

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, July 22, 2019**

The regular meeting of the Monroe Planning Commission was held on **Monday, July 22, 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 7:01 p.m.

ROLL CALL

Planning Commission Secretary Leigh Anne Barr called the roll.

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

Staff Present: Principal Planner Shana Restall, Senior Planner Anita Marrero and Secretary Leigh Anne Barr.

COMMENTS FROM CITIZENS

NONE

APPROVAL OF MINUTES

Commissioner Bull made a motion to accept the minutes of July 8, 2019 with the discussed change. Motion seconded by Commissioner Stanger. Motion carried 7/0.

PUBLIC HEARING

1. Amendments to MMC Chapter 22.62 – Large Wireless Communication Facilities

Principal Planner Shana Restall announced that the public hearing for this item has been cancelled. It will be rescheduled for a later date. The City received a letter from their attorneys last week that required substantial changes to the proposed code. Staff will bring a draft back to the Planning Commission when the changes have been addressed.

OLD BUSINESS

NONE

NEW BUSINESS

1. Affordable Housing Discussion

Senior Planner Anita Marrero explained that the first step in updating the City's Affordable Housing Code is to set up an affordable housing committee. Commissioners Bull, Silva, Rousey, Fisher & Tuttle are interested in serving on that committee. Senior Planner Marrero requested that the number of Commissioners on the Committee is kept under a quorum which would mean three or less Commissioners. Senior Planner Marrero listed members of the community who have been invited via email so far. Chair Tuttle suggested all the Homeless Policy Advisory Committee (HPAC) committee members as well as anyone who has regularly attended the meetings.

Senior Planner Marrero explained that the City's current affordable housing code was written in 2009. The goal of the rewrite is to create a code that developers will want to take advantage of and use to create affordable housing units. Senior Planner Marrero then went through a PowerPoint presentation created by Rich Zwicker with the Washington State Housing Finance Committee.

Tony Balk
517 Circle Dr Monroe, WA 98272

Mr. Balk who is a member of the community and the East County Regional Board for Housing Hope, helped explain some of the statistics, graphs and terms.

Chair Tuttle asked why this project is happening now and what are the goals the City hopes to accomplish. Chair Tuttle would like a clear set of goals to help direct the rewrite of the affordable housing code.

Commissioner Bull presented some statistics of apartments in Monroe.

Liz Nugent
18105 W Columbia St Monroe, WA 98272

Ms. Nugent is also a member of the community and she brought up the need for affordable senior housing in the City.

Tony Balk pointed out that the codes created by Cities regarding affordable housing do not typically reference any particular demographic in an effort to keep the codes accessible to groups with different focus groups.

DISCUSSION BY COMMISSIONERS AND STAFF

Principal Planner Restall announced that the City took in an application for a Comprehensive Plan Amendment to change the designation of the East Monroe site from Limited Open Space to Mixed Use. Principal Planner Restall reminded the Planning Commission that this is a legislative action and City Council can choose to add it to next year's docket or not.

Senior Planner Marrero informed Commissioners that the Public Hearing for the East Monroe Shoreline Substantial Development permit is this coming Friday July 26th, 2019.

Principal Planner Restall anticipated the Unified Development Code housekeeping code amendment will be coming to Planning Commission at the end of 2019 and be set to go to City Council in early 2020.

Commissioner Jensen asked about any developments for the former Albertsons property. Senior Planner Marrero received a call from an architect asking questions about the property but nothing official has been submitted.

Commissioner Fisher attended a Monroe Historical Society meeting and offered the idea of assigning a fallen soldier from Monroe to each of the Heritage Trees. The first Heritage Tree walks around town have been completed. Commissioner Fisher gave an update on the Homelessness Policy Advisory Committee (HPAC).

ADJOURNMENT

Commissioner Jensen made a motion to adjourn at 8:24p.m. Motion seconded by Commissioner Rousey. Motion carried 7/0.

Bridgette Tuttle
Chair

Leigh Anne Barr
Planning Commission Secretary

DRAFT