

APPROVED

**CITY OF MONROE
PLANNING COMMISSION MINUTES
April 9, 2012**

The meeting of the Monroe Planning Commission was scheduled for April 9, 2012 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 Dave Demarest, Bill Kristiansen, Wayne Rodland, Jeff Sherwood, Bridgette Tuttle

Staff Present: Planning & Permitting Manager Paul Popelka, Economic Development Manager Jeff Sax and Secretary Kim Shaw

CITIZEN COMMENT

None at this time

APPROVAL OF MINUTES

None at the time

PUBLIC HEARING

None at this time

WORKSHOP

A. CPA2011-01 East Monroe Comprehensive Plan Amendments & Rezone

Manager Popelka opened the discussion by presenting maps of the area of the proposal showing critical areas and the buildable areas on the property. The property consists of approximately 68 acres. There are some commercial benefits and also potential impacts to the city with this proposal. The benefits being site visibility, tax revenue, service jobs, consumers/visitors, related development and impacts such as critical areas, drainage & flooding, access & traffic, visual, commercial growth and economic feasibility. Discussion continued among the commissioners and staff clarifying the requirements from Department of Transportation and the access roads to this property from Hwy. 2. Continuing with a brief summary of the staff analysis of the amendment, Manager Popelka stated that at this time, staff is recommending denial of this proposal.

Chairman Loots asked if there was anybody in the audience that would like to comment on this proposal.

Michael R. Terry
13829 195th Dr SE
Monroe WA 98272

Mr. Terry inquired about whether or not there was sufficient room in the Hwy. 2 Right of Way for a round-about for this site.

Manager Popelka explained that would be determined by the Department of Transportation at the time that a proposal is submitted for development.

B. CPA2012-01 FirstAir Field Comprehensive Plan Amendments & Rezone

Manager Popelka presented to the commissioners a site map of the proposed area. There were revisions to the definition stating that the principal use was to protect the airport. Discussion continued with regards to the permitted uses in the LOSA zoning and how some of those uses fit into the overall design of this amendment. Clarification of single family dwellings in the permitted uses was also clarified. Manager Popelka explained that the existing 4 dwellings on the site would be grandfathered in. Economic Development Manager Jeff Sax commented that when you eliminate the single family dwellings you are potentially taking away the possibility of creating a room within the hangars that a pilot could utilize for overnight stays when flying into the airport for business uses. Discussion continued with Commissioners asking what the requirements / definition of sleeping quarters within the hangars would be. There were also concerns of the property becoming utilized more for commercial purposes than for the airport.

Chairman Loots opened up the floor for citizen comments.

Dr. Daryl Habich
13792 179th Ave SE
Monroe WA 98272

Dr. Habich feels that the commission has done a good job with the planning of this as well as the definitions for LOSA. He stated the main reason for extending the runway is for safety of the landings of the planes.

Commissioner Sherwood stated for the record that he met today with Mr. Habich to explore his property.

Michael R. Terry
13829 195th Dr. SE
Monroe WA 98272

Mr. Terry expressed that he is very comfortable with the airport as it currently is. He has concerns about the restricted zoning area.

C. CPA2012-B North Kelsey and Downtown Plan Update

Manager Popelka recapped the discussion that took place on this amendment item explaining that the Downtown Plan currently does not have any specific goals or policies in the Comprehensive Plan. The downtown merchants expressed that their main concern is making sure that downtown is a safe and attractive place where people will want to come to hold special events, etc. The North Kelsey plan had an overall goal of converting the goals into policies.

There have been some changes to the pedestrian amenities; i.e., walking to the store from the car, bicycle access, etc.

Economic Development Manager Jeff Sax explained that the zoning code should be consistent with the Comprehensive Plan.

Manager Popelka explained that the street scaping amenities for pedestrians such as benches, trees, etc. are in the code and they were developed on these policy guidelines. Discussion with the Commissioners requested that the pedestrian definition not be too restricted.

DISCUSSION BY COMMISSIONERS AND STAFF

Manager Popelka informed the Commissioners that the final EIS for East Monroe proposal should be available later this week.

ADJOURNMENT

Commissioner Sherwood made a motion that the April 9, 2012 Planning Commission meeting be adjourned. Commissioner Demarest seconded the motion. By vote the motion carried unanimously. The meeting was adjourned at 8:57p.m.



Paul Loots
Chairman



Kim Shaw
Planning Commission Secretary