



# MONROE PLANNING COMMISSION

Regular Meeting  
Monday, October 25, 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, Commissioner Liz Nugent, Commissioner Michael Stanger, Chair Jay Bull, Commissioner Kyle Fisher, and Commissioner Elly Britt

**EXCUSED:**

**STAFF PRESENT:** Senior Planner - Long Range Shana Restall, Community Development Director Ben Swanson, and Permit Supervisor Kim Shaw

### 3. PUBLIC COMMENTS

### 4. APPROVAL OF MINUTES

4.1. October 11, 2021

Commissioner Elly Britt moved to approve the minutes from the October 11, 2021 regular meeting. The motion was seconded by Commissioner Dionne Miller. On vote, motion carried 6-0.

### 5. PUBLIC HEARING

### 6. OLD BUSINESS

6.1. DISCUSSION: Proposed Code Amendments to Chapter 22.12 MMC, Definitions (Shana Restall)

Senior Planner Shana Restall presented information requested by the Commissioners regarding definitions. Topics included:

- Hardware/grocery stores - the threshold of 30,000 square feet will determine minor/major regulations
- Entertainment Facilities - the threshold for major vs. minor should be based on size

A public hearing will be held after the next regular Planning Commission meeting for final discussion.

## **7. NEW BUSINESS**

7.1. DISCUSSION - Proposed pre-annexation zoning of the of the Conner Property under Chapter 35A.14 RCW, Annexation by Code Cities (Shana Restall)

Senior Planner Restall began the discussion by explaining to the commissioners that this property was not included or pre-zoned in the 2015 Comprehensive Plan amendment. The zoning is proposed as SFR R-4 (4 units per acre), with the first of two public hearings being held on November 8th, 2021.

Commissioner Fisher arrived at 7:45pm.

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

Commissioner Britt will be meeting this week to review the applications for American Rescue Plan Act (ARPA) funding and will have more information at the next regular meeting.

Commissioner Tuttle commented that the city will be moving away from the Choose Monroe magazine and going to a County based informational booklet. There will be a joint meeting with the business recruitment and retention subcommittee this month discussing downtown. There will also be a focus on Hwy. 2 between Monroe, Sultan and Gold Bar discussing safety issues. Noted that the new Bugu Brewery has had a grand opening on N. Kelsey.

Commissioner Fisher shared that there was a Heritage Tree nominee from one of the Monroe schools. They have also put in for ARPA funding for some water signage.

Commissioner Nugent said that the Economic Development Advisory Board (EDAB) had a presentation from the Chamber of Commerce regarding their actions with the city.

Commissioner Miller referenced the request for comments regarding the Wireless Communications facilities and needed additional information.

Senior Planner Restall explained that the Monroe Woodlands annexation petition has been approved through Snohomish County. The next step is to go to City Council for approval.

Community Development Director Ben Swanson offered the commissioners a chance to receive training of how the municipal code is constructed, how codes are updated, and that if they need an explanation of different code sections, Roberts Rules of Order, Appearance of Fairness, etc., and that he would be available to meet with them to help them understand better.

## 9. ADJOURNMENT

Vice Chair Bridgette Tuttle moved to adjourn the meeting at 8:11pm. The motion was seconded by Commissioner Kyle Fisher. On vote, motion carried 7-0.

*Jay Bull*

Jay Bull (Nov 11, 2021 09:08 PST)

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Chair, Jay Bull

*Kim Shaw*

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Land Use Permit Supervisor, Kim Shaw

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Final Audit Report

2021-11-11

Created:	2021-11-10
By:	Leigh Anne Barr (labarr@monroewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAupr1-zSbjx6xQBmLDbbZbTxr33jlaiZQ

## "Planning Commission - 25 Oct 2021 - Minutes - Pdf" History

-  Document created by Leigh Anne Barr (labarr@monroewa.gov)  
2021-11-10 - 7:03:19 PM GMT
-  Document emailed to Jay Bull (jbull@monroewa.gov) for signature  
2021-11-10 - 7:03:38 PM GMT
-  Email viewed by Jay Bull (jbull@monroewa.gov)  
2021-11-11 - 5:07:59 PM GMT
-  Document e-signed by Jay Bull (jbull@monroewa.gov)  
Signature Date: 2021-11-11 - 5:08:27 PM GMT - Time Source: server
-  Agreement completed.  
2021-11-11 - 5:08:27 PM GMT