

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, December 12, 2016**

The regular meeting of the Monroe Planning Commission was held on **Monday, December 12, 2016 at 7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chair Kristiansen called the meeting to order at 7:00 p.m.

ROLL CALL

Secretary Stephanie Johnson called the roll.

Commissioners Present: Chair Kristiansen, Vice Chair Tuttle, Commissioner Duerksen, Commissioner Stanger, Commissioner Bull, and Commissioner Fisher. Commissioner Jensen arrived at 7:02 p.m.

Commissioners Absent: None

Staff Present: Community Development Director David Osaki, Senior Planner Shana Restall, Mayor Geoffrey Thomas and Planning Commission Secretary Stephanie Johnson

COMMENTS FROM CITIZENS

None

APPROVAL OF MINUTES

- November 28, 2016 – **Vice Chair Tuttle** moved to accept the November 28, 2016 Planning Commission Meeting minutes as submitted. **Commissioner Bull** seconded. Motion carried **5/0**. (Commissioners Jensen and Fisher were excused from the November 28, 2016 meeting).

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

- A. Mayor Thomas – General Discussion

Mayor Thomas thanked the Planning Commission for their hard work this year.

Mayor Thomas updated the commissioners on what is happening with the City. The Council is approving \$100,000 to hire a consultant to implement the provisions of the new Comprehensive Plan through the Municipal Code and make the complicated text more understandable to laypeople. The commissioners expressed concern about hiring another consultant when they feel that previous consultants have not delivered as promised. Mayor Thomas assured the commissioners that the consultant will be working closely with staff. It was suggested that the Planning Commissioners be included in the selection process for the consultant. Also, having a joint meeting with the City Council could keep everyone on the same page.

Mayor Thomas informed the commissioners that he posts a weekly newsletter called "Monroe This Week," which can be found on the City of Monroe website. Once a month the newsletter includes a year-to-date revenue summary, which includes new home tax revenues. According to this summary, 2400 new citizens are expected to move into newly constructed homes in Monroe in the next 5 years.

Plans to continue widening SR522 are moving forward, and will depend on newly-elected legislature. Council is going through a public process to fix the Kelsey/Blueberry intersection. Options to make a second point of ingress/egress at 191st are being evaluated, and grant money will need to be attained. The regional problem of homelessness/drug use is being tackled head-on by the police department with property owner participation (about 85% of downtown business owners have already signed trespass contracts with the PD to remove transients from sleeping at their businesses). A Chronic Nuisance ordinance allowing the PD to abate actions at houses which get dozens of complaints. The city has added a Veterans memorial at Lake Tye and will be adding art in Downtown. The Parks Department is going to get a moveable/foldable stage for events, at \$125,000. A Master Plan for Lake Tye is in process for 2017, which includes a new playground. A new playground will be installed at Sky River Park as well. Mayor Thomas explained that if you are a victim of tagging, take a photo, paint it over to cease the notoriety of the tag, and then call the police.

B. 2017 Planning Commission Work Plan

Director Osaki presented the Planning Commission's 2017 Work Program, which will be heavily supplemented by work from the new consultant.

Per **Director Osaki**, the zoning code has been amended so many times that it has "become a quilt and now the patterns don't match." The zoning designations need to be redefined and there are antiquated sections that aren't even being used. Public outreach, participation, and possibly special meetings/community meetings are expected.

Director Osaki explained that East Monroe is still in court of appeals. No decision expected until next spring. The City has no action to take right now.

Director Osaki said that code amendments to improve the Permit Process are a high priority, and will include streamlining processes, timelines, zoning map amendments, and code clarification. Sign code changes are expected soon to enable compliance with federal case law and to make enforcement more effective. Training, annual Comprehensive Plan amendment process, Downtown Code Amendments and Critical Areas Ordinance Amendments are also on the docket for 2017. The city is going to work on the front end of Development Regulations Ordinance before the consultant gets to it for a more streamlined process.

Mayor Thomas emphasized that streamlining the permit processing procedures is a priority.

DISCUSSION BY COMMISSION AND STAFF

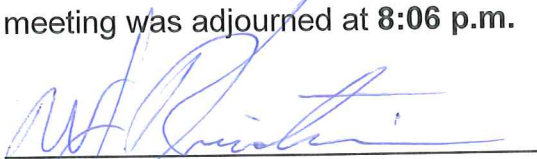
Director Osaki and **Mayor Thomas** reminded the commissioners that the City Council is holding a Thank You reception for commissioners and board members on Tuesday, December 13, 2016 before the regularly scheduled council meeting.

Vice Chair Tuttle told the commissioners that the funeral for Jim Scott (former School Board member) is on Sunday, December 18 at 3:00 p.m. at the MHS commons. The Thrive Fitness event for local homeless is on Sunday, December 18 from 4:00-8:00 p.m.

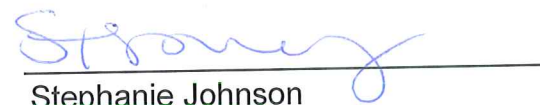
REMINDER: *City Hall is closed for the Christmas holiday on Monday, December 26, 2016. The Planning Commission's December 26, 2016 meeting is cancelled.*

ADJOURNMENT

Commissioner Duerksen moved to adjourn the **December 12, 2016** Planning Commission meeting. Seconded by **Commissioner Jensen**. Motion carried **7/0** and the meeting was adjourned at **8:06 p.m.**



Bill Kristiansen
Chair



Stephanie Johnson
Planning Commission Secretary