



# MONROE PLANNING COMMISSION

Regular Meeting  
Monday, March 22, 2021, 7:00 PM  
Zoom Online Meeting Platform

**Chair**  
Jay Bull

**Commissioners**  
Bridgette Tuttle, Vice Chair;  
Kyle Fisher; Elly Britt;  
Dionne Miller, Liz Nugent;  
& Mike Stanger

## MINUTES

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### 1. CALL TO ORDER

Chair Bull called the meeting to order at 7:04pm

### 2. ROLL CALL

**PRESENT:** Vice Chair Bridgette Tuttle, Commissioner Dionne Miller, Chair Jay Bull, Commissioner Kyle Fisher, and Commissioner Elly Britt

**EXCUSED:** Commissioner Liz Nugent and Commissioner Michael Stanger

**STAFF PRESENT:** Permit Technician Leigh Anne Barr, Principal Planner Shana Restall, Community Development Director Ben Swanson, and Senior Planner Anita Marrero

### 3. PUBLIC COMMENTS

Tony Balk  
Housing Hope  
517 Circle Drive

Mr. Balk spoke about affordable housing and his suggestions for the Housing Action Plan.

Sarah Lunstrum  
Take the Next Step

Ms. Lunstrum asked that the Planning Commission make affordable housing a priority for Monroe.

James Harrigan  
Community Human Services Advisory Board (CHSAB) - Chair  
Mr. Harrigan reminded the Commission that affordable housing needs to accommodate different levels of affordability and income.

Commissioner Fisher joined the meeting at 7:28pm.

## **4. APPROVAL OF MINUTES**

### 4.1. February 22, 2021

Commissioner Kyle Fisher moved to approve the minutes from the February 22, 2021 regular meeting. The motion was seconded by Vice Chair Bridgette Tuttle. On vote, motion carried 5-0.

## **5. PUBLIC HEARING**

### 5.1. Proposed Code Amendments regarding Temporary Homeless Encampments

Chair Bull opened the public hearing at 7:31pm.

Principal Planner Shana Restall presented a history of the ordinance starting in 2019. The amendments were originally proposed to bring the City into compliance with State law.

Vice Chair Bridgette Tuttle moved to open the public testimony portion of the public hearing. The motion was seconded by Commissioner Kyle Fisher. On vote, motion carried 5-0.

Vice Chair Bridgette Tuttle moved to close the public testimony portion of the public hearing. The motion was seconded by Commissioner Kyle Fisher. On vote, motion carried 5-0.

Vice Chair Bridgette Tuttle moved to recommend that the Monroe City Council approve the proposed amendments to Chapter 22.90 MMC, Temporary Encampments, to update the City's provisions regulating temporary homeless encampments in order to reflect current state law. The motion was seconded by Commissioner Dionne Miller. On vote, motion carried 5-0.

Vice Chair Bridgette Tuttle moved for the Planning Commission adopt the Findings of Fact and Conclusions of Law contained in Attachment 1 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 proposed amendments to MCC Chapter 22.90 MMC, Temporary Encampments. The motion was seconded by Commissioner Elly Britt. On vote, motion carried 5-0.

## **6. OLD BUSINESS**

### 6.1. Housing Action Plan (HAP) Update Anita Marrero

Senior Planner Anita Marrero noted that the changes requested at the last Planning Commission meetings that have been updated in the Housing Needs

Assessment. Senior Planner Marrero was looking for input on the strategies during the discussion. The Commissioners and Staff discussed:

- Allowing duplexes in more zoning districts
- Mixed use development
- Student housing
- Displacement
- Affect of waived fees on the City budget

The Planning Commission opened the floor for public comment.

James Harrigan

Mr. Harrigan would like incentives that apply to individual owners and not only to large developers.

Tony Balk

Mr. Balk talked about utility fee reductions and how economic displacement historically has worked.

Commissioner Kyle Fisher moved to extend the meeting past 9pm.

The motion was seconded by Vice Chair Bridgette Tuttle. On vote, motion carried 5-0.

## **7. NEW BUSINESS**

## **8. DISCUSSION BY COMMISISONERS & STAFF**

Vice Chair Tuttle gave an Economic Development Advisory Board (EDAB) update.

Senior Planner Marrero informed the Commission that the Parks Director is requesting another joint Parks Board and Planning Commission meeting. The meeting is scheduled for Monday April 26, 2021 at 5:00pm.

Commissioner Fisher apologized for arriving late to the meeting and provided a Parks Board update.

Chair Bull thanked Principal Planner Restall and Senior Planner Marrero for their presentations.

## **9. ADJOURNMENT**

Commissioner Kyle Fisher moved to adjourn at 9:10pm. The motion was seconded by Vice Chair Bridgette Tuttle. On vote, motion carried 5-0.

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Chair, Jay Bull

*Leigh Anne Barr*

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Planning Commission Secretary, Leigh Anne Barr