

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, June 10, 2019**

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

ROLL CALL

Planning Commission Secretary Leigh Anne Barr called the roll.

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

Commissioners Excused: Commissioner Fisher.

Staff Present: City Administrator Deborah Knight, Community Development Ben Swanson, Principal Planner Shana Restall and Secretary Leigh Anne Barr.

Economic Development Advisory Board – Sally King, Allan Dye and Katy Woods.

COMMENTS FROM CITIZENS

NONE

APPROVAL OF MINUTES

Commissioner Stanger made a motion to accept the minutes of May 13, 2019 with the grammatical changes. Motion seconded by Commissioner Rousey. Motion carried 6/0.

PUBLIC HEARING

NONE

PRESENTATION

Tjerne Place/Tarragon Development Proposal with the Economic Development Advisory Board (EDAB)

City Administrator Deborah Knight gave an introduction to the Tjerne Place development and addressed some of the concerns that had been voiced on social media including traffic, affordable housing and school district capacity.

Drew Davis with Tarragon started his presentation with a background of Tarragon, which is a regionally based and privately owned development company with a wide portfolio of development projects. Tarragon plans to be long term holders of the properties they develop, including Tjerne Place. Mr. Davis then presented an overview of the proposed development of the Tjerne Place area.

The Planning Commissioner and members of the Economic Development Advisory Board (EDAB) asked questions about the proposal and voiced their concerns and praises of the proposed design. Topics covered include parking, building heights, affordable housing and mixing in more commercial uses.

Community Development Director Ben Swanson explained that the City did some preemptive studies to make sure the proposal is heading in a viable direction, but he noted that this is just the beginning of the process. City Administrator Knight summarized the discussion from the Commissioners and EDAB members that she will be bringing back to City Council.

Chair Tuttle proposed a short recess at 8:44pm.

The Planning Commission meeting resumed at 8:52pm.

Commissioner Jensen moved to extend the meeting past 9pm. Motion seconded by Commissioner Bull. Motion carried 6/0.

OLD BUSINESS

1. Proposed Small Wireless Facilities Code Discussion

Principal Planner Shana Restall explained that the new small wireless facilities chapter is being incorporated into the existing wireless facilities chapter. Principal Planner Restall noted that the new franchise agreement section will allow for small wireless facilities to be reviewed as a whole system rather than each individual site being reviewed separately. Principal Planner Restall asked the Planning Commissioners about keeping large and small wireless facilities as separate types of permits and the Commissioners agreed to keep them separate. Principal Planner Restall noted that the City has limited director interpretations in the new Unified Development Regulations, but with regards to deviations in the wireless facilities chapter, director interpretations are necessary to meet the timelines set down by the Federal Communications Commission (FCC).

Greg Bush with Wireless Policy on behalf of AT&T and Devandra Maharaj with Verizon both spoke and expressed their thanks for the opportunity to comment on the new code and looked forward to having more specific comments at the next Planning Commission meeting.

NEW BUSINESS

NONE

DISCUSSION BY COMMISSIONERS AND STAFF

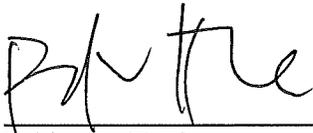
Director Swanson announced that River's Edge, an affordable housing project, has all their approvals in place and the project started this week.

Commissioner Rousey attended a Snohomish County Tomorrow Steering Committee meeting and a Gold Bar City Council meeting.

Chair Tuttle announced on June 19th from 8-9:30am there is a Downtown Business Owners Open House in the Doloff Key Building. Chair Tuttle also announced that Wings and Wheels has been cancelled.

ADJOURNMENT

Commissioner Jensen made a motion to adjourn at 9:43p.m. Motion seconded by Commissioner Silva. Motion carried 6/0.



Bridgette Tuttle
Chair



Leigh Anne Barr
Planning Commission Secretary