

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
Monday, September 23, 2019**

The regular meeting of the Monroe Planning Commission was held on **Monday, September 23, 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 7:02 p.m.

**ROLL CALL**

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

**Commissioners Present:** Chair Tuttle, Vice-Chair Bull, Commissioner Rousey and Commissioner Silva. Commissioner Jensen arrived at 7:04pm

**Commissioners Excused:** Commissioner Stanger, Commissioner Fisher

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

**COMMENTS FROM CITIZENS**

NONE

**APPROVAL OF MINUTES**

Commissioner Rousey made a motion to accept the minutes of August 26, 2019 as written. Motion seconded by Commissioner Bull. Motion carried 4/0. Commissioner Jensen was not present.

**PUBLIC HEARING**

NONE

**OLD BUSINESS**

**1. Discussion – Temporary Encampment Code Amendments**

Principal Planner Shana Restall has received input from various groups including Planning Commission, City Council, Mayor Thomas and City Attorney since the last draft of the temporary encampments chapter was reviewed with Planning Commission. Principal Planner Restall would like direction from Commissioners specifically on the values listed in the prepared table for the next version.

Community Development Director Ben Swanson gave some background on this code amendment. Washington State law has changed; however, the City's code does not reflect those changes, so this emergency ordinance was designed to come into compliance with those state laws. To date, the City of Monroe has not received an application for a temporary encampment.

Principal Planner Restall walked the Commissioners through a table with different code requirements and information from four different cities as to how they approach the topic. Commissioners discussed how the City of Monroe should address each of the topics including locations, setbacks, maximum numbers of residents, allowing minors or pets, parking, public transportation and maximum duration.

**NEW BUSINESS**

**1. Discussion – Puget Sound Regional Council – Vision 2050**

Director Swanson explained that the Puget Sound Regional Council (PSRC) is comprised of four counties, King, Snohomish, Pierce and Kitsap. The Council started as a transportation agency to coordinate federal grants and big picture transportation plans. Since then, the Council has morphed to be more involved in land use planning. Although the PRSC is not a jurisdiction on its own, it controls the distribution of federal transportation dollars. More recently, the Council has put caps on growth and will remove funding if a jurisdiction grows beyond the Council’s plan.

The PRSC has put together their Vision 2050 guide which includes allowing urban levels of development in Urban Growth Areas that are not tied to a municipality. In response, directors from various agencies, including City of Monroe and Snohomish County, have put together a letter addressing these issues. The group of directors is advocating for areas of potential urban growth to be annexed by cities to allow for infrastructure planning.

**DISCUSSION BY COMMISSIONERS AND STAFF**

Director Swanson noted that a modification to the sewer extension ordinance regarding capacity will require the ordinance to have one more public hearing at City Council.

Director Swanson announced that the City has a pre-application meeting for the old Albertson’s space with Coastal Farm and Ranch. The project is still in the very early stages at this time.

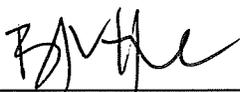
The City is working to close up the current Comprehensive Plan amendment docket, including the Monroe School District proposal, before the next docket cycle starts. The City has not yet received the required cultural report from the School District to move the proposal forward.

The next Comprehensive Plan update is coming up. Director Swanson explained that this time around the majority of resources will likely be spent on Transportation rather than Land use. The City also would like to designate a City Center to help make the City eligible for many grants that are specific to City Centers. Other potential updates include adding a vision to the Comprehensive Plan and potentially identifying a light rail location.

Director Swanson reminded Commissioners that a code amendment removed term limits for Planning Commissioners but added a requirement to reapply every 4 years. Chair Tuttle and Commissioner Fisher have terms ending in 2019 and Commissioner Rousey will likely be moving on from Planning Commission.

**ADJOURNMENT**

Commissioner Jensen made a motion to adjourn at 9:01p.m. Motion seconded by Commissioner Bull. Motion carried 5/0.



\_\_\_\_\_  
Bridgette Tuttle  
Chair



\_\_\_\_\_  
Leigh Anne Barr  
Planning Commission Secretary