



City of Monroe Comprehensive Plan

CAC #4: Project Kickoff

April 25, 2024

7:00 – 9:00 PM

For Those Attending in Person

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

Recording Link:

<https://www.youtube.com/watch?v=OyB9RP97p28>

AGENDA

Meeting Objectives: Discuss Preliminary Future Land Use Map; Discussion Housing, Economic Development, Land Use Elements.

7:00 pm	Public Comments
7:10 pm	Agenda, Project Updates and Last Meeting Summary <ul style="list-style-type: none">• Review Agenda• Review CAC #3 Meeting Summary
7:15 pm	Discussion: Preliminary Future Land Use Map <ul style="list-style-type: none">• Review Future Land Use Map
7:20 pm	Discussion: Housing <ul style="list-style-type: none">• Review Housing Goals
7:50 pm	Discussion: Land Use <ul style="list-style-type: none">• Review Land Use Goals
8:20 pm	Discussion: Economic Development <ul style="list-style-type: none">• Review land use goals
8:55 pm	Next Steps/Close

Public Comments

None

Agenda, Project Updates and Last Meeting Summary

- **Review agenda**—No changes
- **Review CAC #3 Meeting Summary** – No objections or comments.
- **Planning Commission/City Council Updates**
 - The Planning Commission reviewed Chapter 1. Introduction, Chapter 2. Vision, Chapter 6. Housing, Chapter 7. Parks and Open Space
 - The full Council also reviewed Chapter 6. Housing.
 - The Economic Development Advisory Board will review Chapter 5. Economic Development.
 - Chapter 3. Land Use is under staff review before heading to the Planning Commission.

Discussion: Preliminary Future Land Use Map

- **Prioritizing Affordability:** Ensuring that housing targets are not just numbers to be marked off the list, but an opportunity to address the needs of underserved communities. These strategies include:
 - **Collaboration with Affordable Housing Builders** such as community land trust to ensure affordability by removing burden of land cost on low-income population and allows for more affordability in both the short and long-term.
 - **Addressing food access and services** around the city by encouraging commercial and mixed-use developments in areas of the city.
 - **Mitigating Displacement** factors especially for Hispanic community groups south of town.
- **Availability of Jobs:** Monroe strives to have community members work and live in the city. Increased density will demand more diverse and good paying jobs to support this vision.
- **Congestion and Safety:** Increased density will bring more traffic into the city. Addressing where parking, alternative routes, and other strategies will be important for the long term. This includes public transportation and parking strategies.
- **Conditional use rather than mixed-use in some areas** to make sure that development can be better regulated to the goal towards walkability and diversity of shops and services.
 - Discussion about how existing patterns on Main Street have shown that turning areas into mixed use zones has not turned out as predicted.
- **The proposed Downtown Commercial near N Kelsey St and US 2** may seem like an optimal place for a gateway, but there were concerns regarding displacement and increased congestion in that area.
 - Consideration for leaving the existing zone in place to maintain job opportunities that allow residents to work in town with livable wages.

Discussion: Chapter 6: Housing Element

- **Pressures of New Development:** Encouraging development that does not displace existing communities. This should go beyond just building per development targets but also protecting/supplementing development that allows communities to age in place.
- **Refine and update “infill development” language** to ensure the direction of the policy/goal does not intend to displace through infill development.
- **Encourage Community Land Trust Development policies/action** as a way bolster permanent affordable housing in Monroe.
- Ensure code enforcement policies and actions do not cause displacement.
- **Specific language to policies and actions.** Vague and general terms may lead to inactionable implementation.

Discussion: Chapter 3: Land Use

- **Update Goal 5.** Consideration of adverse community impacts as a result of annexation. Mediating this includes increased collaboration and engagement with communities outside the city limits.
- The City needs to ask for input or engage with residents outside the city limits.

Discussion: Chapter 5: Economic Development

- **Update Goal 2 language** from entrepreneurship to entrepreneurial.
- **Monroe as a commuting community.** Monroe's has naturally been predominantly a community commutes. Instead of avoiding this reality, the focus is on embracing it.
- **Diversity in options while saving the planet.** Single occupancy vehicles drive greenhouse gas emissions. Promoting local employment or closer work options would boost local wealth circulation and offer community members greater flexibility, reducing time spent in traffic.
- **Supporting sustainability goals by supporting local services and businesses.** Commuting to work has rightfully drawn attention for its impact on greenhouse gas emissions. However, equal emphasis must be placed on local food, stores, and services availability to encourage residents to shop locally and reduce travel. This not only supports local businesses but also promotes healthier living, contributing to a self-sustaining community.
- **Identifying local tourism and lodging that already exists in Monroe.** There are a number of shops and services that visitors of Monroe like to visit. There needs to be more identification and support for businesses and attractions that do not directly fall in line with “traditional” tourist attractions.
- **Balancing economic development opportunities with impact to the community.** Future conversations and planning need to happen to ensure that adverse impacts

to Monroe residents are mitigated from tourism such as traffic congestion near Hwy 2

- **Explore actions that prioritize dedicated spaces for community groups or organizations to gather.** Currently, the library is the sole space available for individuals to borrow. Investing in similar spaces would foster greater community cohesion and gathering opportunities for all residents of Monroe. These spaces include supportive spaces for farmers markets or community meetings.

Next Steps/Close

- **CAC #5 (Tentatively schedule in June)**
 - Environmental Impact Statement
 - Transportation Element
- **Regular Planning Commission updates and City Council Study sessions**
- **Draft Environmental Impact Statement (late Spring)**
- **Community Engagement Activities (late Spring-Summer)**

Attachment: Preliminary Future Land Use Map exercise

