

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
Monday, July 17, 2017**

The **Special Meeting** of the Monroe Planning Commission was held on **Monday, July 17, 2017**. The meeting was convened at **6:45 p.m.**, at Monroe City Hall, 806 West Main Street, Monroe, WA 98272.

**Commissioners Present:** Chair Tuttle, Commissioner Bull, Commissioner Duerksen, Commissioner Fisher, Commissioner Jensen, Commissioner Rousey, and Commissioner Stanger

**Staff Present:** Community Development Director Ben Swanson, Public Works Director Brad Feilberg and Assistant Planner Amy Bright

No public citizens were present during the Commissioners tour.

The tour began at 7:00 traveling to and arriving at the Columbia Crossing Development, located at the vicinity of W. Columbia St. and 182<sup>nd</sup> Ave. SE, Monroe WA. Director Swanson briefed the Commissioners that this development was built by a local developer who specifically designed the "Cottage House" style of homes to fit the lots in this development.

Meeting was recessed for travel.

The Commission arrived at the Eaglemont Planned Residential Developments, located at the vicinity of 134<sup>th</sup> St. SE and 191<sup>st</sup> Ave. SE., Monroe WA. Discussion was directed towards the retaining walls within this development and the types of walls that developers are constructing for enhanced design. The Commissioners also discussed various topics, such as height of fences allowed, landscape strips, and the use of open space.

Noted that Director Feilberg did not continue with the tour at this point. Meeting was recessed for travel.

The Commission arrived at the City of Duvall, located at the vicinity of Main St. NE and NE Stephens St., Duvall WA. Director Swanson briefed the Commissioners on the designs that were used for the restoration of the sidewalks in the downtown area. Discussion continued on the core of the downtown area along with the commercial uses.

Meeting was recessed for travel.

The Commission arrived at the Hower Hill development, located in the vicinity of NE 152<sup>nd</sup> and 275<sup>th</sup> Ave. SE., Duvall WA. Director Swanson concentrated on the landscape design of this development while briefly discussing the City of Monroe Landscape Design Standards that will be updated in the near future. Discussion continued on the topic of the design of the yard utilizing the square footage of the lots for additional landscaping, etc.

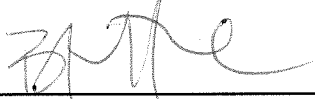
Meeting was recessed for travel.

The Commission arrived at the North Hill development, located in the vicinity of 286<sup>th</sup> Ave. NE. and NE 153<sup>rd</sup> St., Duvall WA. Director Swanson explained that this development was not able to meet their mitigation requirements, so the city and the developer agreed to mitigate the developers share of the requirements to replant trees, etc. in the area of the floodplain that the city owns.

Return to the City Hall in Monroe for conclusion of the tour.

**ADJOURNMENT**

Without objection, Chair Tuttle adjourned the meeting at 9:35 p.m.



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Bridgette Tuttle  
*Chair*



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Kim Shaw  
*Planning Commission Secretary*