

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, December 18, 2017**

The regular meeting of the Monroe Planning Commission was held on **Monday, December 18, 2017 at 7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

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

ROLL CALL

Planning Commission Secretary Leigh Anne Barr called the roll.

Commissioners Present: Chair Tuttle, Commissioner Bull, Commissioner Jensen, Commissioner Rousey, Commissioner Fisher and Commissioner Stanger

Commissioners Excused: Commissioner Duerksen

Staff Present: Community Development Director Ben Swanson, Senior Planner Shana Restall and Secretary Leigh Anne Barr

COMMENTS FROM CITIZENS

Steven Clark
PO Box 18206
Seattle, WA 98118

Mr. Clark, owner of 274 N Lewis St, bought the property for use of the propane tank and the idea to develop and sell the front of the property. The current roads and rails zoning is very limiting in terms of development allowed, and he would like to see the zoning changed to general commercial.

Jack Richlen
1633 Bellevue Suite 300X-CBS
Seattle, WA 98122

Mr. Richlen provided a list of interested uses for his property that are not currently allowed under the roads and rails zoning. Mr. Richlen pointed out how the limited egress makes sense for the change from roads and rails to general commercial. The current setbacks in particular, make developing the property challenging.

W. D. (Bill) Tachett
No address provided

Mr. Tachett, the owner of the Buzz Inn, is in favor of the change from the roads and rails zoning to general commercial, as it would allow for more property owners to come together and make improvements to W Stretch St, which is a privately owned road.

APPROVAL OF MINUTES

Commissioner Rousey moved to accept the December 11, 2017 meeting minutes with the discussed changes. Seconded by Commissioner Stanger. Motion carried 6/0.

PUBLIC HEARING

NONE

OLD BUSINESS

NONE

NEW BUSINESS

1. UDR: General Commercial Zoning Chapter

Senior Planner Shana Restall is using the North American Industry Classification System (NAICS) to make a standardized list of land uses as recommended by the City attorney. The roads and railways division of the downtown commercial zone will be changing to the general commercial zoning in the Comprehensive Plan. Senior Planner Restall explained that currently there are no subcategories of the general commercial zoning.

After much discussion, the Planning Commissioners agreed to remove adult entertainment, bed & breakfast, business parks, non-motorized recreational trails and shopping centers from the permitted used in the general commercial zoning. They would like parking lots to be a conditional use and warehouses as an accessory use. Commissioners agreed to have general setbacks for all general commercial lots except where they meet residential areas.

2. UDR: Industrial Chapter

Community Development Director Ben Swanson posed the question to Commissions, should industrial be allowed to have diverse uses or should the code be stricter to focus those businesses in different zones? He suggested perhaps there be a third industrial zone to allow for more commercial uses or a limit to the percentage of square footage in a business that can be devoted to commercial uses.

Chair Tuttle asked if the businesses fronting Fryelands Blvd can have a different zoning within the industrial zone. Commissioners liked the idea of adding commercial uses to the Lake Tye area. Senior Planner Restall explained that the Comprehensive Plan allows for compatible uses in the industrial which would allow an overlay to work without a comp plan amendment.

After much discussion, the Planning Commissioners decided to remove business parks, grocery stores, health services, home improvement, lodging, motor vehicle sales and wholesale establishments from the permitted uses in the industrial zone. Convenience store, day cares, pharmacies and hardware store would now be accessory uses. Microbreweries and shake & shingle mills will be permitted uses and animal services, including veterinary offices and shelters, will be changed to conditional uses. Commissioner Bull suggested an industrial retail area within the current industrial zoning.

Commissioner Jensen moved to extend meeting past 9pm at 8:59pm. Seconded by Commissioner Rousey. Motion carried 6/0

Senior Planner Restall informed Commission that shoreline industrial zoning is limited to the Cadman site. Commissioners would like the maximum lot coverage to go from 85% to 100% in the industrial zoning.

DISCUSSION BY COMMISSIONERS AND STAFF

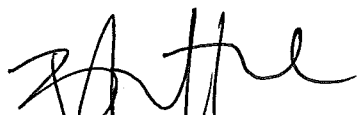
Commissioner Jensen asked the citizens present if the uses brought up in their initial comments will be allowed under proposed changes to the commercial uses discussed during tonight's meeting.

Mr. Richlen responded to Commissioner Jensen's questions that the proposed changes would help with their ideal uses for the property.

Commissioner Bull congratulated Commissioner Rousey and Chair Tuttle on their appointment to the economic development board and Commissioner Stanger on his reappointment to the Planning Commission.

ADJOURNMENT

Commissioner Jensen made a motion to adjourn at 9:47 p.m. Seconded by Commissioner Bull. Motion carried 6/0.



Bridgette Tuttle
Chair



Leigh Anne Barr
Planning Commission Secretary