

City of Monroe
Planning Commission
Agenda Item Cover Sheet

TITLE:	<p><i>Discussion by Commissioners and Staff</i></p> <p><i>A. 2013 Comprehensive Plan Docket</i></p> <p><i>B. 2015 Comprehensive Plan Update</i></p> <p><i>C. Zoning Code Amendments – North Kelsey Design Guidelines and Signs</i></p> <p><i>D. Department Updates</i></p>
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DATE:	CONTACT:	PRESENTER:	ITEM:
08/27/2012	Paul Popelka	Paul Popelka	Discussion A,B,C,D

Discussion:

- Attachments:**
1. Gateway Districts Map
 2. Development Projects Map

A. 2013 COMPREHENSIVE PLAN DOCKET

No citizen-initiated Comprehensive Plan amendments were submitted for consideration in the 2013 amendment cycle. City Council reviewed potential City-Initiated amendments on August 14, and held a public hearing on August 21. There was no public testimony at the hearing, and Council will consider action on the docket on September 4, 2012. Following is a brief description of each suggested amendment.

CPA2013-A Comprehensive Plan Text Amendments

Staff proposes to review all Comprehensive Plan elements to improve consistency and clarification of language throughout the document. This work will directly support on-going work for the 2015 update. These amendments include but are not limited to:

- Having a consistent description of Monroe in the Comprehensive Plan and the various system plans.
- Updating table data to reflect the 2010 census
- Amend vision statement contained in the Comprehensive Plan to resolve the tension between “changing” and “reshape” and “maintain the character”.
- Remove land use regulations that belong in the Monroe Municipal Code from the Comprehensive Plan (e.g. airport overlay zones).
- Removing suggested actions that we have completed (e.g. critical area regulations, transportation system plan, etc.)

CPA2013-B City Gateway Districts

Staff proposes to incorporate the 2012 amendment for West Monroe Subarea Land Use Study into this City Gateway Districts amendment and include subarea planning for the east, west, southwest and south gateways to the City (see Attachment 1 mapping). This effort would

include analysis of existing conditions and plans for improving gateway areas, consideration of establishing gateway overlay zoning, and policies that lead to updating zoning code regulations. Gateway plans could include improved access/circulation, permitted uses, community recognition and business signage, landscaping and streetscape elements, and possibly some limited design standards for properties within the defined gateway districts.

CPA2013-C System Plan Updates

Staff proposes to review and update the water, sanitary sewer, stormwater, and transportation system plans with current inventories, capital projects, and usage statistics.

CPA2013-D School Mitigation Fees

Most school mitigation fees in Snohomish County are 50% of the school district Capital Facilities Plan cost of providing service. However, the Monroe City Council has set the Monroe School Mitigation Fee at 75% of the cost listed in the school district Capital Facilities Plan. In order to encourage residential development within the City of Monroe it is suggested that the Monroe School Mitigation Fees be reduced to 50% of the cost listed in the school district Capital Facilities Plan.

SCHEDULE

Comprehensive Plan amendments may only be approved once each year. The 2013 review process, in accordance with Resolution 2012-020 (Comprehensive Plan Amendment Procedures), calls for completion of the Comprehensive Plan Amendments by July 2013. The amendment for School Mitigation Fees will be completed within the City budget process and timetable. The projected schedule for processing the amendments follows:

CPA2013-A Comprehensive Plan Text Amendments	
Planning Commission Recommendation	January 14, 2013
CPA2013-B City Gateway Districts	
Planning Commission Recommendation	May 13, 2013
CPA2013-C System Plan Updates	
Planning Commission Recommendation	January 28, 2013
CPA2013-D School Mitigation Fees	
Planning Commission Recommendation	October 8, 2012

B. 2015 COMPREHENSIVE PLAN UPDATE

In preparation for the 2015 periodic update to the City of Monroe Comprehensive Plan 2035, population and employment targets are being generated.

This process was also undertaken in 2003 for the 2005 periodic update. At that time, the City of Monroe was given the choice of low, medium, or high 2025 population targets of 24,455, 26,590, and 29,550 respectively. The City Council chose the medium population target of 26,590 and an employment target of 12,390 (these numbers are for the entire Monroe Urban Growth Area).

Some very preliminary numbers have been generated by the Puget Sound Regional Council in the Vision 2040 Regional Growth Strategy (RGS). The current schedule is for the Buildable Lands Report to be completed in Fall 2012 and with Population Targets in early 2013. The table below shows one possible scenario.

Population	2000 Pop	2010 Pop	2025 Pop	2035 Pop	2040 Pop	
	Census	Census	Target *	(V2040 RGS)	(V2040 RGS)	
Monroe City	13882	17304	22277	23841	24713	
Uninc Monroe UGA	1471	1477	4313	4346	4364	
Total Monroe UGA	15353	18781	26590	28187	29077	
Employment	2002 Emp	2007 Emp	2009 Emp	2025 Emp	2035 Emp	2040 Emp
	Estimate	Estimate	Estimate	Target	(V2040 RGS)	(V2040 RGS)
Monroe City	7785	9511	8229	12270	13818	14576
Uninc Monroe UGA	138	428	88	120	120	120
Total Monroe UGA	7923	9939	8317	12390	13938	14696

As these figures are finalized and allocated among Snohomish County jurisdictions for the 2015 update, the City will pursue growth allocations, including Urban Growth Areas, based on the higher projections for population and employment.

It is anticipated that a consultant will be retained in 2013 to prepare the 2015 update. The projected schedule includes 12 months for plan preparation and public participation, and up to six months for final reviews and actions by the Planning Commission and City Council.

C. ZONING CODE AMENDMENTS - NORTH KELSEY DESIGN GUIDELINES AND SIGNS

Staff is preparing an update of the North Kelsey Design Guidelines to update and clarify the current guidelines. The projected schedule is for completion of the process before the end of the year. Staff has also been working with a Sign Code Study Group to define sign code issues, conflicts, unclear requirements and potential sign amendments. The City is retaining a consultant to prepare draft code language for consideration by the Planning Commission. This project is also scheduled to be completed before the end of the year.

D. DEPARTMENT UPDATES

Staff will update the Commission on current projects and development submittals (see Attachment 2, Development projects Map).

RECOMMENDED ACTION

Discussion only.