

APPROVED

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
May 14, 2012**

The meeting of the Monroe Planning Commission was scheduled for May 14, 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**

**APPROVAL OF MINUTES**

**PUBLIC HEARING**

**WORKSHOP**

***A. RZ2012-02 - EAST MONROE ECONOMIC DEVELOPMENT GROUP REZONE***

Manager Popelka presented the rezone application and supporting documents to the Commissioners for review and discussion. The proposal is to change the zoning from Limited Open Space (LOS) to General Commercial (GC). Permitted uses for the General Commercial zone were presented. There will be a public hearing before the Commissioners on June 11<sup>th</sup> with additional workshops scheduled for June. July 10<sup>th</sup> will be the final hearing for this proposal before Council. An appeal to the Final Phased Environmental Impact Statement (FPEIS) was submitted May 10, 2102 and will be presented to the Hearing Examiner in June.

Commissioner Sherwood requested city staff to verify whether or not the water and sanitary disposal could be done on the site instead of hooking up to the city utilities. Manager Popelka explained that it could possibly be done, but he believed that decision would be from the Snohomish Health District. Commissioner Rodland commented on the buffers on this site and inquired about where the fill might come from for site development. Commissioner Demarest inquired about the different options that have been presented to the Commissioners for recommendations to Council. Commissioner Tuttle asked if the city currently has a definition of "Gateway Zoning", if there are other areas that have this proposed zoning and whether they are they on private or public property. Manager Popelka responded by stating that there are both in the city. Discussion continued on how to move forward with the Gateway Overlay Zoning. Chairman Loots commented on the mandate of the zoning and Comprehensive Plan being consistent. Commissioner Kristiansen inquired about the zoning and what if there was no direct

line from one zone to the other, for example; R4 to R5. The subject of impacts listed in the staff report was also discussed.

Manager Popelka explained that the Council will be taking action on the Comprehensive Plan and rezone at the same meeting.

#### DISCUSSION BY COMMISSIONERS AND STAFF

Manager Popelka informed the Commissioners that there two pre-application meetings scheduled for project review, one being a mixed use commercial building on North Blakeley and the other is for the H3O Water Park proposal at Lake Tye.

Commissioner Rodland inquired about the vacancy on the Commission. Manager Popelka is not aware of any recent applications.

Commissioner Kristiansen wondered if the "Welcome to Monroe" sign at the intersection of Hwy 522 and Hwy 2 is going to be re-installed after the WSDOT work on the fly over is completed. Economic Development Manager Jeff Sax explained that there are grant applications through the Tourism Promotion Area (TPA), so he will research this and keep them updated.

Commissioner Sherwood wondered if the County Buildable Lands Report will be ready soon. Manager Popelka said that it may be ready closer to the end of the year.

#### ADJOURNMENT

Commissioner Kristiansen made a motion that the May 14, 2012 Planning Commission meeting be adjourned. Commissioner Sherwood seconded the motion. By vote the motion carried unanimously 6/0. The meeting was adjourned at 8:05 p.m.

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Paul Loots  
Chairman

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Kim Shaw  
Planning Commission Secretary