

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, January 28, 2019**

The special meeting of the Monroe Planning Commission was held on **Monday, January 28, 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 7:06 p.m.

ROLL CALL

Planning Commission Secretary Leigh Anne Barr called the roll.

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

Staff Present: Principal Planner Shana Restall, City Attorney Zach Lell and Secretary Leigh Anne Barr

COMMENTS FROM CITIZENS

Jim Swan
3425 Boone Rd SE
Salem, OR 97317

Mr. Swan is with Bonaventure, a company that provides a mix of different types of senior care housing options. Bonaventure is interested in the property 16306-16466 W Main St in Monroe. With the code update, the property will change from service commercial to general commercial, where senior housing is not currently an allowed use. Mr. Swan is concerned that if senior housing is not allowed on this property due to the general commercial zoning, that Bonaventure will not be able to locate a senior housing facility in Monroe.

Mr. Swan claimed that a senior housing facility would be able to better mitigate the existing condition on the site. Commissioner Jensen asked how senior housing would better accomplish the mitigation over another commercial use. Mr. Swan said senior housing facilities have a lower traffic count.

APPROVAL OF MINUTES

NONE

PUBLIC HEARING

NONE

OLD BUSINESS

NONE

NEW BUSINESS

1. East Monroe Zoning and Comprehensive Plan Amendment

Principal Planner Shana Restall explained that tonight's conversation is an introduction to a Comprehensive Plan amendment that will bring the City back into compliance with the Growth

Management Hearing Board with regard to the East Monroe property. The Comprehensive Plan Amendment will be coming back to Planning Commission for a public hearing very soon.

City Attorney Zach Lell gave a brief history of the property's lengthy and complex regulatory history. In 2010, the current property owners, Heritage Baptist Church, filed a comprehensive plan amendment and zoning code amendment to change the property from Limited Open Space to General Commercial.

Since then, that action by the City Council, which they have taken 3 times since 2012 has consistently been rejected first by the City's Hearing Examiner and then twice by the Growth Management's Hearings Board. The most recent order issued by the Board was issued in Spring of 2016 and that decision found the City to be in a continued state of noncompliance with the Growth Management Act (GMA) mandates as well as a continuation of a previous order or determination of invalidity that the Growth Board had entered in regards to the General Commercial rezone and reclassification.

From there the property owners appealed the Growth Board's decision to Superior Court and sought direct review at the court of appeals and the Court of Appeals ultimately rejected Heritage Baptist Church's arguments. This action essentially terminated the judicial appeal route for that matter so it was remanded back to the Growth Board. The Board issued a new compliance schedule to the City last October and that's the current schedule the City is operating under. That schedule requires the City to take some sort of legislative action that achieves compliance with the Growth Management Act and addresses the issues that the Growth Board originally found noncompliant by April 10, 2019. The City will then submit to the Growth Board a statement of compliance and other original parties will have an opportunity to file their own briefs before a compliance hearing that will be scheduled with the Growth Board on May 22, 2019. The hearing can be skipped if all parties, including City Council, the Growth Management Board, Heritage Baptist and the surrounding neighbors, agree that compliance has been met before the hearing date.

Whichever action the City ultimately takes to achieve compliance with the Growth Board's order, is going to have to run through its GMA public participation process which has the Planning Commission as the essential piece. The Growth Board does not specify or give any direction in the specific compliance approach.

Chair Tuttle asked why the City is considered out of compliance. City Attorney Lell explained that the change from LOS to GC was because the environmental analysis that accompanied the Comprehensive Plan and Zoning code change was found to be deficient. Commissioner Stanger summarized that two possible options to take would be to fix the environmental impact statement or change the designation back to Limited Open Space. City Attorney Lell confirmed that those are 2 possible options but not the only options available. Fixing the environmental statement has a much longer timeframe that reaffirming the LOS designation.

Principal Planner Restall announced that the public hearing is currently set for February 25, 2019.

2. 2019 Planning Commission Work Program

Principal Planner Restall explained that the 2019 work plan is very similar to the 2018 work plan. The Unified Development Code update will conclude with the Public Hearing currently set for February 11, 2019. Other task for 2019 include an affordable housing update, the Downtown Master Plan update to match the new UDR, Planning Commissions Rules and Procedures, the Shoreline Master Plan (SMP) update, the annual Comprehensive Plan Amendment docket and the review of land use applications.

Chair Tuttle asked if Commissioners can ask to add items to the Planning Commission tasks. Principal Planner Restall noted that other jurisdictions she has work in require can require a formal vote. Staff and Commissioners agreed to send any suggestions directly to Principal Planner Restall by 2/6/19.

Commissioner Jensen asked about the sign code and Principal Planner Restall explained it will likely come back in 2020. Commissioner Bull asked if there are any firm deadlines for any of the listed tasks. Principal Planner Restall said the only one with a hard deadline is the SMP and the Comprehensive Plan docket. Commissioner Bull requested that the deadlines be added to the work plan.

DISCUSSION BY COMMISSIONERS AND STAFF

Chair Tuttle asked Staff if senior living as an allowed use in the general commercial zone can be brought back and discussed at a later date. Principal Planner Restall noted that the new code has not been adopted yet so nothing is set in stone. Commissioner Jensen is not in favor of allowing senior living in the general commercial zone as he believes there are other allowed commercial uses that will work for the site. Chair Tuttle asked for a summary on that property at the next meeting.

Secretary Leigh Anne Barr informed Commissioners that with the Washington Paid Family Medical leave law that went into effect this year, for every \$75 that is made at a Planning Commission meeting, \$0.19 will go into that fund from the Commissioners pay and the City will be paying \$0.11 per \$75.

Commissioner Stanger gave an update on the Parks Board. The Parks Board went through their work plan for 2019 as well with tasks including the Heritage Tree Program and the Lake Tye all weather field update. Commissioner Stanger volunteered to continue acting the Planning Commission liaison to the Parks Board but invited any other Commissioners to take the position if they would like.

Commissioner Rousey and Commissioner Silva traveled to Olympia in support of #Finish522. They spoke in front of the transportation committee about the proposed package that has significant funds for Snohomish County in general, including finishing 522.

Commissioner Fisher informed the Commission that he is applying for the City's new Homeless Policy Advisory Committee.

ADJOURNMENT

Commissioner Jensen made a motion to adjourn at 8:05p.m. Motion seconded by Commissioner Rousey. Motion carried 7/0.



Bridgette Tuttle
Chair



Leigh Anne Barr
Planning Commission Secretary