

✓ APPROVED

**CITY OF MONROE
PLANNING COMMISSION MINUTES
April 11, 2011**

The meeting of the Monroe Planning Commission was scheduled for April 11, 2011 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chairman Loots called the meeting to order at 7:00 p.m.

ROLL CALL

Secretary Kim Shaw called the roll. The following were:

Present: Chairman Loots, Commissioners Ed Davis, Dave Demarest, James Kamp, Bill Kristiansen, Carl Philip, Wayne Rodland

Staff Present: Public Works Director Brad Feilberg, Secretary Kim Shaw

CITIZEN COMMENT

No comment at this time

PUBLIC HEARING

CPA2011-B – Revision to Monroe Comprehensive Plan for Comprehensive Facilities Plan

Public Works Director Brad Feilberg summarized the item explaining that this amendment is adopted by the Planning Commission. As part of the city's annual comprehensive plan update, the city is proposing to adopt, by reference into the Capital Facilities Element, the Monroe School District No. 103 Capital Facilities Plan (CFP) fifteen year plan (2010-2025) and six (6) year plan (2010 – 2015). This application is a citizen initiated comprehensive plan amendment that will require minor changes to the comprehensive plan. The proposed application will update the Monroe School District CFP by identifying the facilities needed to accommodate projected student enrollment at acceptable levels of service over the next fifteen (2010-2025) years, as well as a more detailed schedule and financing program for capital improvements over the next six years (2010-2015).

Chairman Loots asked for a motion to open the public testimony portion of the hearing. With no one in the audience wishing to speak on this agenda item, Commissioner Philip made the motion to close public testimony. The motion was seconded by Commissioner Demarest. Vote carried unanimously 7/0.

Discussion continued among the commissioners about the necessity for the mitigation fees and how those fees are collected. Chairman Demarest asked Director Feilberg whether or not he feels that there is a need to cut these costs due to the economic downturn to promote development? Director Feilberg explained that the possibility of delaying the time that the fees are due has been discussed.

Commissioner Kamp made the motion to close the public hearing. The motion was seconded by Commissioner Rodland. Vote carried unanimously 7/0.

Commissioner Philip made the motion to recommend to City Council approval of Monroe School District No. 103 fifteen year plan and six year plan Capital Facilities Element of the Monroe Comprehensive Plan as it has been found to be consistent with the Growth Management Act Chapter 20.04 under State and Federal and local regulations. The motion was seconded by Commissioner Kristiansen. Vote carried unanimously 7/0.

WORKSHOP

A. Introduction - RZ2011-01 Roosevelt Rd

Public Works Director Brad Feilberg summarized this item explaining this site includes 71 acres near Roosevelt Rd. which was annexed in 2008. In 2010, City Council approved Comprehensive Plan Amendment (Roosevelt Road Map Change) by Ordinance #009/2010. The approval changes the land use designation from R 2-5 dwelling units per acre to R 5-7 dwelling units per acre. Going from UR9600 to UR6000 will match the Comprehensive Plan designation.

Commissioner Demarest asked about the memorandum from Managing Engineer, Maggie Inhara and her recommendation not to approve this project. Other commissioners also wanted to know if the council had addressed this memorandum and what were their comments to the recommendation? Commissioner Philip did not feel inclined to approve this without a traffic study. He also had other concerns of the type of use, wetlands, etc. Commissioner Rodland feels that the mitigated traffic fees should be paid at time of building permits.

Following discussion, a consensus by the commissioners was to table this item and be included on the 2012 Planning Commission work program.

B. Introduction - ZCA2011-03 FEMA/NMFS Biological Opinion

Public Works Director Brad Feilberg summarized this item by explaining that encouraging development in the flood plain would cause jeopardy to endangered species. The National Marine Fisheries Service (NMFS) has provided an alternative to modify the implementation of the National Flood Insurance Program (NFIP) to eliminate the harm to endangered species. He went on to explain that the alternatives consist of four options presented to those jurisdictions that are involved with the NFIP. Those options are:

- 1) Prohibit development within the Special Flood Hazard Area.
- 2) Adopt the "Model Ordinance" provided by the Federal Emergency Management Agency.
- 2b) Show compliance through existing regulations.
- 3) Permit-by-permit demonstration of compliance.

The commissioners discussed the options provided to them. Director Feilberg explained that the city is currently acting under the 3rd option. The consensus among the commissioners is for option 2b, which is also what staff is leaning towards. This item will come back to the commission for further discussion.

DISCUSSION BY COMMISSIONERS AND STAFF

Public Works Director Feilberg informed the commissioners that council has approved to fill the Associate Planner position. The council has also authorized an interim Planning position. Also authorized were a Planning & Permitting Manager and an Economic Development Manager position.

Director Feilberg also shared that council will adopt Wal-Mart's development agreement approving the Binding site plan and grading permit on April 12, 2011.

ADJOURNMENT

Commissioner Kristiansen made a motion that the April 11, 2011 Planning Commission meeting be adjourned. Commissioner Davis seconded the motion. By vote the motion carried 7/0. The meeting was adjourned at 7:55 p.m.



Paul Loots
Chairman



Kim Shaw
Planning Commission Secretary