



**MONROE CITY COUNCIL**  
Regular Business Meeting  
Tuesday, September 28, 2021, 7:00 P.M.  
Zoom Online Meeting Platform

**Mayor**  
*Geoffrey Thomas*

**Councilmembers**  
*Heather Fulcher, Mayor Pro Tem;  
Patsy Cudaback; Kevin Hanford;  
Jason Gamble, Jeff Rasmussen;  
Ed Davis, & Kirk Scarboro*

## MINUTES

### CALL TO ORDER

The City Council meeting was held virtually via Zoom. Due to the COVID-19 pandemic, and Proclamation 20-28 issued by Governor Jay Inslee, in-person meetings are not being held at this time.

Mayor Thomas called the meeting to order at 7:00 p.m.

### ROLL CALL

Councilmembers present:

Fulcher, Cudaback (7:01 pm), Davis (7:05 pm), Gamble, Hanford, Rasmussen, and Scarboro.

Staff present:

Knight, Hasart, Swanson, Warthan, Feilberg, Roberts, Criswell, Huebner, Christian, Peterson, Lande, Restall, Bright, Barr, Ludwig, and City Attorney Lell

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Rasmussen.

Councilmember Hanford requested discussion regarding an Everett Resolution (attachment 4) requesting the Governor and state legislature provide clarification on the new law enforcement standards be added to the agenda. Councilmember Gamble concurred. This item was added after consent agenda.

### ANNOUNCEMENTS/PRESENTATIONS

Confirmation of City Clerk Appointment – Ms. Knight introduced Ms. Jodi Wycoff and shared Ms. Wycoff's background as it relates to the City Clerk position.

**Motion:** Move to approve the appointment of Ms. Jodi Wycoff as City Clerk; appointment effective October 16, 2021. Councilmember Cudaback moved. Councilmember Fulcher seconded. Motion passed 7-0.

Mayor Thomas thanked staff for performing the City Clerk duties as the City was recruiting this position over the last year. Councilmembers thanked staff and welcomed Ms. Wycoff aboard.

### PUBLIC HEARING

- 5.1. 2021 – 2022 Comprehensive Plan Amendment Docket Selection. Mr. Swanson introduced the topic. Ms. Bright provided information on this item (attachment 1) then introduced Mr. Prepula, Ms. Flora, and Mr. Hoyt from Trammel Crow Residential (TCR), who provided information on their requested docket item (attachment 2).

Councilmember Cudaback noted the affordable housing goal and inquired about price point for housing in this proposal. TCR stated intention is for housing to be market rate.



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Councilmember Scarboro inquired about potential flooding on the proposed site. TCR stated project is still in feasibility phase and they are working with FEMA regarding the flood plain.

Councilmember Cudaback asked about the current zoning on this parcel. Staff will follow up.

Mayor Thomas opened the public hearing.

Ann Gilcrease provided written comment on this issue (attachment 3).

Robin Parker, Rivmont – concerned about development and sensitivity to her property. Most concerned about traffic impacts and potential mitigation for the added cars.

Douglas Hamar, Calhoun Road – not sure what to make of this proposal; researched Trammel Crow Residential. They seem to be environmentally concerned and better than other developers. Is concerned about the flooding potential and traffic. Does not know what to say about it. Is disappointed this will not be a park.

Shayne Bradley, Calhoun Road – shared history on this property; is concerned about flooding and referred to the FEMA flood map. Asked what has changed since the last time this property was proposed for the docket.

Allison Bradley, Calhoun Road – expanded on Mr. Bradley's comments regarding flood plain. Very concerned about traffic impacts and also where the water would go if flood plain is mitigated.

Ann Gilcrease, Calhoun Road – concerned about destabilization of the land and concerned about traffic impacts.

**Motion:** Move to close the public testimony portion of the public hearing. Councilmember Hanford moved. Councilmember Gamble seconded. Motion passed 7-0.

**Motion:** Move to close the public hearing. Councilmember Scarboro moved. Councilmember Rasmussen seconded. Motion passed 7-0.

Councilmember Hanford inquired regarding the differences between this proposal and prior requests. Staff responded.

Councilmember Gamble is not in favor of placing this on the docket. This have been reviewed extensively in the past. He is more inclined to review during Comp Plan update.

Councilmember Rasmussen shared this had been discussed plenty of times before. Vision for this area and the science has not changed.

**Motion:** Move to not place the docket request on the 2021-2022 Final Docket. Councilmember Rasmussen moved. Councilmember Scarboro seconded. Motion passed 6-1. Davis voted nay.

Councilmember Davis stated property is privately owned. Our vision may be a park but property owner can do what they want if it meets current zoning. He has no issues hearing ideas; this does not mean the ideas will be built. Placing an item on the docket just allows the proposer to make their case, it does not mean anything will change.



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Councilmember Scarboro understands Councilmember Davis' position but supports Councilmembers Rasmussen's and Gamble's position. Councilmember Scarboro wondered if the applicant would be interested in other places in the City.

Councilmember Cudaback stated there are issues that give her pause such as current City vision does not cover this proposal. Number of homes seems too many for the property. City needs affordable housing, not necessarily market housing at this time.

## PUBLIC COMMENTS

Lori Ring, Powell – interest in knowing what is going on regarding the Powell Street project, especially for the intersection of Sam and Powell. Staff will contact Ms. Powell.

Robin Parker – thanked the Council for their action on the docket request.

Ann Gilcrease – thank you for supporting the community.

## CONSENT AGENDA

- 7.1. City Council Meeting Minutes 09/14/2021
- 7.2. City Council Meeting Minutes 09/21/2021
- 7.3. AP/ACH Approvals through 09/28/2021
- 7.4. Ordinance 009/2021 Amending the 2021 Budget, Final Adoption
- 7.5. Approval of the EDAB-recommended Lodging Needs Assessment and Feasibility Study
- 7.6. Wastewater Treatment Plant Roof Replacement Project
- 7.7. Final Action: Ordinance No. 007/2021, Adopting Code Amendments to Chapter 22.90 MMC, Temporary Encampments

**Motion:** Move to approve the consent agenda. Councilmember Hanford moved. Councilmember Gamble seconded. Motion passed 7-0.

## NEW BUSINESS

Discussion of City of Everett Resolution requesting Governor Inslee and the State Legislative provide clarification on the new law enforcement standards recently passed. Councilmember Hanford introduced the topic by discussing the Everett Resolution (attachment 4) and shared his reasons for the need for Monroe to pass something similar. Let us fix the laws sooner rather than later. Councilmember Hanford requested staff prepare a resolution similar to Everett's for Council consideration.

Mayor Thomas asked for clarification of the form of the statement. A resolution would have to come back to Council versus a joint statement which can be signed by the individual Councilmembers.

Councilmember Fulcher supports getting this document done.

Councilmember Rasmussen appreciates Councilmember Hanford bringing this forward and asked if anyone knew how many other jurisdictions have done something similar.

Councilmember Cudaback agrees with the presented sentiments but has pause on calling for a special session.



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Councilmember Scarboro supports this.

Mayor Thomas again clarified the form of the potential Council action with staff.

**Motion:** Move to have the Mayor direct staff to develop a joint statement expressing the same sentiments as the example City of Everett resolution for Council's signature. Councilmember Hanford moved. Councilmember Gamble seconded. Motion passed 7-0.

## **COUNCILMEMBER REPORTS**

Councilmember Fulcher shared she had recent conversations with people interested in various vacant Board and Commission positions. Applications should be coming soon.

## **STAFF/DEPARTMENT REPORTS**

- 9.1. Finance Dept. August 2021 Report – Ms. Hasart presented the report as included in the meeting packet.
- 9.2. HR/IT Dept. Report September 2021 – Mr. Christian presented the report as included in the meeting packet.
- 9.3. Community Development August 2021 Dept. Report – Mr. Criswell presented the report as included in the meeting packet.
- 9.4. Police Dept. August 2021 Report – Ms. Knight presented the report as included in the meeting packet.
- 9.5. Economic Development September 2021 Report – Mr. Huebner presented the report as included in the meeting packet.
- 9.6. Emergency Management Report – Mr. Feilberg shared the most recent case counts and vaccinations numbers regarding COVID (attachment 5).
- 9.7. Human Services Report August 2021 – Ms. Knight presented the report as included in the meeting packet.

## **MAYOR/ADMINISTRATIVE REPORTS**

Ms. Knight reviewed the extended agenda as presented in the meeting packet.

Ms. Knight welcomed the City's new City Clerk, Ms. Jodi Wycoff and thanked Council for Ms. Wycoff's warm welcome.

Ms. Knight mentioned the release of the 2022 Mayor's Recommended Budget. The link for the budget will be available on the City's website by the end of the week.

Ms. Knight updated on the requested amounts received in the first round of ARPA applications.



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Ms. Knight shared work has started on the 2022 legislative priorities.

Mayor Thomas shared the most recent Monroe This Week and issued two proclamations administratively: Breast Cancer Awareness Month 2021 and National Cyber Security Awareness Month 2021.

Mayor Thomas shared he had a good meeting with the Latinx community this week. Take the Next Step discussed what services they offer. The Monroe Equity Council shared their mission and Ms. Knight shared on update on the City’s visioning process.

**EXECUTIVE SESSION**

Mayor Thomas noted the need for an executive session and provided the following information:

The City Council will convene an executive session for the purpose of discussing pricing of property pursuant to RCW 42.30.110(1)(c) and for the purpose of discussing potential litigation pursuant to RCW 42.30.110(1)(i) for 10 minutes. The Mayor will notify the Interim City Clerk (Ms. Hasart) if the executive session has been extended and the Interim City Clerk will notify the public. Council is anticipated to take action following the executive session. For purposes of the executive session, the Council will leave the current, publicly accessible Zoom meeting and will join a new Zoom meeting for which the dial-in information has been separately provided to the Council Members.

The Council meeting was recessed to executive session at 8:56 p.m. for 10 minutes.

- At 9:06 p.m. the executive session was extended to 9:13 p.m.
- At 9:13 p.m. the executive session was extended to 9:18 p.m.
- At 9:18 p.m. the executive session was extended to 9:25 p.m.
- At 9:25 p.m. the executive session was extended to 9:30 p.m.
- At 9:30 p.m. the executive session was extended to 9:35 p.m.

The executive session ended at 9:32 p.m. The Council meeting was reconvened at 9:35 p.m.

Councilmembers Gamble and Rasmussen did not rejoin the regular meeting.

**ADJOURNMENT**

**Motion:** Move to adjourn. Councilmember Hanford moved. Councilmember Fulcher seconded. Motion passed 5-0.

**MEETING ADJOURNED:** 9:36 p.m.

Geoffrey Thomas (Oct 13, 2021 12:08 PDT)

Geoffrey Thomas, Mayor

Rebecca R. Hasart, Interim City Clerk



# 2021-2022 Docket of Comprehensive Plan Amendments

## Citizen Initiated

CITY OF MONROE  
CITY COUNCIL  
PUBLIC HEARING  
SEPTEMBER 28, 2021 7:00 PM

# Comprehensive Plan Docket Timeline

	2021					2022			
	May/ June	July 31	Sept	Sept- Oct	Nov- March	April	May	May- July	July
Advertisement	X								
Deadline		X							
City Council			X				X		X
Staff Review				X					
Planning Commission					X	X			
Department of Commerce								X	X

# Selection Criteria

## Monroe Municipal Code 22.74.030.B

The city council should consider the following criteria when determining which proposed amendments should be considered for further review:

1. The proposed amendment advances the council's vision of the city;
2. The proposed amendment advances goals and policies of the comprehensive plan;
3. The proposed amendment is consistent with the goals and regulations of the Growth Management Act;
4. The relationship of the proposed amendment to other city codes and regulations;  
and
5. The cumulative effect(s) of the proposed plan amendment(s).

# Schedule

Monroe Municipal Code 22.74.030.C

When selecting the proposed amendments to be considered, the city council will adopt a schedule for completion, including any input from the public and the planning commission.

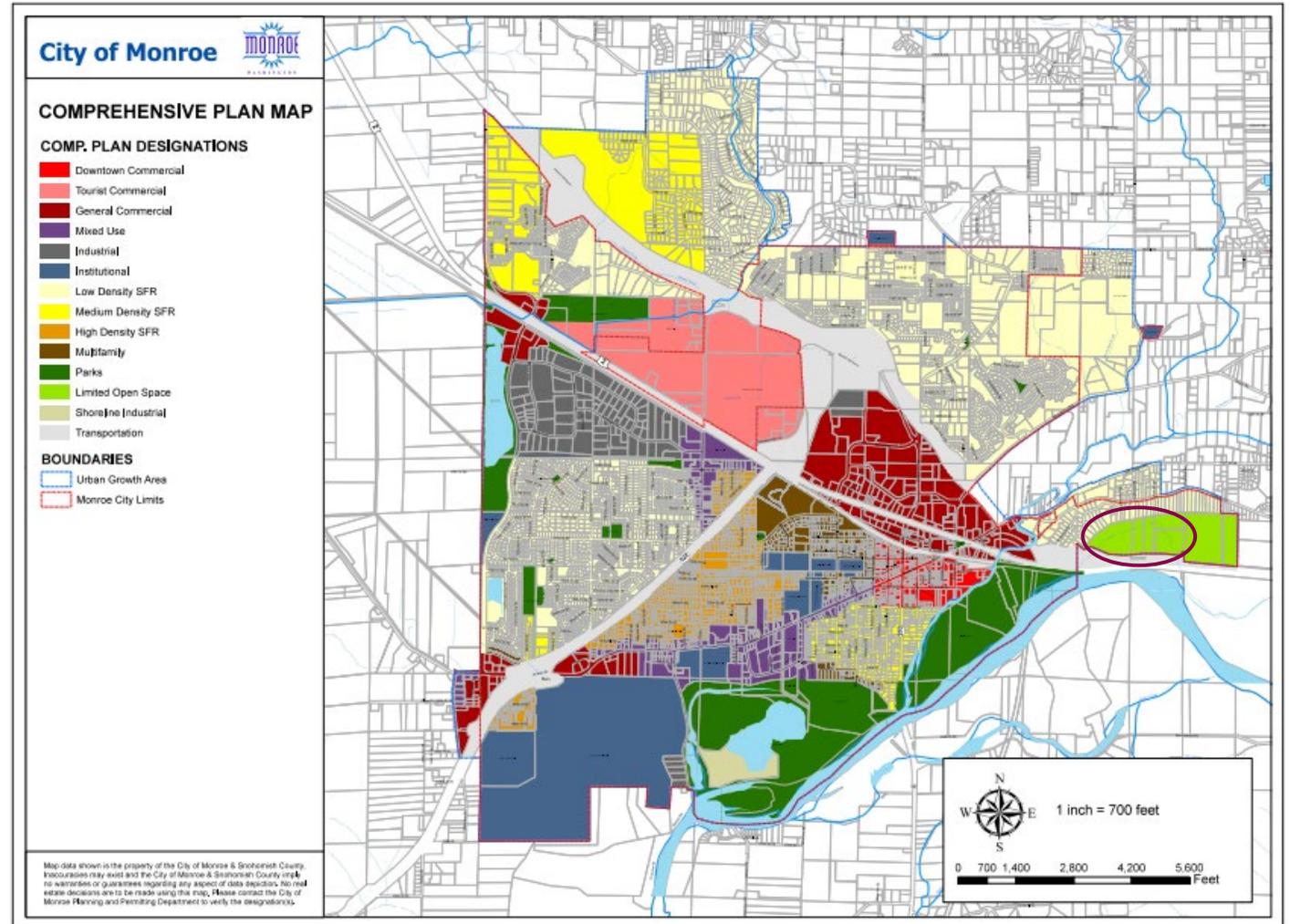
The schedule is outlined in MMC 22.74.010.

# Items Proposed to be Docketed

1. Trammell Crow - East Monroe – Land Use Designation Amendment  
LOS to High Density/Medium Density Residential

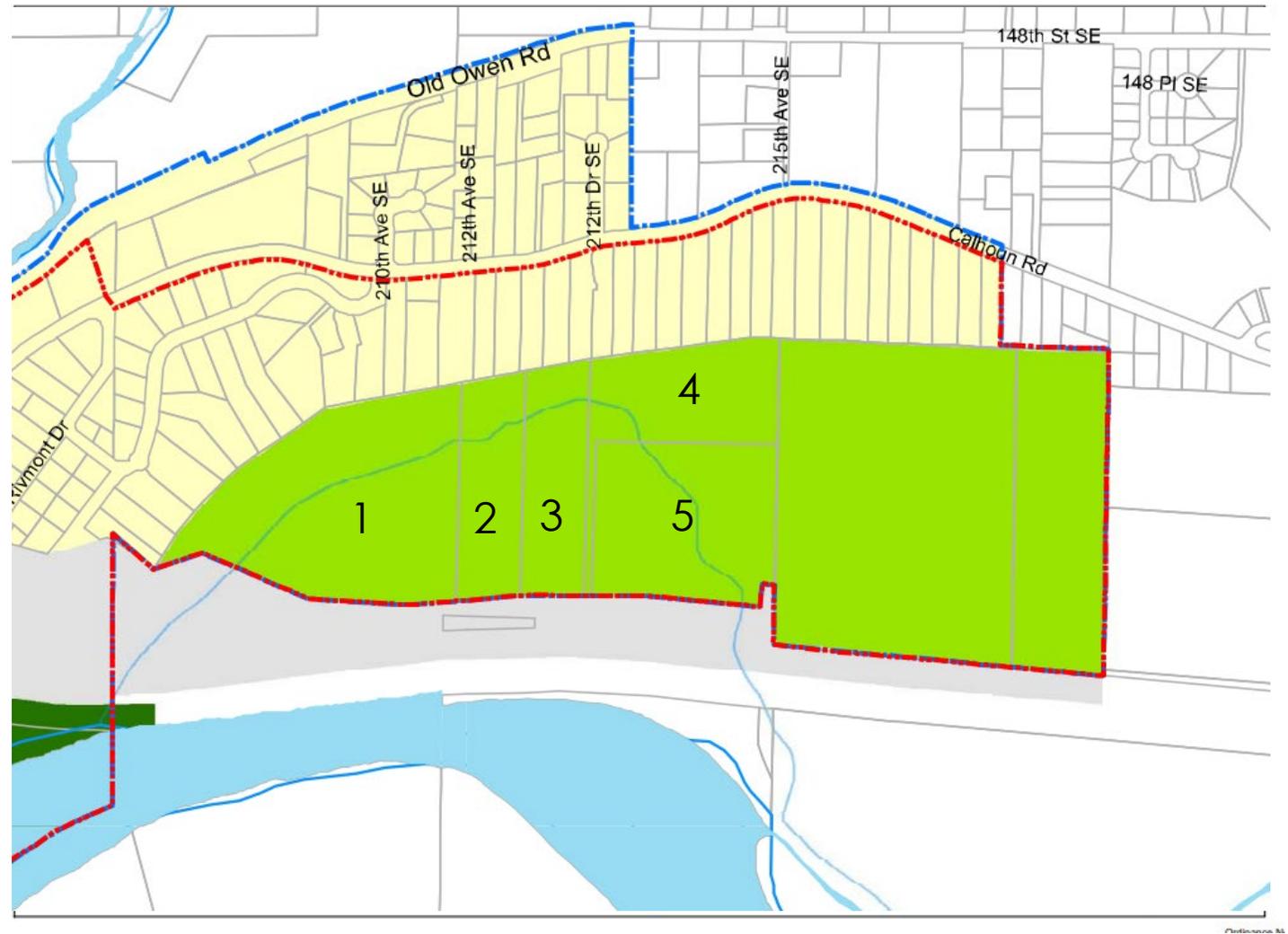
# Trammell Crow

Subject Parcels



# Trammell Crow

Subject Parcels



**LIDAR DISCLAIMER:**  
 NOTES: PORTIONS OF THE INFORMATION ON THIS DRAWING HAVE BEEN CREATED USING A SUBSET OF DATA OBTAINED FROM THE PUGET SOUND LIDAR CONSORTIUM AND/OR WASHINGTON DEPARTMENT OF NATURAL RESOURCES, AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THIS DATA IS PROVIDED FOR YOUR INFORMATION ONLY. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT ASSUME ANY LIABILITY FOR ANY ERRORS, OMISSIONS OR MISMATCHES IN THE LIDAR INFORMATION SHOWN HEREON OR THE USE THEREOF.

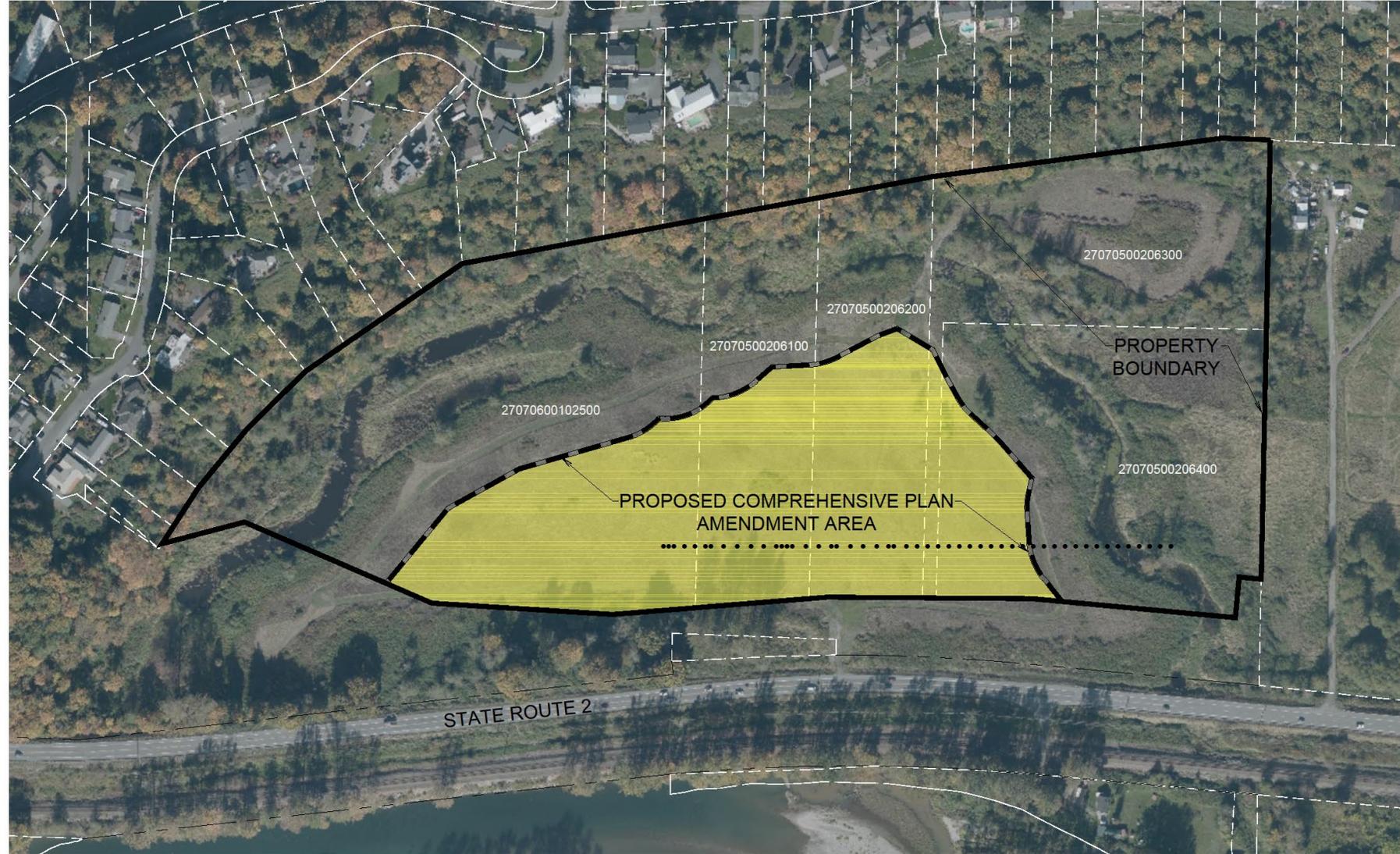
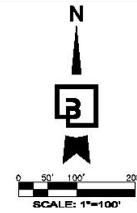
**NOTES:**  
 LIDAR DATA EXTRACTED FROM THE NORTH PUGET SOUND LIDAR PROJECT (2017), AND PROVIDED BY THE WADNR.

PARCEL SHAPE AND LOCATION EXTRACTED FROM THE SNOHOMISH COUNTY GIS PARCEL SHAPEFILE (JUNE 2021), AND SHOULD BE CONSIDERED INACCURATE DUE TO THE LIMITATIONS OF GIS.

HORIZONTAL DATUM: NAD83 (FEET HORIZ)  
 VERTICAL DATUM: NAVD83 (FEET VERT)

**PROPERTY DESCRIPTION:**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:  
**PARCEL A:**  
 LOT 1 OF BOUNDARY LINE ADJUSTMENT 199003 RECORDED MAY 3, 2004 AS RECORDING NO. 200405030217, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
**PARCEL B:**  
 LOTS 1 THROUGH 4, INCLUSIVE, CITY OF MONROE SHORT PLAT NO. 199009 RECORDED MAY 3, 2004 AS RECORDING NO. 200405030216, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

# COMPREHENSIVE PLAN AMENDMENT MAP



Job Number <b>21944</b>	Sheet <b>1</b>		<b>Barghausen Consulting Engineers, Inc.</b> 18215 72nd Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a>	Designer: _____ Drawn: _____ Checked: _____ Approved: _____ Date: 7/26/21	Scale: Horizontal: 1"=100' Vertical: _____	<b>For:</b> <b>TRAMMELL CROW RESIDENTIAL</b> <b>2003 WESTERN AVENUE, SUITE 330</b> <b>SEATTLE, WA 98121</b>	<b>Title:</b> COMPREHENSIVE PLAN AMENDMENT MAP PTN OF THE SE1/4 OF THE NW1/4 OF SEC 6, AND PTN OF THE SE1/4 OF THE NW1/4 OF SEC 5, TWP. 27 N., RGE. 7 EAST, W. N. CITY OF MONROE SNOHOMISH COUNTY STATE OF WASHINGTON
				No.   Date   By   Date   Appr.   Revision			

# Requested Action

- ▶ Following review of the proposed amendments to the City of Monroe 2015 – 2035 Comprehensive Plan using the specified selection criteria, the City Council may:
  1. Select the proposed application (as submitted or as modified by the City Council) for inclusion in the 2021 – 2022 Comprehensive Plan amendment cycle, allowing for further consideration of the selected proposal; or
  2. Elect to not choose the proposed application for further consideration, thus terminating the 2021 – 2022 Comprehensive Plan amendment cycle;
  3. Elect to not choose the proposed application for further consideration, thus terminating the 2021 – 2022 Comprehensive Plan amendment cycle and elect to review the site under the 8-year comprehensive plan update in 2023; or
  4. Continue the public hearing to a future date to continue evaluation of the proposed applications for inclusion in the 2021 – 2022 Comprehensive Plan amendment cycle.



# TRAMMELL CROW RESIDENTIAL

A CROW HOLDINGS COMPANY

# TCR DEVELOPMENT HISTORY

## No Company Has Developed More Apartments Than TCR

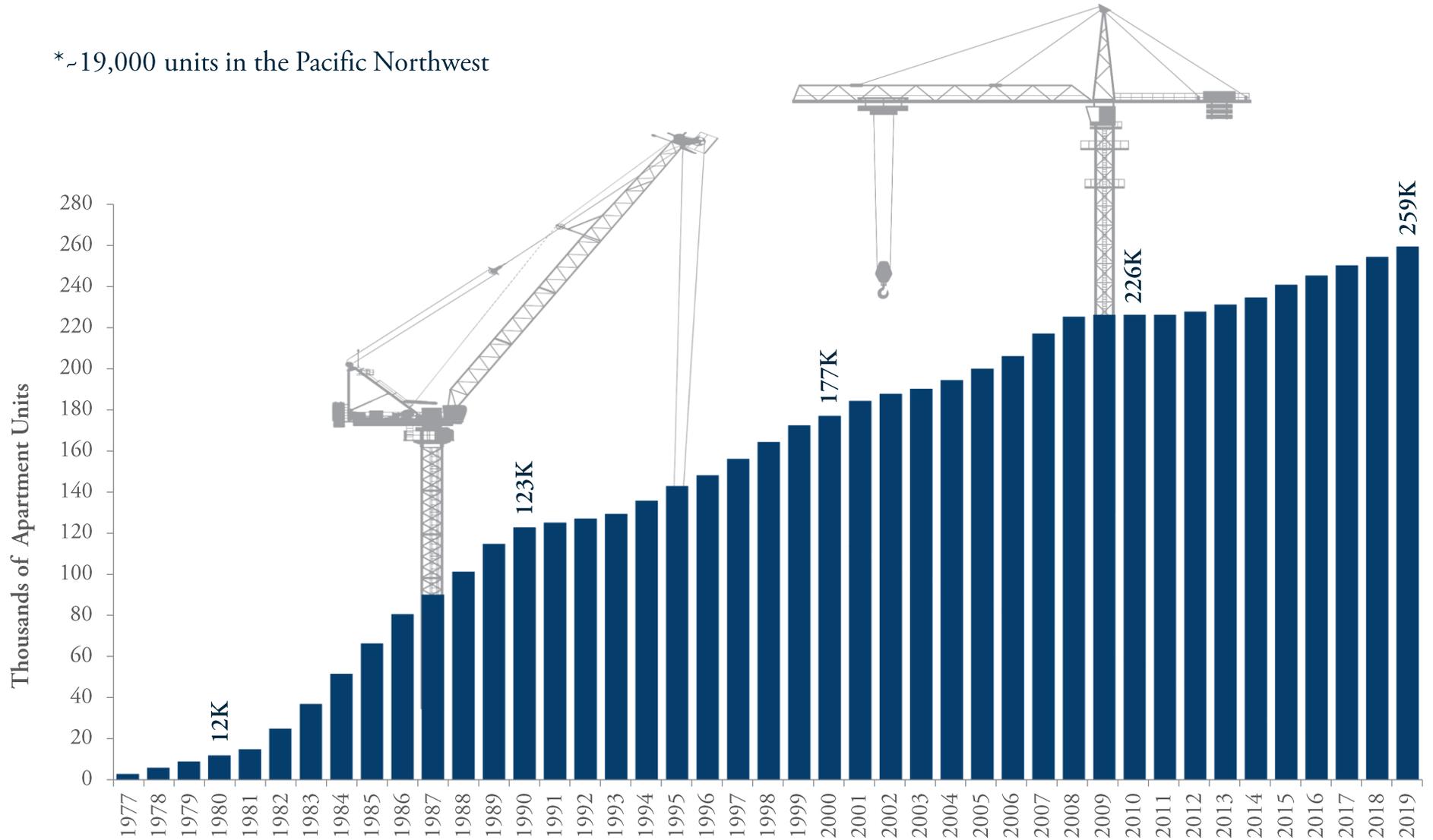
COMPANY OVERVIEW

TRAMMELL CROW RESIDENTIAL

CROW HOLDINGS INDUSTRIAL

CROW HOLDINGS OFFICE

\*~19,000 units in the Pacific Northwest



# CURRENT PORTFOLIO MAP

TCR - Pacific Northwest

## Current Activity

Total Units:

- 3,400+ units

• Alexan Alderwood



• Alexan Bothell



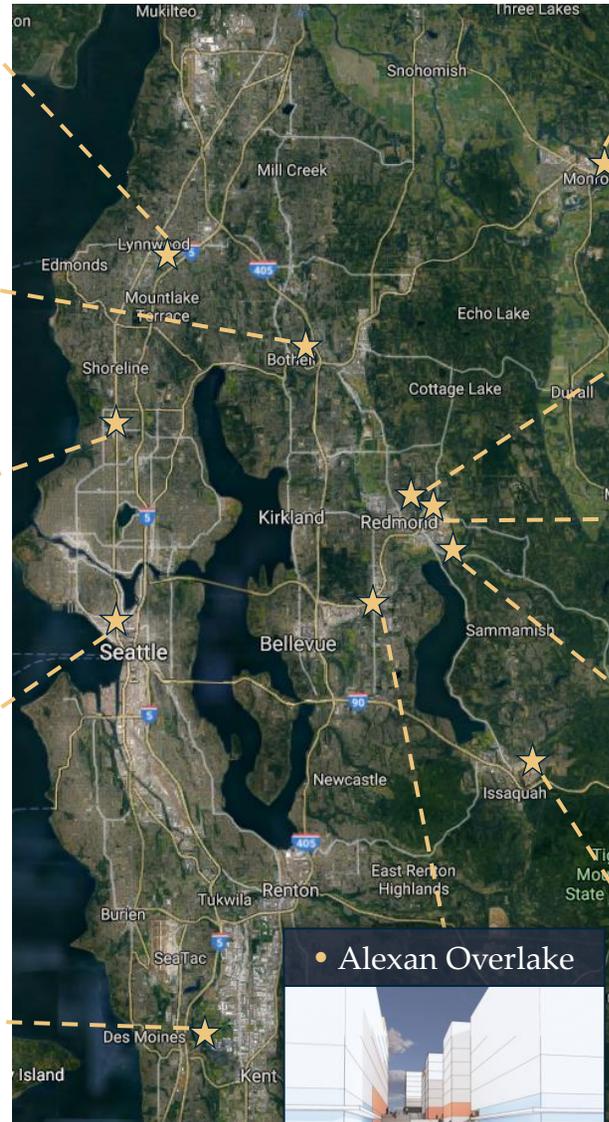
• Alexan Shoreline



• Alexan 100



• Alexan Gateway



• Monroe East



• Project # 1



• Alexan Central Park



• Alexan Marymoor



• Alexan Issaquah



• Alexan Overlake

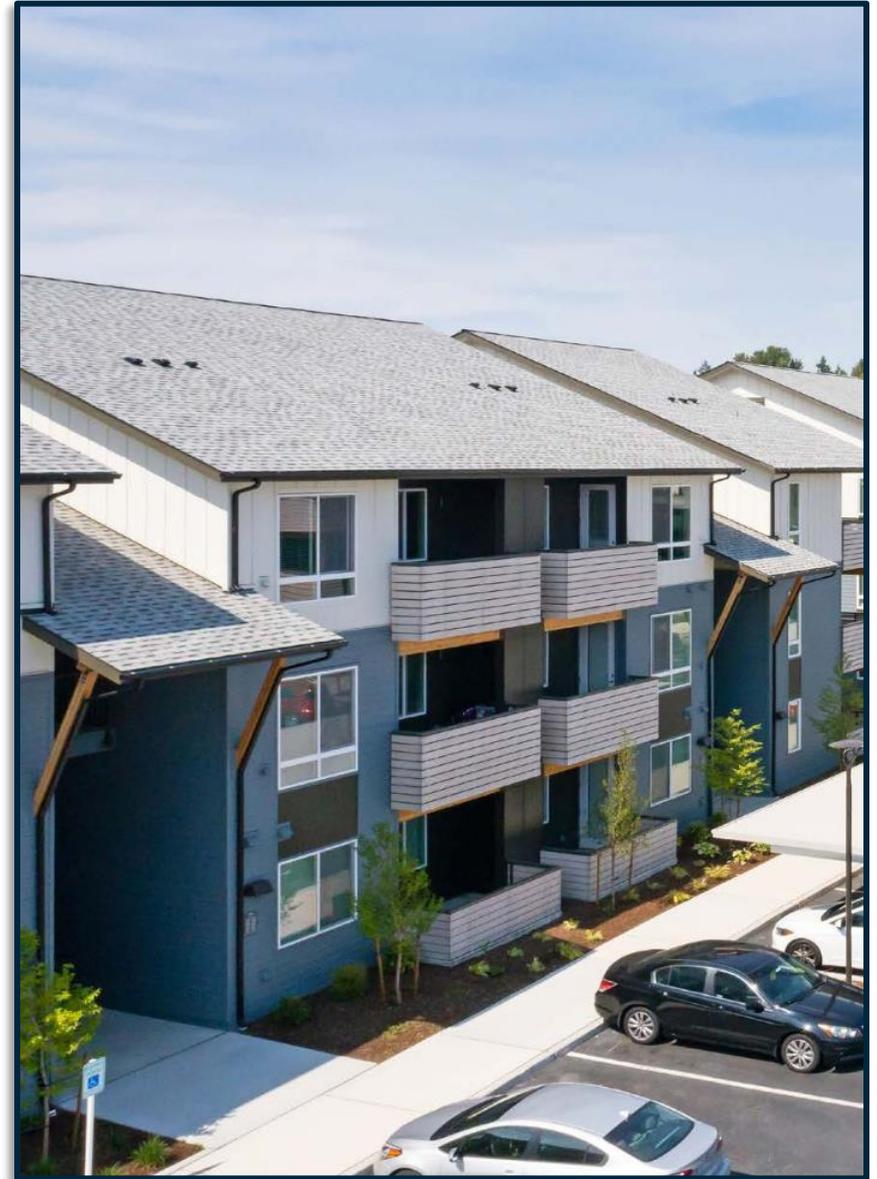




# TRAMMELL CROW RESIDENTIAL

A CROW HOLDINGS COMPANY

Our request is to be  
**ADDED** to the Docket  
so we may engage the  
community and  
stakeholders to advance  
our application to the  
benefit of all parties  
involved.



# SUBJECT PROPERTY

Monroe, WA



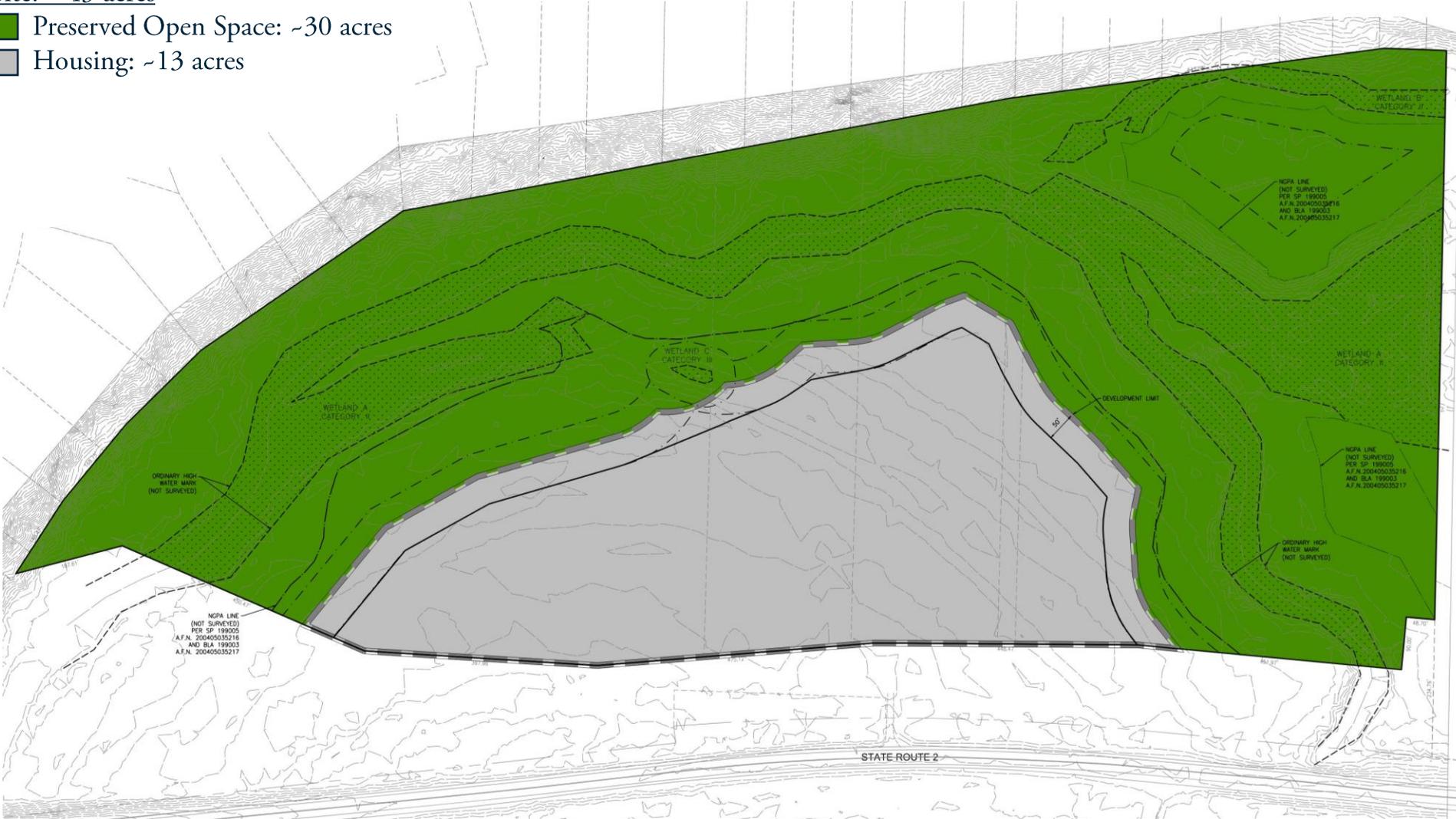
# EAST MONROE HOUSING DEVELOPMENT

## Site Breakdown

Site: ~ 43 acres

■ Preserved Open Space: ~30 acres

■ Housing: ~13 acres



# EAST MONROE HOUSING DEVELOPMENT

## Proposal

### City of Monroe Goals

- Per the Housing Action Plan (HAP) **approved in 6/2021** through City of Monroe resolution no. 007A/2021; the goal of the HAP is to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes.
- Per the Growth Management Act (GMA) Housing Goal, RCW 36.70A.020(4); our region must ...encourage the availability of affordable housing to all economic segments of the population of this state and promote a variety of residential densities and housing types....
- We believe our proposal advances the Council's goals for future Housing and Parks, Recreation and Open Space, and set Shorelines and Natural Environment goals.

### Proposed Property

- The subject property ~43 acres total
- Up to 30 acres preserved for community benefit
- ~13 acres for housing
- Flexibility for a variety of housing outcome – dependent on community feedback
  - › Multi-family housing with ~300 homes
  - › Single-family housing with ~60-70 homes

### Request

- Approve our addition to the docket so we can work the community to find the right solution for additional housing and a better overall use of this site.

# EAST MONROE HOUSING DEVELOPMENT

## Conceptual Multifamily Layout

Multifamily  
~ 300 units



# EAST MONROE HOUSING DEVELOPMENT

## Conceptual Single Family Layout

Single Family  
~ 60-70 lots



# EAST MONROE HOUSING DEVELOPMENT

## Next Steps

### Next Steps

- Get on the Docket
- Engage expert consultants to advance the design to avoid complications previously encountered on the site
- Engage with Community Stakeholders
- Begin Entitlement Process including all Authorities Having Jurisdiction (AHJ)
  - City of Monroe
  - WSDOT
  - FEMA
  - ETC...





Thank you for your consideration  
Questions????

# TRAMMELL CROW RESIDENTIAL

A CROW HOLDINGS COMPANY

**From:** [Ann Gilcrease](#)  
**To:** [Becky Hasart](#)  
**Subject:** Comprehensive Plan Amendment proposal  
**Date:** Saturday, September 25, 2021 10:03:40 AM

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning,

Thank you for informing us at 21500 Calhoun Rd, Monroe, of the proposed Comprehensive Plan Amendment for the wetlands below our community. We have lived on this ridge for almost 5 years, and there has been ongoing litigation between the Heritage Baptist Church and the homeowners since before we purchased our beautiful home. A major reason we decided to spend the large amount of money it took to live up here was because of the quiet and the view. Our homes are priced commensurate with these two elements and this proposal of 300 apartments and 75 residential homes would absolutely destroy the value of the homes and the health of the wetlands.

I was wondering if we could get a list of the points that are being addressed on Tuesday? If not, I completely understand, and thank you for the opportunity to voice our strong disapproval of this amendment. It was not done in good faith, with the stakeholders, or the health of the community or our resources, in mind.

Kindest regards,

Ann

--

**Ann K. Gilcrease**

Field Mentor - City University of Seattle

Instructional Coach, Academic & Career Advisor & Educator

Schedule a Meeting with me : <https://calendly.com/annkgilcrease/60min>

“Nobody can discover the world for somebody else. Only when we discover it for ourselves does it become common ground and a common bond and we cease to be alone.” — Wendell Berry, [Place on Earth](#)



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION Requesting the Governor, the Washington State Legislature, and State Attorney General to Assist in Providing Clarification of New Law Enforcement Standards and Requirements**

**WHEREAS,**

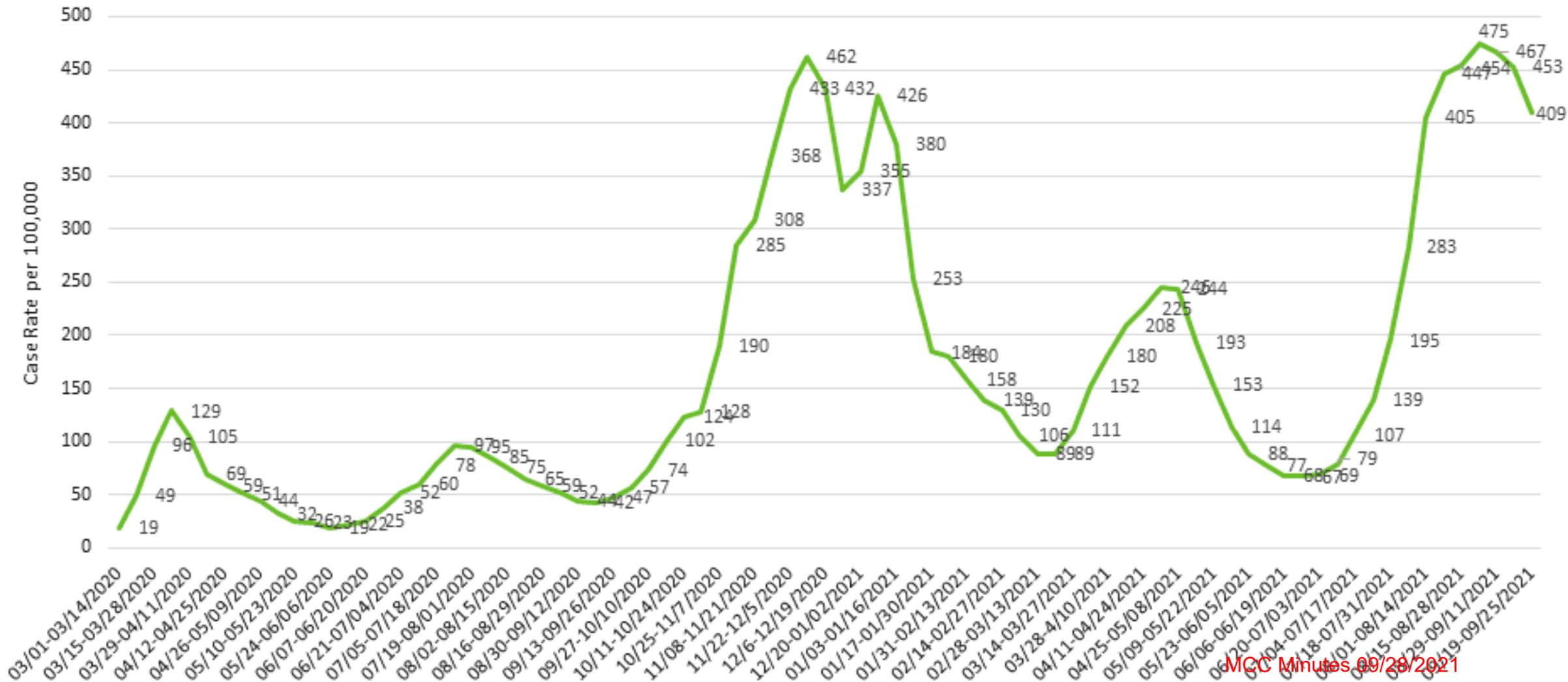
- A. The Washington State Legislature passed numerous police reform bills in the last legislative session.
- B. Several of these bills, to wit Engrossed Substitute House Bill 1054, Engrossed Second Substitute House Bill 1310, and Engrossed Second Substitute Senate Bill 5051, contain ambiguities in how various new standards and requirements are to be interpreted and implemented by local law enforcement.
- C. These ambiguities have created confusion among local law enforcement agencies regarding how to provide public safety services expected by their respective communities and to recruit new officers necessary to provide such services.
- D. Legislative action to eliminate these ambiguities and/or a timely Attorney General's Opinion providing guidance on the interpretation and implementation of these new requirements would enhance the ability of local law enforcement to provide essential public safety services.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

- E. The Governor should call a special session of the legislature to address problems and clarify ambiguities in the recently passed police reform bills.
- F. Our state legislative delegation should make the same request of the Governor.
- G. The State Attorney General should issue a formal Attorney General's Opinion providing guidance on the interpretation of these police reform bills and to develop and issue model polices for implementing this legislation, all as expeditiously as possible.
- H. City administration should communicate this resolution with these urgent requests to our Governor, our state legislators, and the State Attorney General.

# Sno Co COVID-19 Case Rate

SNOHOMISH COUNTY COVID-19 CASE RATE PER 100,000 FOR 2-WEEK ROLLING PERIOD (UPDATED MONDAYS)



**I & Q**

**Isolation and Quarantine**

# MCC Minutes 09-28-2021

Final Audit Report

2021-10-13

Created:	2021-10-13
By:	Becky Hasart (bhasart@monroewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1ouUUswwDPXCFZ-ur6HActrUucVAJk01

## "MCC Minutes 09-28-2021" History

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