



Meeting Summary

Community Advisory Committee #1

DATE: 9/28/23

TIME: 7:00 PM

LOCATION: Monroe Coordination Center

Community Advisory Committee Attendees:

Brandi Blair, James Harrigan, Janelle Drews, Jay Bull, Jessie Robinson, Karl Niemela, Katty Woods, Kevin Hanford, Peggy Nielsen, Assistant Chief Ryan Lundquist, Tami Kinney, Tom Laufmann, Tony Balk, Victor Scarpeli

City of Monroe Staff Attendees:

Lance Bailey, Kate Tourtellot, Lance Bailey, Hannah Maynard, Alex Dupey (MIG), Sou Garner (MIG)

AGENDA and Summary of Discussion

Introductions and Agenda Overview

- Committee members and staff introduced themselves.
- Alex Dupey, MIG, gave an overview of the meeting's agenda.

Discussion: CAC Charter

- Alex Dupey presented the CAC Charter, explaining the purpose of the Community Advisory Committee, the role they will play in the Comprehensive Plan Update, the meeting process, and the proposed meeting schedule.
- No committee members opposed the charter as presented.

Presentation: Monroe 2044

- Alex Dupey gave a presentation on the Comprehensive Plan update (Monroe 2044). The presentation included background information and the regulatory framework of the update
- Project team and committee members discussed the how the buildable lands information was completed, how that might apply to future annexations and the final future land use map
- Alex continued his presentation addressing densities and the land use scenarios.
- Committee members and staff discussed improvements required in areas within the development land use scenario maps, accessory dwelling units, and changing the zoning of R4 zones to R7, the fairgrounds, and racially disparate impacts.
- Committee members began discussing and asking questions about the various land use scenarios as they were proposed. This included discussions around mixed use along Main Street and across the city and potential impacts on communities if zoning changes were made.

Presentation: Draft Land Use Scenarios

- City staff noted growth rate hasn't changed in 30 years, between 1-1.5% growth. Alex noted long-term growth targets are achievable.
- City staff noted areas that are in the process of annexation, and how zoning may need to change in those areas to meet growth targets.
- CAC inquired about whether or not the infrastructure was in place to support future development. City staff noted that putting necessary infrastructure in place was part of the plan, and that capacity was not the issue, but conveyance was.
- CAC asked how R4 changing to R7 would affect potential growth if most of the land in that zone was already built. City staff noted that improvements such as ADUs could increase density and help meet growth, but also noted that very few parcels of land are vacant and buildable.
- CAC asked if the City expected more ADUs to be built if the laws were relaxed to make building them easier. Alex noted that not all growth and improvements would be ADUs in the new R7 zones, but also other middle housing types like townhomes would be allowed and could make up a percentage of new development.
- CAC asked if social and racial disparities were considered in the growth plan. Alex noted that those disparities were known and considered. CAC hoped these questions were at the forefront of the growth focus.
- Alex and City staff explained the differences in the scenarios.
- CAC questioned if the NE area of the city was a good place for a commercial node as shown on the Center and Neighborhood Node Map. City staff noted that citizens complained that there were no businesses or services in that area. Alex and City staff suggested that zoning should potentially be very flexible in that area to accommodate commercial and mixed use spaces.
- CAC noted that mixed use spaces could increase density but may not promote affordability.
- City staff and CAC spoke on concerns about mixed use on Main Street because of concerns about protecting the historic houses and the character of the historic downtown area.
- Alex and City Staff acknowledged that the Main Street corridor would need to be considered with care.
- CAC wanted health care to be considered and proposed mixed use zoning near the hospital as well as near industrial areas.

NEXT MEETING

- December 4, 2023 | 7:00pm – 9:00pm



Sign-In Sheet

NAME

Jay Bull

Terry Balk

Sim Granger

Alex Auger

Hannah Maynard

Lance Bailey

Peggy Nielsen

Ryan Lundquist

Janelle Drews

Katy Woods

Tammi Kinney

Brandi Blair

Kel M. McNamee

Vinton J. Scampellio