

✓ APPROVED

CITY OF MONROE
PLANNING COMMISSION MINUTES
November 10, 2014

The meeting of the Monroe Planning Commission was scheduled for **November 10, 2014** at **7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Commissioner Kristiansen called the meeting to order at **7:03 p.m.**

ROLL CALL

Commissioner Kristiansen called the roll. The following were:

Present: Commissioner Jensen, Commissioner Tuttle, Commissioner Rodland, Commissioner Kristiansen, Commissioner Stanger, Commissioner Sherwood, and Commissioner Duerksen.

Staff Present: Public Works Director Brad Feilberg, Planning Manager Paul Popelka, Senior Planner Melissa Place, and Planning Commission Secretary Christina Lavelle.

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

A. October 13, 2014

Commissioner Rodland moved to approve October 13, 2014 minutes as read. Motion seconded by **Commissioner Stanger**. Motion carried 7/0.

B. October 27, 2014

Commissioner Sherwood moved to approve October 27, 2014 minutes as read. Motion seconded by **Commissioner Rodland**. **Commissioner Jensen** abstained. Motion carried 6/0.

PUBLIC HEARING

A. **Holzerland Rezone RZ2014-01**

The applicant proposes to rezone approximately 32 acres located adjacent to Roosevelt Road from Urban Residential-9600 (UR9600) to Urban Residential-6000 (UR6000).

Manager Popelka noted that the Holzerland Rezone RZ2014-01 is a quasi-judicial action requiring the Commissioners to respond to the Appearance of Fairness Doctrine. **Commissioner Sherwood** recused himself due to a potential conflict of interest.

Commissioner Kristiansen opened the Public Hearing for the Holzerland Rezone RZ2014-01.

Commissioner Kristiansen swore in all speaking participants with an affirmation of truth.

Staff Presentation

Senior Planner Place summarized the project application, particulars of the rezone, Findings and Conclusions and the staff recommendation for the project. Discussion is summarized below:

- Property totals 31.1 acres, currently designated R2-5 dwelling units per acre and zoned UR-9600. Proposed zoning is UR-6000; Tract 901 in the Foothills Subdivision has been removed from the rezone application.

- Review of Rezone Criteria, including consistency with the Comprehensive Plan, Monroe Municipal Code (MMC), and existing adjacent land uses; reflects economic and social policy; and considers impacts to safety, public health, and property values.
- The Findings and Conclusions found the rezone to be consistent MMC, the Comprehensive Plan, existing development and capacities of existing and projected public facilities, and the Growth Management Act.
- Staff recommended approval of the Holzerland Rezone RZ2014-01.

Applicant

Matt Hough, CPH Consultants

733 7th Ave #100, Kirkland, WA 98033

Mr. Hough supports the rezone and the staff recommendation, and noted the applicant hosted a voluntary neighborhood meeting and consented to removal of tract 901 from the application.

Quadrant Homes

Matt Perkins, Quadrant Homes

14725 SE 36th St, Bellevue, WA 98006

Mr. Perkins supports the rezone and concurs with Mr. Hough.

Opponents

Bryan Kirschenmann, President, Foothills Home Owners Association

16731 Pinnacle Rd SE, Monroe WA 98272

Mr. Kirschenmann noted that his experience with the applicant and City was positive, but the City should amend the comprehensive plan map through an amendment process for consistency.

Tony Ford

16822 White Mountain Road, Monroe, WA 98272

Mr. Ford raised concerns with the Holzerland residence and outbuildings within the rezone as it is not consistent with existing land use, zoning code and the general area.

Commissioner Duerksen moved to close the testimony portion of the public hearing. Motion seconded by **Commissioner Stanger**. Motion carried 6/0.

Commission discussion is summarized below

- Discussion of traffic impacts and level of service designations at SR2 and Roosevelt Road. New development is required to keep the level of service the same as prescribed by the Comprehensive Plan.
- Rezone of this property does not constitute a "spot zoning".
- Rezone is requested as the existing UR-9600 designation does not allow sufficient density for the applicant; further discussion on lot configuration and sizes.
- Discussion of topography, slopes and mitigation; these issues are addressed through SEPA with a subdivision project application.

Commissioner Duerksen moved to close the Public Hearing for Holzerland Rezone RZ2014-01. Motion seconded by **Commissioner Rodland**. Motion carried 6/0.

Commissioner Jensen moved to recommend approval of Holzerland Rezone RZ2014-01 to City Council. Motion seconded by **Commissioner Tuttle**. Motion carried 6/0.

PUBLIC HEARING

B. Impact Fee Waivers CA2014-01

An interim ordinance for the Impact Fee Waivers was adopted by the City Council on June 24, 2014, eliminating the impact fee waiver provisions from the Monroe Municipal Code. These interim regulations expire on December 24, 2014. Public comment is being sought regarding regulations to provide for continuation of impact fee waivers for low income and/or transitional housing.

Director Feilberg summarized the types of impact fees and four alternatives for consideration.

Commissioner Kristiansen opened the Public Hearing for Impact Fee Waivers CA2014-01.

Opponents

Ralph Yingling, Director of Facilities Monroe School District
23719 150th St SE, Monroe, WA 98272

Mr. Yingling noted the school district needs time to consider the impacts of changing this policy. He noted that the school district has in the past waived school impact fees for low-income transitional and senior development.

Commissioner Tuttle moved to close the testimony portion of the Public Hearing. Motion seconded by **Commissioner Rodland**. Motion carried 7/0.

Commission discussion is summarized below

- Clarification of eligibility and definition of transitional housing (temporary housing for maximum 24 months) and low-income housing.
- Code should clearly define various income levels; impact fees apply to new development, not existing.
- Current and possibility of future development by Housing Hope that would qualify for fee waivers.
- Consensus that school impact fee waivers not be subject to waivers.

Commissioner Tuttle moved to close the Public Hearing. Motion seconded by **Commissioner Duerksen**. Motion carried 7/0.

Commissioner Tuttle moved to forward a recommendation of action to the Monroe City Council to adopt alternative #4, waivers based on RCW 82.02.060, the 100% option with a cap as defined by low income transitional housing. Motion seconded by **Commissioner Duerksen**. Motion carried 6/1, **Commissioner Sherwood** opposed.

Commissioner Sherwood moved for the meeting to continue past 9:00p.m. Motion seconded by **Commissioner Jensen**. Motion carried 7/0.

WORKSHOP

A. CPA2012-C 2015 Comprehensive Plan Update

An update of the 2015 Comprehensive Plan is now underway with completion planned in June 2015. This workshop will review district mapping and concepts highlighting several distinct opportunity areas.

Manager Popelka summarized the update:

- Joint Meeting of City Council, Planning Commission, Park Board, Citizen Advisory Committee, City Staff and Consultant Bill Grimes to be held Thursday, November 13, 2014 for a workshop and exercises based on Key Opportunities.

Commission discussion is summarized below:

- Discussion of the Transportation Element, the future US2 Bypass, and involvement of WSDOT and Snohomish County.
- Evergreen State Fairgrounds Master Plan and issues including noise and traffic from fairground activities.

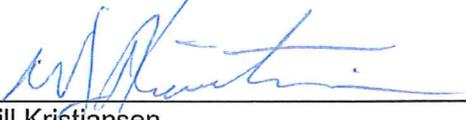
DISCUSSION BY COMMISSIONERS AND STAFF

Manager Popelka summarized current development projects including Walmart, Quadrant Homes subdivision, East Monroe, H3O Cable Park, and other projects.

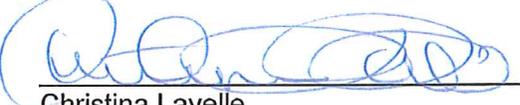
Commission discussion included safety at the 522 new roundabout (WSDOT project), school district plans for properties and Park Place Middle School.

ADJOURNMENT

Commissioner Jensen moved to adjourn the November 10, 2014 Planning Commission meeting. Motion seconded by **Commissioner Tuttle**. Motion carried 7/0 and the meeting was adjourned at **9:15 p.m.**



Bill Kristiansen
Chairman



Christina Lavelle
Planning Commission Secretary