

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
Monday, March 11, 2019**

The special meeting of the Monroe Planning Commission was held on **Monday, March 11, 2019 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 7:02 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 Stanger, Commissioner Fisher and Commissioner Silva.

**Staff Present:** Community Development Ben Swanson, City Attorney Zach Lell and Secretary Leigh Anne Barr

**COMMENTS FROM CITIZENS**

NONE

**APPROVAL OF MINUTES**

NONE

**PUBLIC HEARING**

**1. Unified Development Regulations**

Chair Tuttle stated that the public testimony portion of the public hearing was left open at the previous Planning Commission meeting.

**Public Testimony**

**Devendra Maharaj**

Bellevue, WA

Mr. Maharaj with Verizon addressed four suggestions that Verizon has for the Wireless Communication chapter.

**Gregg Busch**

Issaquah, WA

Mr. Bush spoke on behalf of AT&T and expressed their excitement about working with the City in the future.

Director Swanson asked that the Planning Commission keep the public testimony portion of the public hearing open until the next Planning Commission meeting. The Unified Development Regulations update was sent to the state agencies through the Department of Commerce and the City is still waiting to hear back with any state comments.

The Planning Commission received several requested in the public testimony for the new UDR. Staff is working to include some of the requested changes into the new code including adding duplexes to single family residential zones, incorporating suggestions from the wireless

companies into the wireless communication chapters and matching the commercial uses in the Industrial Transition zone to the allowed uses in other commercial zones.

Staff has not moved forward on the request for the property off of Chain Lake to be zoned R5. Since a single property cannot be zoned differently than the properties surrounding it, the entire zone would have to be revised which would also require a modification of the buildable lands analysis. The change would also lessen the difference in densities between low and medium density housing, which the Planning Commission had expressed as an important separation. Staff was also unable help with the request for the tourist commercial zone to stay light industrial as it is now. The goal of the UDR update was to match the zoning to the Comprehensive Plan which designates the area as tourist commercial. Commissioners agrees with the direction presented by City Staff.

Commissioner Jensen made a motion to continue the public testimony portion of the public hearing to the next Planning Commission meeting on March 25, 2019 at 7pm in Council Chambers. Motion seconded by Commissioner Rousey. Motion carried 7/0.

## **2. Reaffirmation of the East Monroe Zoning and Comprehensive Plan Designation**

Chair Tuttle opened the public hearing.

Director Swanson explained that the City is proposing to reaffirm the zoning and Comprehensive Plan Designation of Limited Open Space on the property know as East Monroe. Director went on to give a brief history of the property and reminded Planning Commissions that the City needs to take action by April 10, 2019 to comply with the Growth Management Board.

Director Swanson addressed two public comments submitted to the Planning Commission, one for the reaffirmation and one against it. Director Swanson the requested that the Planning Commission adopt the findings of fact and recommend to City Council that the reaffirmation be approved.

Commissioner Jensen asked about the zoning of the property today and City Attorney Zach Lell answered the question.

Commissioner Bull made a motion to open the public testimony portion of the public hearing. Motion seconded by Commissioner Rousey. Motion carried 7/0.

### **Public Testimony**

#### **David Demarest**

800 W Main St  
Monroe, WA 98272

Mr. Demarest expressed his support of the reaffirmation of the zoning and comprehensive plan designation for the East Monroe property.

**Doug Hamar**

21122 Calhoun Rd  
Monroe, WA 98272

Mr. Hamar presented a description and history of the East Monroe property. Mr. Hamar believes the optimal direction for the City to go is to purchase the property and turn it into a walkable wildlife refuge.\*

Commissioner Jensen made a motion to close the public testimony portion of the public hearing. Motion seconded by Commissioner Silva. Motion carried 7/0.

Director Swanson clarified that the City is not eligible for certain funds coming from the state while the City is out of compliance with the Growth Management Board. Commissioner Jensen asked if the City had missed out on funds in past years and Director Swanson advised that would be a good question for Director Brad Feilberg.

Commissioner Jensen made a motion to close the public hearing. Motion seconded by Commissioner Rousey. Motion carried 7/0.

Commissioners agreed they are in favor of option one as present in the Staff Report.

Commissioner Jensen moved that the Planning Commission adopt the Findings of Fact and Conclusions of Law contained in Attachment 3 to the Planning Commission agenda bill, authorize the Planning Commission Chair to sign the Findings on behalf of the Commission, and recommend that the Monroe City Council approve the substance of the proposed East Monroe compliance ordinances as identified in the Planning Commission packet. Motion seconded by Commissioner Rousey. Motion carried 7/0.

**OLD BUSINESS**

NONE

**NEW BUSINESS**

NONE

**DISCUSSION BY COMMISSIONERS AND STAFF**

Director Swanson announced that the City currently has several paying internship positions open. Interested parties can apply on the City's website.

Commissioner Fisher gave a shout out to Monroe Police Department for their work on the Blakeley Street property and confirmed that it has made a huge positive difference in the community.

Director Swanson added that this project was especially difficult due to the fact that the current code references the owner of a property and this particular property didn't have an owner. Sergeant Ryan, Gaby Escalante and Amy Bright all played a large role this project. Director Swanson explained that there are new state laws with regards to "zombie houses" that allow for cities to take action in situations like this one.

Commissioner Stanger has an upcoming Parks Board meeting.

Commissioner Bull inquired if any Planning Commissioners had applied for the homeless advisory board. Several commissioners have applied and they are currently waiting to hear back on selection.

Commissioner Jensen requested a #Finish522 update. Director Swanson emphasized the importance of keeping the topic going especially with businesses speaking out in favor.

**ADJOURNMENT**

Commissioner Bull made a motion to adjourn at 8:03pm. Motion seconded by Commissioner Stanger. Motion carried 7/0.

---

Bridgette Tuttle  
*Chair*

---

Leigh Anne Barr  
*Planning Commission Secretary*

\* Secretary's note: The full comments presented by Mr. Hamar are included in the Planning Commission packet.