

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Thursday , January 10, 2019**

The special meeting of the Monroe Planning Commission was held on **Thursday, January 10, 2018 at 6:00 p.m.**, in the Snohomish County Fire District 7 Station 31 Conference Room at 163 Village Ct Monroe, WA 98272.

CALL TO ORDER

Chair Tuttle called the meeting to order at 6:00p.m.

ROLL CALL

Principal Planner Shana Restall called the roll.

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

Commissioners Excused: Commissioner Stanger and Commissioner Fisher

Staff Present: Community Development Director Ben Swanson and Principal Planner Shana Restall

COMMENTS FROM CITIZENS

Rick Hanson
PO Box 1142
Monroe, WA 98272

Mr. Hanson addressed what he considers an affordable housing shortage in the City of Monroe. Mr. Hanson believes that allowing smaller and thus more lots, will help to address the housing problem along with less regulations on the buildings themselves.

Commissioner Silva added that the median house price in the City of Monroe is \$578,000 and the average household income is \$74,000, which does not make allow for current residents to purchase a home in the City. Commissioner Silva is glad to hear from a local builder who interested in affordable housing here in the City.

Jack Richland
1633 Bellevue Ste 300X-CBS
Seattle, WA 98122

Mr. Richland is representing a property owner in the City of Monroe. Mr. Richland is concerned about the definitions of professional offices and service establishments. He is also concerned with the allowable uses in the Downtown Commercial: Roads and Rails district.

APPROVAL OF MINUTES

Commissioner Bull made a motion to accept the minutes of November 26, 2018 as the discussed changes. Motion seconded by Commissioner Jensen. Motion carried 5/0.

PUBLIC HEARING

NONE

OLD BUSINESS

1. Unified Development Regulations (UDR) – Design Standards Chapter

Commissioners and staff discussed the revised Design Standards Chapter.

2. Unified Development Regulations (UDR) – Landscaping Chapter

Commissioners and Staff discussed the revised Landscaping Chapter.

Director Swanson asked Planning Commission if they would be open to an additional meeting on January 22, 23 or 24 to make up for missing Martine Luther King day. Chair Tuttle would prefer that the meeting on January 14, 2019 contain all the chapters during that meeting rather than adding an additional meeting.

Commissioner Rousey asked if there is a hard deadline for finishing the Wireless Facilities Chapter before the wireless facilities can do whatever they want. Director Swanson has spoken with the City Attorney and there should be grace period after the deadline before it becomes a possible issue.

NEW BUSINESS

NONE

DISCUSSION BY COMMISSIONERS AND STAFF

Chair Tuttle present an updated from the Economic Development Advisory Board.

ADJOURNMENT

Commissioner Jensen made a motion to adjourn at 8:05p.m. Motion seconded by Commissioner Rousey. Motion carried 5/0.

Bridgette Tuttle
Chair

Leigh Anne Barr
Planning Commission Secretary