

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, September 12, 2016**

The regular meeting of the Monroe Planning Commission was held on **Monday, September 12, 2016 at 7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Vice Chair Tuttle called the meeting to order at 7:14 p.m.

ROLL CALL

Secretary **Stephanie Johnson** called the roll.

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

Commissioners Absent: Chair **Kristiansen**, Commissioner **Duerksen** (both excused)

Staff Present: Community Development Director **David Osaki**, Public Works Director **Brad Feilberg**, Senior Planner **Shana Restall** and Planning Commission Secretary **Stephanie Johnson**

COMMENTS FROM CITIZENS

None

APPROVAL OF MINUTES

None

(The order of Agenda Items were modified to allow Director Feilberg and Senior Planner Restall to present first.)

NEW BUSINESS

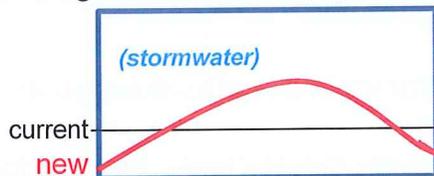
A. Code Amendment - Low Impact Development

Director Feilberg presented to the Commission, via PowerPoint, information about Low Impact Development (LID) standards. The National Pollutant Discharge Elimination System (NPDES) permit requires entities to control pollutants in the water as part of the Clean Water Act. The City of Monroe is a Phase II storm water permittee and is required to adopt LID techniques by December 31, 2016. LID techniques seek to affect storm water impacts from development focusing on

reducing impervious pavement, protecting vegetation and increasing stormwater recharge.

Staff and the Planning Commission discussed LID concepts. In summary, the discussion included:

- a. "Jury is out" regarding financial benefit to the community. Impervious surface maintenance may be higher cost.
- b. Minimum pavement requirement is lowered
- c. Smaller lot sizes, narrower roads, fewer large retention ponds, more 'natural' and aesthetically pleasing storm pond designs
- d. School district projects that are already started won't be affected
- e. Compensation for impervious soil (where impervious pavement would be useless) can be made via a retention pond, etc, to accommodate different existing conditions as long as stormwater runoff quantity is consistent.



- f. Lots-per-acre density won't change, and developers will be prepared for Monroe's code amendment as these standards are already being implemented in other jurisdictions state-wide.
- g. Planning Commission public Hearing on the proposed LID code amendments will be sometime in October. This is a priority code amendment given the need to complete the process by the end of 2016.

OLD BUSINESS

A. Code Amendment - Critical Areas

Senior Planner Restall presented to the Commission, via PowerPoint, a review of amendments to the critical areas ordinance. Amendments are to incorporate 'best available science' based on guidelines prepared by the Department of Ecology. A SEPA Determination of Non-Significance (DNS) was issued on the proposed code amendments.

A map was provided to the Planning Commission by Senior Planner Restall to show increased buffer widths for category II and III wetlands.

Senior Planner Restall mentioned that one of the comments from the Department of Ecology was to increase minimum buffer widths based on habitat

score. Senior Planner Restall stated that City is proposing buffer widths that fall within the buffer width ranges recommended by the Department of Ecology.

The Commission discussed the affect the buffer alteration would have on property values and impact on allowed alterations to existing properties. Concern was expressed regarding single family homes that might wish to construct additions/decks/fences/etc.

B. Code Amendment - Downtown

Director Osaki presented, amendments to MMC Chapter 18.12 (Downtown Commercial Zone). Director Osaki discussed increased building heights and density within the Downtown Neighborhood and Borlin Park Neighborhood.

The Commission discussed setback options for additional stories, when elevators are required, aesthetics of upper story setbacks, and how this would affect larger complexes. Commissioners had concerns that high density options could degrade the quality of living space. Information regarding the density of the Monroe Family Village Woods Creek project in downtown was requested for the next meeting.

DISCUSSION BY COMMISSION AND STAFF

Director Osaki stated that there is a high level of residential development activity taking place right now and summarized a map that depicts residential plat activity occurring in the City. The map had been revised to reflect Planning Commission suggestions.

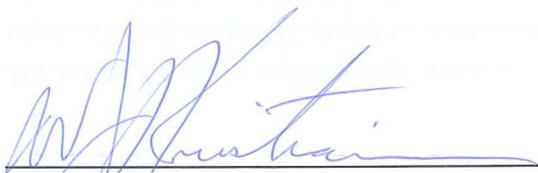
Director Osaki gave a briefing regarding East Monroe. On April 1, 2016 the Growth Management Hearings Board invalidated the City's East Monroe comprehensive plan amendment and rezone ordinances and gave the City a compliance deadline of September 28, 2016. The City is asking the Court of Appeals for a compliance deadline extension of up to one year.

Commissioner Fisher suggested expanding the Downtown Zone a block or two using Chelan and Bend, Oregon as examples to promote foot traffic and retail.

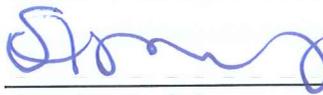
Director Osaki suggested that the LID amendments, which have to be done by the end of the year, could include an amendment regarding permitted uses in the Rails and Roads Neighborhood. The former Del's property is in the Rails and Roads Neighborhood.

ADJOURNMENT

Vice Chair Tuttle moved to adjourn the **September 12, 2016** Planning Commission meeting. Motion by **Commissioner Jensen** was seconded by **Commissioner Bull**. Motion carried **5/0** and the meeting was adjourned at **9:10 p.m.**



Bill Kristiansen
Chair



Stephanie Johnson
Planning Commission Secretary