



**CITY OF MONROE
PLANNING COMMISSION MINUTES
April 08, 2013**

The meeting of the Monroe Planning Commission was scheduled for **April 08, 2013** at **7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chairman Kristiansen called the meeting to order at 7:00 p.m.

ROLL CALL

Secretary Dave McConnell called the roll. The following were:

Present: Commissioners Bill Kristiansen, Dave Demarest, Dian Duerksen, Wayne Rodland, Jeff Sherwood

Excused: Bridgette Tuttle

Staff Present: Planning and Permitting Manager Paul Popelka, Public Works Director Brad Feilberg, Senior Engineer Scott Peterson and Planning Technician David McConnell

CITIZEN COMMENT

None

APPROVAL OF MINUTES

A. March 25, 2013

Commissioner **Demarest** made a motion to accept the minutes of March 25, 2013 with corrections. Motion seconded by **Commissioner Sherwood**. Motion carried 5/0.

WORKSHOP

A. MMC Chapter 13.08 – Sewer System Regulations Code Amendment

The City is reviewing policies and development regulations for extension of sewer service beyond the City limits to address future growth in the unincorporated urban growth areas and avoid development at rural densities.

Director Feilberg gave a summary of the code amendment and responded to questions from the Commissioners. The Commissioners raised questions on the following issues:

- Clarification of density and yield for proposed developments.
- Comparison of Snohomish County approvals of smaller sized lots and how sewer extensions may result in more development of smaller lots.
- Comments on density calculations and the housing market favoring larger size lots.
- Discussion of the current and proposed codes' 200% difference in rates for service beyond City limits and its potential impacts on attracting builders to the area.
- Clarification of requiring property owners to connect to the city sewer system (may be required only within City limits).
- Discussion of potential annexation requests to avoid increased sewer rates.

Commissioner Sherwood made a motion to forward a recommendation of approval of the proposed amendments to *MMC Chapter 13.08 – Sewer System Regulations Code Amendment* to the City Council based on the attached Findings and Conclusions. Motion seconded by **Commissioner Rodland**. Motion carried 5/0.

Commissioner Demarest voted in favor of the motion but expressed the following concerns:

- Concern that sewer extension will lead to development that is inconsistent with the City's plans and desires.
- Use of "annexation by utility" as a growth strategy.
- Possibility of forced sewer connections for city residents with functioning septic systems when sewer is built along their properties.

The other Commissioners shared the concerns expressed by **Commissioner Demarest** regarding forced connections and high utility costs.

B. MMC Chapter 15.01 Stormwater Management Code Amendment

Proposed amendments to Chapter 15.01 of the Monroe Municipal Code to comply with and be consistent with the requirements of the National Pollutant Discharge Elimination System (NPDES) Phase II Stormwater Permit, including but not necessarily related to minimum requirements and best management practices.

Director Feilberg gave a summary of the code amendment and responded to questions from the Commissioners. The Commissioners raised questions on the following issues:

- Clarification of current practices and process for preparing storm water regulations.
- Schedule for adoption of the proposed code.

The public hearing for this item will be held on May 13, 2013.

DISCUSSION BY COMMISSIONERS AND STAFF

Manager Popelka commented on the newly hired Associate Planner, the April 22 agenda, and a Commerce Department short course to be held in Sultan on April 16. **Commission Duerksen** will attend the meeting.

ADJOURNMENT

Commissioner Sherwood made a motion to adjourn the April 08, 2013 Planning Commission meeting. Motion seconded by **Commissioner Demarest**. Motion carried 5/0 and the meeting was adjourned at 8:00p.m.



Bill Kristiansen
Chairman



Dave McConnell
Planning Commission Secretary