

APPROVED

**CITY OF MONROE
PLANNING COMMISSION MINUTES
April 23, 2012**

The meeting of the Monroe Planning Commission was scheduled for April 23, 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, Public Works Director Brad Feilberg, Economic Development Manager Jeff Sax and Secretary Kim Shaw

CITIZEN COMMENT

No comments at this time

APPROVAL OF MINUTES

February 13, 2012

Commissioner Demarest made the motion to approve the minutes of February 13, 2012 with changes as noted. Motion seconded by Commissioner Sherwood. Vote carried unanimously 6/0.

February 27, 2012

Commissioner Kristiansen made the motion to approve the minutes of February 27, 2012 with changes as noted. Motion seconded by Commissioner Demarest. Vote carried unanimously 6/0.

PUBLIC HEARING

A. CPA2011-01 East Monroe Comprehensive Plan Amendment

Manager Popelka gave a brief background for each of the public hearings on the agenda. At this time Economic Development Manager Jeff Sax explained the Findings and Conclusions for this item and also detailed the process. He also explained that the zoning of this property was not going to be discussed at this time but will be taken before the City Council in approximately one month.

Chairman Loots opened the public testimony portion of the public hearing for CPA2011-01 and gave the affirmation of truth to those wishing to speak on this item.

Lowell Anderson
129 E Rivmont Dr SE
Monroe WA 98272

Mr. Anderson entered into the record a topographical survey of the property. He opposes this proposal. He has a concern about the property flooding and what will happen to the water after flooding. He believes the Draft Phased Environmental Impact Statement (DPEIS) contains inaccurate information.

Jeff Rogers
127 E Rivmont Dr SE
Monroe WA 98272

Mr. Rogers stated that he and others oppose this proposal. He believes that the existing zoning is appropriate for this property.

Barry Monahan
21020 Calhoun Rd.
Monroe WA 98272

Mr. Monahan opposes this proposal.

Clive Ellard
21804 Calhoun Rd.
Monroe WA 98272

Mr. Ellard opposes this proposal.

Chad McCammon
21624 Calhoun Rd.
Monroe WA 98272

Mr. McCammon opposes this proposal.

Brett Olson
111 Lake Ave W
Kirkland WA

Mr. Olson represents the applicant, Joshua Freed, and he read a letter from Mr. Freed into the record. He supports this proposal and proceeded to give many reasons why this should move forward for approval.

Chuck Strub
21810 Calhoun Rd.
Monroe WA 98272

Mr. Strub opposes this proposal and believes that the flooding will impact this property greatly. He spoke on the eroding bluff above this property.

Doug Hamar
21222 Calhoun Rd.
Monroe WA 98272

Mr. Hamar is in opposition of this proposal and would like more time to review the proposal.

Rod Nissin?
12425 175th Ave SE
Monroe WA 98272

Mr. Nissin is in favor of this proposal.

Chairman Loots called for a motion to close the public testimony portion of the public hearing. Commissioner Sherwood made the motion to close the public testimony portion of the hearing for CPA2011-01 – East Monroe Economic Development Group. Motion was seconded by Wayne Rodland. Vote carried unanimously 6/0.

Discussion continued among the Commissioners with comments that were divided on this proposal. Economic Development Manager Jeff Sax addressed questions from the Commissioners with regard to clarification of certain sections of the Findings and Conclusions and the Comprehensive Plan. Also discussed were the text changes that would be made in the Comprehensive Plan based on this proposal.

Public Works Director Brad Feilberg explained for the Commissioners how the Draft Environmental Impact Statement (DPEIS) was determined.

Chairman Loots called for a motion to close the public hearing. Commissioner Kristiansen made the motion to close the public hearing for CPA2011-01 East Monroe Economic Development Group. Commissioner Sherwood seconded the motion. Motion carried unanimously 6/0.

Commissioner Demarest made the motion that the Planning Commission recommend to City Council denial of CPA2011-01 for reasons set forth in the discussion. Motion seconded by Commissioner Rodland. The vote was divided 3/3 with Commissioners Kristiansen, Tuttle and Sherwood voting against the motion and Commissioners Rodland, Demarest and Chairman Loots voting in favor of the motion for denial.

Commissioner Tuttle made the motion to approve the text changes of the Land Use Element of the Comprehensive Plan. Motion seconded by Commissioner Kristiansen. After discussion amongst the Commissioners, Commissioner Tuttle withdrew her motion, Commissioner Kristiansen withdrew his second.

Commissioner Rodland made the motion to send no recommendation to City Council on Comprehensive Plan Amendment (CPA2011-01) East Monroe Economic Development Group. Motion seconded by Commissioner Tuttle. Vote carried unanimously 6/0.

Commissioner Kristiansen made motion to extend the meeting past 9:00. Motion seconded by Commissioner Sherwood. Vote carried unanimously 6/0

Meeting reconvened at 9:08.

B. CPA2012-B - North Kelsey and Downtown Plan Update (Continued)

Manager Popelka explained to the Commissioners that these items are currently a part of the Comprehensive Plan.

Chairman Loots opened the public testimony portion of the public hearing.

With no one wishing to speak on this item, Commissioner Kristiansen made the motion to close the public testimony portion of the public hearing. Commissioner Sherwood seconded the motion. Vote carried unanimously 6/0.

Commissioner Sherwood made the motion to close the public hearing for CPA2012-B North Kelsey and Downtown Plan Update. Motion seconded by Commissioner Rodland. Vote carried unanimously 6/0.

Commissioner Kristiansen made the motion to forward a recommendation to City Council to approve CPA2012-B amending the Comprehensive Plan Land Use Element to uncouple the North Kelsey Development Plan & Downtown Master Plan from the Comprehensive Plan and amending the Comprehensive Plan as shown in Attachment 1 based on the Findings and Conclusions attached. Motion seconded by Commissioner Rodland. Vote carried unanimously 6/0.

C. CPA2012-01 - FirstAir Field Comprehensive Plan Amendment

Commissioner Kristiansen recused himself from the discussion due to conflict of interest.

Manager Popelka explained that the discussion and hearing is strictly for the Comprehensive Plan Amendment with the Rezone action being taken at a later date.

Chairman Loots opened the public testimony portion of the public hearing and administered the Affirmation of truth to those wishing to speak.

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

Mr. Terry submitted his prepared remarks for the record. He is in favor of the proposal but has found discrepancies in the Land Use tracking document that he feels needs to be addressed. He explained these changes to the Commissioners that he feels need to be reviewed and changed.

Commissioner Sherwood made the motion to close the public testimony portion of the public hearing. Commissioner Rodland seconded the motion. Vote carried 5/0.

Discussion continued among the Commissioners and staff with clarifications being pointed out on the text changes to the Comprehensive Plan. Manager Popelka explained that the zoning will come back to the Commissioners for discussion which may trigger some clarifications within the document.

Commissioner Sherwood made the motion to close the public testimony portion of the public hearing. Commissioner Rodland seconded the motion. Vote carried 5/0.

Commissioner Demarest asked for staff to address some of the comments that were made by Mr. Terry. Manager Popelka explained that the WSDOT Standards are guidelines and the city has incorporated most of that in the designation of zones for the Airport. Commissioner Sherwood inquired if the City Council has had any legal input on the displacement of the threshold and the language in the Comprehensive Plan? Manager Popelka responded by saying that there has not been any input on those issues. Public Works Director Brad Feilberg also offered input that this item is currently not a Comprehensive Plan related item because currently the Comprehensive Plan and zoning allows the airport and the guidelines are specific to the property owner and the City as to the flexibility of what can be done on that property.

Commissioner Sherwood made the motion to close the public hearing. Motion was seconded by Commissioner Demarest. Vote carried 5/0.

Commissioner Demarest made the motion to recommend to City Council to approve CPA2012-01 - FirstAir Field Comprehensive Plan Amendment adding the LOSA definition to the Comprehensive Plan and amending the Comprehensive Plan Land Use designation map as shown on Attachment 5 and based on the Findings and Conclusions attached. Motion seconded by Commissioner Rodland. Vote carried 5/0.

Commissioner Kristiansen returned to the meeting at this time.

WORKSHOP

DISCUSSION BY COMMISSIONERS AND STAFF

ADJOURNMENT

Commissioner Sherwood made a motion that the April 23, 2012 Planning Commission meeting be adjourned. Commissioner Kristiansen seconded the motion. By vote the motion carried unanimously 6/0. The meeting was adjourned at 9:43 p.m.



Paul Loots
Chairman



Kim Shaw
Planning Commission Secretary