

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, May 13, 2019**

The regular meeting of the Monroe Planning Commission was held on **Monday, May 13, 2019 at 7:01 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 7:01 p.m.

ROLL CALL

Planning Commission Secretary Leigh Anne Barr called the roll.

Commissioners Present: Chair Tuttle, Vice-Chair Bull, Commissioner Rousey, Commissioner Stanger, Commissioner Jensen and Commissioner Fisher via conference call.

Commissioners Excused: Commissioner Silva

Staff Present: Community Development Ben Swanson, Principal Planner Shana Restall and Secretary Leigh Anne Barr

COMMENTS FROM CITIZENS

NONE

Mayor Geoffrey Thomas was present at the Planning Commission meeting to thank the Planning Commissioners for their work on the Unified Development Code (UDR) update. Mayor Thomas presented certificates to those Commissioners who were unable to make it to the UDR celebration previously held at City Hall.

APPROVAL OF MINUTES

Commissioner Rousey made a motion to accept the minutes of April 22, 2019 as written. Motion seconded by Commissioner Bull. Motion carried 6/0.

PUBLIC HEARING

NONE

PRESENTATION

Vision 2050 Update

Director Ben Swanson explained that the Puget Sound Regional Council is updating their master plan for the entire region with the Vision 2050 update. Director Swanson explained that just like the City, the Regional Council has to go through environmental review through SEPA. A Draft Supplemental Environmental Impact Statement (SEIS) is currently open for public comment.

Director Swanson summarized the three options for Vision 2050. Option 1 will stay the course and send most of the growth to the major cities. Option 2 is a transit focused growth option and option 3 is a greater distribution of population throughout the county by resetting the urban growth areas. Director

Swanson summarized how each option would affect the City of Monroe. Commissioners Rousey and Fisher noted that they have attended the Vision 2050 meetings in the past. Director Swanson informed Commissioners that Mayor Thomas is involved in the Vision 2050 process and sits on different committees to represent Monroe.

OLD BUSINESS

Principal Planner Shana Restall asked the Planning Commission to take a quick break before the start of Old Business. The Commissioners agreed and the meeting was in recess from 7:49pm to 7:59pm.

1. Shoreline Master Program (SMP) Periodic Update and Proposed Amendments to Monroe Municipal Code (MMC) Title 19 Shoreline Management and Chapter 20.05 Critical Areas

Director Swanson explained that the public hearing for the SMP update was held just before the new UDR was approved so the chapters in the finding of fact needed to be updated to reference the new UDR. Based on ecology comments and public testimony, Staff still supports adoption.

Commissioner Jensen made a motion that the Planning Commission recommend that the City Council adopt the Findings of Fact and Conclusions of Law contained in Attachment 4 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 City of Monroe Shoreline Master Program and proposed amendments to Monroe Municipal Code chapters 22.80 and 22.82. Motion seconded by Commissioner Stanger. Motion carried 6/0.

2. Code Amendment to Add a New UDR Chapter Regulating Small Wireless Facilities

Principal Planner Restall informed Planning Commission that City Staff has not yet drafted a small wireless facilities chapter, however the City of Richland's chapter is the most up to date and what the City of Monroe's chapter will be based on. Principal Planner Restall explained that since the majority of these facilities are in the public right of way, the City needs a way to regulate them. Public Work Director Brad Feilberg is currently working on a franchise agreement chapter for the Monroe Municipal Code (MMC) that will work with the small wireless facilities chapter to regulate the facilities.

Commissioner Bull asked why the federal government has such strict regulations on wireless facilities. Principal Planner Restall explained that cities were starting to get strict regulations and Director Swanson explained that the lobby teams went to the federal government and asked to be treated like a utility. Chair Tuttle asked about the timeline for the new chapter. Principal Planner Restall said the chapter will be coming back in June for a public hearing.

NEW BUSINESS

NONE

DISCUSSION BY COMMISSIONERS AND STAFF

Secretary Leigh Anne Barr reminded Commissioners that the May 27th meeting is cancelled in observance of Memorial Day.

Director Swanson announced that the new Building Official will be starting on May 21st. The current Building Official volunteered to step back in the inspector role until his retirement at the end of the year.

Commissioner Jensen asked about the work on Highway 2. Commissioner Rousey and Director Swanson answered that a representative from WSDOT came to City Council and gave an overview on the project which is mainly required maintenance and possibly some sidewalk work.

Commissioner Fisher went to disappearing farmland event at the library.

Commissioner Bull expressed his appreciation that the Mayor shown his support for the Staff and Commissioners with regards to the UDR project.

Chair Tuttle gave a Homelessness Policy Advisory Committee (HPAC) update. Take the Next Step was at the last meeting and the Police Department will be at the next meeting. The meetings have been well attended by the public. Chair Tuttle also gave an Economic Development Advisory Board (EDAB) update. The Board is focusing on signage and wayfinding and working on a thesis statement with goals and visions for the City.

Commissioner Jensen gave a report from the Art Selection Committee. There was a \$20,000 budget for this round. The Committee selected a piece but the location has not yet been finalized.

ADJOURNMENT

Commissioner Bull made a motion to adjourn at 8:41p.m. Motion seconded by Commissioner Rousey. Motion carried 6/0.

Bridgette Tuttle
Chair

Leigh Anne Barr
Planning Commission Secretary