



# City of Monroe Comprehensive Plan CAC #2: Project Kickoff

December 4, 2023

7:00 – 9:00 PM

## For Those Attending in Person

Snohomish Regional Fire and Rescue Station 31's conference room  
163 Village Ct

## For Those Attending Virtually

<https://protect-us.mimecast.com/s/I62iCL9VjjCRx0LAhBFDqD?domain=us02web.zoom.us>

## AGENDA

**Meeting Objectives:** Discuss and refine the Draft Monroe 2044 Guiding Principles; Discuss the Monroe 2044 Plan Organization; Discuss Middle Housing and Potential Policy and Implementation Considerations

7:00 pm	Public Comments
7:10 pm	Agenda and Last Meeting Summary <ul style="list-style-type: none"><li>• Review agenda</li><li>• Review CAC #1 Meeting Summary</li><li>• City Council Update</li></ul>
7:20 pm	Discussion: <b>Monroe 2044 Plan Organization</b> <ul style="list-style-type: none"><li>• Recommended modifications</li><li>• Draft Policy Framework</li></ul>
7:30 pm	Discussion: <b>Vision and Draft Guiding Principles</b> <ul style="list-style-type: none"><li>• Implementing the Imagine Monroe Vision</li><li>• Draft Guiding Principles</li></ul>
8:10 pm	Discussion and Presentation: <b>Middle Housing</b> <ul style="list-style-type: none"><li>• New Requirements</li><li>• Housing Action Plan</li><li>• Policy Considerations</li><li>• Development Code and Implementation</li></ul>
8:55 pm	Next Steps/Close

## Meeting Summary

- Alex Dupey (MIG) convened the meeting and welcome attendees. The meeting was held in person and virtually.

## Public Comments

- There were no public comments.

## Agenda and Last Meeting Summary

- MIG reviewed the input from CAC #1, which focused primarily on discussing the the draft land use scenarios. After the CAC, MIG and the City presented the revised scenarios to City Council, which approved unanimously to move the alternatives forward into supplemental environmental impact statement process.
- The SEIS will include No Action and Action Alternatives. The SEIS will be completed by mid Spring. The Draft Future Land Use Map, will be discussed in Summer/Fall.

## Monroe 2044 Plan Organization

- Alex and the City reviewed the Existing 2015 Plan organization and discussed options to reorganize the document to be more user friendly. The plan is currently organized around 8 broad goals with 200+ policies. Many policies are repeated in each element
- City staff would like to have the policies broken out by element to make it easier to reference when writing staff reports etc.
- The CAC agreed that the current plan is confusing and could be made more user friendly and also agreed to the recommended format for each element.
- A goal should be to provide clarity and consistency throughout the document and clarity on what is a goal versus an action.
- The CAC also discussed how to reorganize the existing goals into a series of Guiding Principles with an overarching vision. that includes:

## Vision and Draft Guiding Principles

- The CAC discussed the updated Policy Framework's Draft Guiding Principles
  - Guiding Principle #1(Equity Statement) has been reviewed by and recommended for approval by Planning Commission (City Council will review in January 2024).
  - Implements Imagine Monroe
  - The City described the origin of the Equity Statement, approved by the Planning Commission
  - HB 1220 requires cities to address racial equity. Vision 2050 provides additional direction on policies around equity.
  - The CAC had the following comments:
    - Why is religion not included? The statement has very broad elements, but also gets pretty specific.
    - We're trying to list all, but at some point, do you really need a list? I like saying everyone's welcome no matter what. (Simple sentence)

- Participants supported the equity statement to be in the plan.
  - Guiding Principle #2 – Walkable and Active
    - Walkable might be limited word.
    - Remove “elsewhere” and replace to everywhere
    - People with disability, wheelchair). Maybe instead accessible. And/or
  - Guiding Principle #3 – Safe and Accessible
    - Add visitors as well as residents
    - Add healthcare
  - Guiding Principle #4 – Local and Community Driven
    - Should add that we take care of each other.
    - Add civic activities to show that we should be involved.
    - We should be a “community of people...” Check grammar.
  - Guiding Principle #5 – Affordable and Diverse Housing Opportunities
    - Affordable place “to live”
    - James – Alternative reading: high school dropout, or an immigrant, family living in the same house. We can rephrase words like graduate, retiree to nuance that people should go to college or have retirement plan. Family size even implies a specific nuclear family. Income implies you have income. As a guiding principle, this can be more visionary.
    - It should still have some specificity in the types of housing we’re looking at.
- Note: revised draft Guiding Principles are attached.

## Middle Housing

- The City provided an overview of HB1110 Middle Housing Bill, HB1337, ADUs
  - Monroe needs to update policies and regulations within six months of Comp Plan adoption Dec 2024
  - The City’s Housing Action Plan (HAP), adopted in 2021, provides a foundation for the Housing Element, including policy considerations around racially disparate impacts
  - Current policies would not be adequate to accommodate Middle housing and RDI
- The City discussed updates to the Development Code. They have already started to work on these and will need to update the affordable housing code section which will include the multifamily tax exemption
- The City posed the following questions to the CAC
  - What do you think are the biggest issues with housing today and in the future for Monroe?
    - Displacement. We have a fixed amount of land and have an expectation of increased growth. We have a vulnerable population on the south side of the city. Lots of houses are being rented out as short term rentals.

- Consider zoning or city ordinance that will support community land trust. Partner with a community land trust, and they give that developer density bonus if they provide affordable housing.
- Multi-family Tax Exemption. It's getting hard to find a developer building properties for 60-80% median income.
- Use vacant commercial spaces for housing and employment in town.
- There's not a lot of varied options. Changing character of neighborhoods is also an issue. Managing what we already have while still pursuing various housing options is important
- Displacement of historic neighborhood feeling. Existing housing types.
- Lots of lands don't have spaces for ADUs
- Trends towards tiny homes. Rather than RV park, make them more permanent for 3 or 5 years, movable?
- Restricting the size of housing in certain areas could be effective
- City that partnered with CLT. Willowcrest Town Homes. City put a little cash towards it, helped facilitate zoning. A developer came in got density bonus.
- High expense of bringing in utilities
- Context sensitive design. Housings to maximize profit Looks out of place in neighborhoods.
- How should the Comp Plan address housing needs and type?
  - Use buildable lands to increase housing diversity
  - Plan a presentation to CAC, City Council to gather more input
  - Land is a finite resource. We should be trying to avoid sprawl.
- What are some policy options?
  - Policy that allows city to require builders to bring in infrastructure for necessities.
  - E.g., Preserve existing naturally occurring affordable housing
  - Increase affordable housing production
  - Ensure the benefits of investment and development are equitable

### Next Steps/Close

- CAC #3 will begin to look at draft policy policies for selected elements. The meeting will be scheduled for the end of February