

**CITY OF MONROE
PLANNING COMMISSION SPECIAL MEETING MINUTES
Monday, February 5, 2018**

A special meeting of the Monroe Planning Commission was held on **Monday, February 5, 2018 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 7:04 p.m.

ROLL CALL

Land Use Permit Supervisor Kim Shaw called the roll.

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

Commissioners Excused: Commissioner Duerksen

Staff Present: Community Development Director Ben Swanson, Principal Planner Shana Restall and Permit Supervisor Kim Shaw

COMMENTS FROM CITIZENS

NONE

APPROVAL OF MINUTES

1. January 13, 2018 - Special Meeting

Commissioner Jensen moved to accept the January 13, 2018 special meeting minutes as written. Motion seconded by Commissioner Stanger. Motion carried 6/0.

2. January 29, 2018

Commissioner Rousey moved to accept the January 29, 2018 special meeting minutes as written. Motion seconded by Commissioner Bull. Motion carried 6/0.

PUBLIC HEARING

NONE

OLD BUSINESS

1. **Unified Development Regulations (UDR) Land Use Classification**

Principal Planner Restall explained that this topic item will be brought back to the Commissioners at the next meeting rather than continuing with new topics before the older chapters have been resolved.

2. **Unified Development Regulation (UDR) Chapter Revisions**

Principal Planner Restall explained that brought back the five chapters that have been revised per direction from the Commissioners.

- A. **Single-Family Residential Zoning Districts (*Fourth Revision*)**

Principal Planner Restall reviewed the revisions stating that most of the changes had already been completed, however; she has added an additional item regarding Critical Areas. The use table has also been revised. Discussion continued with the Commissioners requesting clarity on certain items.

B. Multifamily Residential Zoning District (*Third Revision*)

Principal Planner Restall explained that language under the use table has been changed and Critical Areas has been added to the table. Director Swanson provided an explanation of the differences of “Fee-Simple Lots” and “Condominiums”.

C. Limited Open Space Zoning District (*Third Revision*)

Principal Planner Restall explained that there weren’t changes necessary to be made in this chapter.

D. Parks Zoning District (*Third Revision*)

Principal Planner Restall explained that minor changes were made within this chapter and revised per the changes discussed at previous meetings. The lot coverage in this zone was discussed and Director Swanson briefed the Commissioners about uses that would be compatible.

E. Mixed Use Zoning District (*First Revision*)

Principal Planner Restall explained that she changed all references to Mixed Use General (MU-G) and Mixed Use Neighborhood (MU-N). Bed & Breakfasts were added to this zone and some changes were also made within the table. It was suggested to add both types of Mixed Use definitions.

F. Essential Public Facilities (*First Revision*)

Principal Planner Restall briefed the Commissioners on the various types of uses that are currently listed in the EPF zoning. Further discussion with the Commissioners provided some options for other uses.

NEW BUSINESS

1. UDR update discussion (for 2/13/2018 joint meeting with City Council)

Planner Restall briefly explained the draft timeline that they have received that outlines the UDR updates, which this information will be discussed with the City Council during a joint meeting scheduled for February 13, 2018. Director Swanson suggested that the Commissioners provide Council with their thoughts and ideas.

Commissioner Stanger made the motion to extend the meeting beyond 9:00. Motion seconded by Commissioner Rousey. Motion carried 6/0.

DISCUSSION BY COMMISSIONERS AND STAFF

Commissioner Bull was very appreciative that there were citizens at the last meeting to speak on the Industrial Uses. He felt it was very helpful to have them provide their input.

Commissioner Stanger shared a report with the Commissioners from his attendance at the Parks Board meeting on Thursday, February 1, 2018. He explained that the Parks Master Plan was approved to be forwarded to Council for adoption. The 2018 Park Board work plan was reviewed. The board was also provided with a summary of the results of the Open House for the Sky River playground equipment replacement. Also discussed was The Heritage Tree program, which accepts nominations for trees within the city.

Commissioner Jensen inquired about Open Road RV and their parking on Village Way. Director Swanson responded that that issue would be handled by the Police Department.

Commissioner Rousey attended the Snohomish County Tomorrow Steering meeting. She will also be attending the Snohomish County Vision 2050 meeting on February 15th, 2018.

Commissioner Fisher attended the Historical Society Open House and shared that he learned about Agrihoods, which are a concept of neighborhoods built around working farms.

ADJOURNMENT

Commissioner Rousey made a motion to adjourn at 9:14 p.m. Motion seconded by Commissioner Jensen. Motion carried 6/0.



Bridgette Tuttle
Chair



Kim Shaw
Land Use Permit Supervisor