



# MONROE PLANNING COMMISSION

Regular Meeting  
Monday, April 12, 2021, 7:00 PM  
Zoom Online Meeting Platform

**Chair**  
Jay Bull

**Commissioners**  
Bridgette Tuttle, Vice Chair;  
Kyle Fisher; Elly Britt;  
Dionne Miller, Liz Nugent;  
& Mike Stanger

## MINUTES

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### 1. CALL TO ORDER

Chair Bull called the meeting to order at 7:04pm

### 2. ROLL CALL

**PRESENT:** Vice Chair Bridgette Tuttle, Commissioner Dionne Miller, Commissioner Liz Nugent, Commissioner Michael Stanger, Chair Jay Bull, and Commissioner Kyle Fisher

**EXCUSED:** Commissioner Elly Britt

**STAFF PRESENT:** Permit Technician Leigh Anne Barr, Principal Planner Shana Restall, Senior Planner Anita Marrero, and Associate Planner Amy Bright

### 3. PUBLIC COMMENTS

Senior Planner Anita Marrero asked for clarification on the possibility of a joint Community Human Services Advisory Board (CHSAB) meeting to discuss the Housing Action Plan. The Commissioners would like to move forward with the joint meeting.

Members of the public in attendance will wait to make comment after the presentation from Staff in the Old Business section of the meeting.

### 4. APPROVAL OF MINUTES

#### 4.1. March 22, 2021

Vice Chair Bridgette Tuttle moved to approve the minutes from the March 22, 2021 regular meeting. The motion was seconded by Commissioner Dionne Miller. On vote, motion carried 6-0.

### 5. PUBLIC HEARING

## **6. OLD BUSINESS**

### **6.1. Housing Action Plan (HAP) Draft Review**

Senior Planner Marrero went through the changes made since the last Planning Commission meeting based on comments from the meeting and emails from Commissioners and CHSAB members. Changes included:

- Missing Middle Housing
- Accessory Dwelling Units (ADU)
- Attainable Housing for Low-Wage Workers
- Difficulty of minimizing displacement of low-income residents
- Master-Planned Community
- Implementation Plan

The Commissioners discussed the changes to the plan. The floor was then opened up for public comment.

Tony Balk

Mr. Balk explained that Washington State did an audit of a multi-family property tax waiver and it created 7000 units in Washington State over a 10 year period. Mr. Balk noted this is a very effective way to create affordable housing. Mr. Balk would also like a condition of sale placed on all City owned property that at least 20% of the units developed on that property be affordable housing.

## **7. NEW BUSINESS**

### **7.1. Review of Proposed Amendments to Chapter 22.40 Nonconforming and Reuse Standards**

Associate Planner Amy Bright gave some background of the Tourist Commercial Zone and the existing businesses in that zone. City Council has asked for a proposed code change that would allow for existing businesses to expand at their existing locations.

Commissioner Tuttle expressed her concerns with the code amendment.

## **8. DISCUSSION BY COMMISSISONERS & STAFF**

Commissioner Miller thanked Associate Planner Bright and Senior Planner Marrero for their presentations.

Senior Planner Marrero gave an update on current planning projects including the Eastside Masonry site and the Genesee short plat potential development.

Associate Planner Bright gave an updated on current planning projects including Eaglemont 7 subdivision, the Downtown Fee Waiver and the relocation of the Buck homes.

Commissioner Tuttle gave an Economic Development Advisory Board (EDAB) update and asked about a revision to the airport overlay.

Commissioner Fisher is excited for the new jobs the building on the Eastside Masonry site will create, but is concerned about the appearance with it being an entrance to Monroe.

Senior Planner Marrero reminded the Commissioners of the Joint Parks Board meeting on April 26, 2021.

Principal Planner Restall gave an updated on the annexation process.

Chair Bull reminded Commissioners that their email passwords expire every 90 days and they will need to contact Ty with the IT department to get them reset.

## 9. ADJOURNMENT

Commissioner Kyle Fisher moved adjourn at 8:40pm. The motion was seconded by Vice Chair Bridgette Tuttle. On vote, motion carried 6-0.

*Jay Bull*

[Jay Bull \(Apr 27, 2021 15:52 PDT\)](#)

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Chair, Jay Bull

*Leigh Anne Barr*

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Planning Commission Secretary, Leigh Anne Barr






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Final Audit Report

2021-04-27

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