisher made a motion to accept the minutes of January 28, 2019 as written. Motion seconded by Commissioner Rousey. Motion carried 6/0.

**PUBLIC HEARING**

**1. Unified Development Regulations**

Chair Tuttle opened the public hearing.

Community Development Director Ben Swanson gave an overview of the Unified Development Regulations (UDR) updated process to date. Director Swanson then continued with a chapter by chapter review and a brief description of the changes in each chapter. Director Swanson also noted that the City has recently received additional public comment that was distributed to the Planning Commissioners at tonight's meeting.

Chair Tuttle opened public testimony portion of the public hearing.

**Public Testimony**

**Devendra Maharaj**

Bellevue, WA

Mr. Maharaj with Verizon presented several changes that Verizon would like to see in the wireless communications chapter.

**Wade Edelbrock**

18543 Cascade View Drive

Monroe WA, 98272

Mr. Edelbrock is the owner of Waco Construction which is currently located in a light industrial zone, but will be changing to tourist commercial under the proposed code. Mr. Edelbrock does not believe that tourist commercial is not a good fit for that area and when trying to relocate his business, he is having trouble finding light industrial properties in Monroe to move to.

**David Demarest**

800 W Main St

Monroe, WA 98272

Mr. Demarest expressed concern over sections of the proposed code as it related to duplexes and condominiums.

**Matt Dubas**

Bothell, WA

Mr. Dubas along with this business partner is working on developing a property off of Chain Lake Rd and he is concerned that both properties on either side were able to provide recreational space to receive a density bonus and they would like to be able to use the same standards for their property.

Commissioners and staff briefly discussed the comments and direction for the next meeting.

Commissioner Stanger made a motion to continue the public testimony portion of the public hearing to the Planning Commission meeting on March 11, 2019. Motion seconded by Commissioner Jensen. Motion carried 6/0.

**OLD BUSINESS**

**1. Shoreline Master Program Update**

Senior Planner Anita Marrero explained that the Shoreline Master Program update is different than the UDR update, as the Shoreline regulations only affect a small number of properties in Monroe near the shoreline. The update must include any state updates from 2007-2017 as well as any updates to the City code. Senior Planner Marrero has been working with an Ecology Regional Planner on all the updates and he will be present at the March 25, 2019 public hearing.

**NEW BUSINESS**

NONE

**DISCUSSION BY COMMISSIONERS AND STAFF**

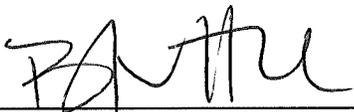
Director Swanson announced that the City received a SEPA Determination of Non-Significance for a possible merger of Fire District 7 and the City of Lake Stevens.

Commissioner Bull asked if over 55 communities are exempt from impact fees. Director Swanson would have to check but he noted that it's considered a tax so changes would go through City Council.

Director Swanson announced that both the building inspector and building official will be retiring this year and City Council has approved a change to a deputy building official position.

**ADJOURNMENT**

Commissioner Jensen made a motion to adjourn at 7:54.m. Motion seconded by Commissioner Bull. Motion carried 6/0.



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Bridgette Tuttle  
*Chair*



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Leigh Anne Barr  
*Planning Commission Secretary*

