

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, November 13, 2017**

The regular meeting of the Monroe Planning Commission was held on **Monday, November 13, 2017 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 7:05 p.m.

ROLL CALL

Senior Planner Shana Restall called the roll.

Commissioners Present: Chair Tuttle, Commissioner Bull, Commissioner Duerksen, Commissioner Fisher, Commissioner Jensen, Commissioner Rousey and Commissioner Stanger

Staff Present: Community Development Director Ben Swanson, Senior Planner Shana Restall, and Secretary Kim Shaw

COMMENTS FROM CITIZENS

Tony Balk
517 Circle Dr.
Monroe WA. 98272

Mr. Balk expressed his thoughts on affordable housing. He wanted to bring attention to the fact that there is little raw land available for multi-family housing. He also spoke about the homelessness and that they are difficult to house due to the lack of income on their part.

APPROVAL OF MINUTES

Commissioner Bull moved to accept the October 23, 2017 meeting minutes as written. Seconded by Commissioner Rousey. Motion carried 7/0.

PUBLIC HEARING

NONE

OLD BUSINESS

1) Review of Proposed Unified Development Regulations (UDR) Review Timelines

Senior Planner, Shana Restall, presented 3 options of time lines for the review and meetings for the UDR. Consistent throughout all of the drafts is the completion tentatively set for March, possibly the middle of April. Planner Restall inquired with the Commissioners on whether they would be agreeable to attending a Saturday workshop to brainstorm on the design guidelines, which the consultant would be available to attend at that time also. The consensus was to hold this meeting on January 13th, 2018 @ 3:00. It was also discussed and a decision was made to follow the timeline presented to the PC in attachment "B", which is 1 additional meeting in December.

2) Review of Revised Single-Family Residential (SFR) UDR Chapter

Planner Restall explained that in the bulk requirements the Community Development Director has tentatively been taken out and replaced with Hearing Examiner. Also included in the discussion was reviewing the definitions, which will be in one section similar to what is in the code now. Lot coverage also was addressed along with floor to area ratio vs. impervious surface, which would limit a Rambler type of