



MONROE PLANNING COMMISSION

Regular Meeting
Monday, May 24, 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

1. CALL TO ORDER

Chair Bull called the meeting to order at 7:02pm

2. ROLL CALL

PRESENT: Vice Chair Bridgette Tuttle, Commissioner Dionne Miller, Commissioner Liz Nugent, Commissioner Michael Stanger, Chair Jay Bull, Commissioner Kyle Fisher, and Commissioner Elly Britt

EXCUSED:

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

3. PUBLIC COMMENTS

Zac Price

Mr. Price is interested in starting a rock climbing business in Monroe. The business requires a space with tall ceilings, which are currently located in the light industrial area. Rocking climbing is not currently an allowed use in that zone. Mr. Price asked what the next step would be in getting the allowed uses changed.

Community Development Director Ben Swanson explained the change would require an amendment to the zoning code and gave a history of allowed uses in the light industrial area. Director Swanson suggested speaking at City Council and writing the Mayor an email as well.

Commissioner Tuttle would like to review allowable uses with more unique uses in mind that were not considered during the UDR update.

4. APPROVAL OF MINUTES

4.1. April 26, 2021 - Joint Parks Board Special Meeting

Commissioner Kyle Fisher moved to approve the minutes from the April 26, 2021 special joint Parks Board meeting. The motion was seconded by Commissioner Elly Britt. On vote, motion carried 7-0.

4.2. April 26, 2021 - Planning Commission Regular Meeting

Commissioner Liz Nugent moved to approve the minutes from the April 26, 2021 regular meeting. The motion was seconded by Commissioner Kyle Fisher. On vote, motion carried 7-0.

4.3. May 3, 2021 - Joint CHSAB Special Meeting

Commissioner Liz Nugent moved to approve the minutes from the May 3, 2021 special joint CHSAB meeting. The motion was seconded by Commissioner Elly Britt. On vote, motion carried 7-0.

5. PUBLIC HEARING

6. NEW BUSINESS

6.1. Housing Affordability Presentation

Senior Planner Anita Marrero introduced Chris Collier, a Program Manager with the Affordable Housing Alliance. Mr. Collier gave a presentation on the context of the Snohomish County Housing Affordability problem.

Chair Bull complimented the presentation and gave insight on mortgage and banking.

Vice Chair Tuttle thanked Mr. Collier for presentation. Vice Chair Tuttle emphasized the need for more change so the next generation that grew up in Monroe can afford to live in Monroe.

7. OLD BUSINESS

7.1. Draft Housing Action Plan (HAP) Review

Senior Planner Marrero took the comments from the joint meeting with the Community Human Services Advisory Board (CHSAB) meeting and created the fourth draft of the Housing Action Plan. Senior Planner Marrero reviewed the changes that had been made with the Commission and the Commissioners discussed the changes.

Tony Balk

Mr. Balk would like to limit what type of affordable housing gets utility discounts and focus on work force housing.

Jim Bloss

Mr. Bloss discussed an example of affordable housing for special needs groups in Everett and offered to participate in any future special needs housing discussions.

Aisha Sial

Ms. Sial was supportive of the addition of the special needs housing strategy.

The Commissioners discussed the strategy that was added for special needs groups affordable housing.

Senior Planner Marrero is planning to schedule the public hearing for June 28th. There will be a virtual open house before the public hearing as well.

8. DISCUSSION BY COMMISSISONERS & STAFF

Commissioner Miller thanked both presenters for their presentations and expressed her concerns about over regulating the construction of Accessory Dwelling Units (ADUs).

Vice Chair Tuttle announced that the Farmer's Market is starting this week.

Commissioner Britt informed the Commission that she is spoke with City Administrator Deborah Knight about ways to bring the Community back together.

Commissioner Nugent gave an Economic Development Advisory Board Tourism Special Committee update.

Commissioner Fisher offered to help plan block or community parties

Director Swanson gave an update on the annexation petition for the Northwest urban growth area (UGA). The petition has been accepted by Snohomish County and is now with the boundary review board.

Senior Planner Marrero provided an update on local planning and the timeline for the Housing Action Plan going forward.

9. ADJOURNMENT

Vice Chair Bridgette Tuttle moved to adjourn at 8:32pm. The motion was seconded by Commissioner Liz Nugent. On vote, motion carried 7-0.

Jay Bull

[Jay Bull \(Jun 15, 2021 13:02 PDT\)](#)

Chair, Jay Bull

Leigh Anne Barr

Planning Commission Secretary, Leigh Anne Barr

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Final Audit Report

2021-06-15

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