

**CITY OF MONROE
PLANNING COMMISSION MINUTES
November 19, 2012**

✓ APPROVED

The meeting of the Monroe Planning Commission was scheduled for November 19, 2012 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chairman Loots called the meeting to order at 7:06 p.m.

ROLL CALL

Secretary Dave McConnell called the roll. The following were:

Present: Chairman Loots, Commissioners Bill Kristiansen, Dave Demarest, Dian Duerksen, Jeff Sherwood, and Bridgette Tuttle

Staff Present: Planning and Permitting Manager Paul Popelka, Public Works Director Brad Feilberg, Economic Development Manager Jeff Sax and David McConnell, Planning Technician

CITIZEN COMMENT

Paul Novack 16654 White Mountain Road SE, Monroe, WA, 98272

Mr. Novack questioned what is on the agenda at this meeting, specifically Bear Mountain subdivision or just the Roosevelt Road Rezoning. Mr. Novack plans to comment on the rezoning.

APPROVAL OF MINUTES

None.

PUBLIC HEARING

A. RZ2011-01 – Roosevelt Road Rezoning

Manager Popelka summarized the Roosevelt Road Rezone and explained the specifics of forming a recommendation to City Council. He emphasized that the Planning Commission would not be making recommendations on or hearing public testimony on any subdivisions in the rezone area, and referred specifically to Bear Mountain Estates. The subdivision will be reviewed by Hearing Examiner with approval by City Council.

Commissioner Duerksen questioned the zoning changes. **Manager Popelka** explained the zoning change is from UR9600 to UR6000.

Commissioner Sherwood questioned the density of the Bear Mountain Estates area. **Manager Popelka** responded that discussion is about the proposed Roosevelt Road rezoning and not the Bear Mountain Estates project.

Commissioner Demarest questioned whether the code changes are to comply with the Comprehensive Plan. **Manager Popelka** responded that state law requires consistency between City zoning codes and the Comprehensive Plan. The timing for when zoning must be consistent will be checked.

Commissioner Demarest questioned whether the Planning Commission's concerns differ with the Council, and expressed concerns with transportation, access, density, and questioned what changes to the Snohomish County 2007 Buildable Lands Report are driving these changes. He also questioned how the code has changed since Foothills was developed. **Manager Popelka** responded that there have been recent changes by the County and an update is nearly complete. The city is now short approximately 1,000 housing units for 2025. The proposed code changes for higher density address the shortage. He stated the rezone will have comparable lot sizes to the Foothills subdivision.

Commissioner Sherwood commented that developments seldom reach their maximum density due to wetlands and other features, and questioned whether the rezone would achieve the target density. **Manager Popelka** stated density would be addressed through the Planned Residential Development process to address wetlands, increasing density with clustering, etc.

Chairman Loots asked about a public hearing with Council. **Manager Popelka** indicated that the Council will hold one public hearing.

Staff Report

Director Feilberg presented information on traffic and infrastructure impacts of the proposed rezone. A traffic analysis has been updated. He discussed the current findings in relation to the MMC and Comprehensive Plan.

Commissioners further discussed the traffic impact analysis, its basis in an interlocal agreement between the City and WSDOT, and level of service in the Foothills. **Director Feilberg** stated the subdivision will remain an acceptable level of service. The City received two letters and one document regarding the proposed rezone.

Commissioners discussed access and the number of lots to be served. **Director Feilberg** stated that the fire code allows limits to be imposed with some exceptions, and the Foothills includes stubs for future road extensions. The area could potentially reach a maximum number of lots without the street extensions.

Public Testimony

Bill Boursching 16573 White Mountain Rd, Monroe, WA 98272

Mr. Boursching commented on area history, ecological impacts, annexation improper development of the Foothills, and wildlife crossings.

John McFeters 12793 Phillips Ridge Rd, Monroe, WA 98272

Mr. McFeters declined to testify at this time and will testify later on one specific item.

Tim Otto 16559 White Mountain Rd, Monroe, WA 98272

Mr. Otto presented data disputing findings of the traffic analysis.

Tony Beafuort Monroe, WA 98272

Mr. Beaufuort stated the process scares him and he sees a threat to the community. He is concerned with access to property and how the fire code allows further development. He stated this rezone cannot happen until the community has more time to respond.

Lisa Craddic – 12807 Phillips Ridge Rd SE, Monroe, WA 98272

Ms. Craddic discussed sewer issues on her road and past problems with sewage spill, sewage in the house, and no sewage clean-out in ten years. She stated the system is under designed and the builder plans to use existing lines with no improvements.

Carolyn Young 16875 Snowgrass Mountain Rd, Monroe, WA 98272

Ms. Young stated she is not against building, but is concerned with public safety with one entrance and exit, significant construction impacts, and speeding vehicles. She requested a second access as an accident can close down the whole community.

Brian Stafford 16659 Pinnacle Rd SE, Monroe, WA 98272

Mr. Stafford commented on traffic safety and the potential for accidents for children.

Joe Springer 16691 Pinnacle Road SE, Monroe, WA 98272

Mr. Springer is a firefighter and stated the proposal exceeds the fire code by seven times. He opposes the rezone, and called for a second access for emergency access.

Cameron Rounce 12951 Phillips Ridge Rd SE, Monroe, WA 98272

Mr. Rounce lives near the proposed development and expressed concerns with vehicle and children safety. He commented on the projected need for 1,000 homes and questioned whether the rezoning is in the public interest and the right thing.

Paul Novack 16654 White Mountain Rd SE, Monroe, WA 98272

Mr. Novack stated he is in the building industry, growth is important, but expressed concerns about getting housing in the correct location. He questioned how we bear infrastructure costs in projecting the need for homes, and stated that construction is a dangerous activity and alternate access is good for the community and the builder. Residents do not benefit from this rezone.

Aaron Boss 16584 White Mountain Rd SE, Monroe, WA 98272

Mr. Boss commented that he is purchasing a home on Bear Mountain Rd and is concerned with safety.

Sean Carpenter 12903 Phillips Ridge Rd, Monroe, WA 98272

Mr. Carpenter commented on his request for Bear Mountain records, stated there was not proper public notice, and is familiar with planning commissions. Manager Popelka explained that the noticing was done properly. Mr. Carpenter was referring to the Bear Mountain subdivision rather than the rezone.

Chole Carpenter 12903 Phillips Ridge Rd, Monroe, WA 98272

Ms. Carpenter expressed concerns with child safety, traffic, mud and water, safety for school kids, bussing, and how houses could be built.

Lara Thomas 16857 Cooper Mountain Road SE, Monroe, WA 98272

Ms. Thomas noted that her contact with the City led to this public hearing. She requested that that Foothills HOA documents be given to the Planning Commission with a response in writing to address the need for additional housing along with concerns for safety, accidents, second access as a condition for development and a response from the fire district. She also requested the public hearing remain open for more information, and that all comments are forwarded to Council.

Brian Kirschmann 16731 Pinnacle Rd SE, Monroe, WA 98272

Mr. Kirschmann stated he is not opposed to the overall development, but has concerns on the process with the developer and dump truck traffic. He asked that the request be conditionally approved requiring access from a main road.

Bryan Lockwood 16847 Copper Mountain Rd, Monroe, WA 98272

Mr. Lockwood requested another road be added to address large vehicles.

Patrick Kerby 3099 Bear Mountain Rd, Monroe, WA 98272

Mr. Kerby stated that the land use goal 5 conflicts with the land use code, is opposed to the rezoning, and requested that the Planning Commission deny the request.

Kevin Devore 13158 Bear Mountain Rd, Monroe, WA 98272

Mr. Devore asked for clarification of a denial of a similar plan in 2010. Commissioners and staff explained past actions on this area in 2010. Mr. Devore asked the Planning Commission to recommend delay.

Todd Nielson 16792 Saddle Ridge Place SE, Monroe, WA 98272

Mr. Nielson is concerned with community safety, and commented that the rezone makes no sense.

Vickey Mullen 10312 210th Street SE, Snohomish, WA

Ms. Mullen commented on the need to talk to Council, not the Planning Commission, and stated that Council has already made its decision on the rezone.

Karen Pouncy 13533 Boulder Ridge Place SE, Monroe, WA 98272

Ms. Pouncy, a six year resident of Foothills, asked to delay the process and commented on severe drainage problems on her property due to failure of the developer to follow City plans. She stated she has no confidence in the City's ability to monitor construction and sees no benefits to the neighborhood from the development.

Geoffrey Thomas 16857 Copper Mt. Rd SE, Monroe, WA 98272

Mr. Thomas stated he has served as a Planning Commissioner, developer and staff member in the past. He commented on community needs, the rezoning process and documentation. This rezoning should have been a concurrent rezone and comprehensive plan amendment. The SEPA was done incorrectly as a categorical exemption and should be redone.

Richard Jackson

Mr. Jackson stated the neighborhood should continue to be a place where people want to live and recommended delaying the zoning. He requested that Council require a second access.

Kimberly Ray

Ms. Ray requested that the Planning Commission continue the public hearing to the next meeting to allow for additional testimony.

Stephany Novack

Ms. Novack requested that the process be delayed and that Council reconsider the rezoning.

John Peters

Mr. Peters reviewed the MDNS and questioned utility capacity and impacting existing residents.

Chairman Loots requested a motion to delay the rezoning.

Commissioner Demarest asked if people that had not testified could testify in the public hearing. After discussion, **Commissioner Demarest** requested that the public hearing be left open to a future date. Staff responded that once the hearing is closed no further public testimony can be offered, but that the public hearing could be extended to a specific future date.

Chairman Loots surveyed the Commissioners on extending the public hearing to a future time to be determined.

Commissioner Kristiansen made a motion to extend the meeting past 9pm. Motion seconded by **Commissioner Demarest**. Motion carried 6/0.

Commissioner Demarest made a motion to continue public testimony to the December 10, 2012 meeting for testimony that is new in nature and adds to discussion. Motion seconded by **Commissioner Duerksen**. Motion carried 6/0.

Commissioners further discussed issues of delay, City Council decisions on the zoning and Comprehensive Plan, and requested Staff report back in two weeks with comparison of density between the Foothills and the rezoning and the available infrastructure, show the differences, and how they interact with the infrastructure and any input from the Fire District on access.

Commissioner Sherwood made a motion to truncate the agenda and table sign code discussion to November 26, 2012. Motion seconded by **Commissioner Demarest**. Motion carried 6/0.

WORKSHOP

A. Sign Code Update (Continued)

This item was moved to the November 26, 2012 meeting.

DISCUSSION BY COMMISSIONERS AND STAFF

None.

ADJOURNMENT

Commissioner Demarest made a motion that the November 19, 2012 Planning Commission meeting be adjourned. Motion seconded by **Commissioner Christianson**. Motion carried 6/0.

The meeting was adjourned at 9:40 p.m.



Paul Loqts
Chairman



Dave McConnell
Planning Commission Secretary