

**CITY OF MONROE**  
**PLANNING COMMISSION MINUTES**  
**August 26, 2013**

The meeting of the Monroe Planning Commission was scheduled for **August 26, 2013** at **7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

**CALL TO ORDER**

**Chairman Kristiansen** called the meeting to order at 7:05 p.m.

**ROLL CALL**

**Secretary Dave McConnell** called the roll. The following were:

**Present:** Commissioners Bill Kristiansen, Dave Demarest, Wayne Rodland, Jeff Sherwood, Steve Jensen

**Excused:** Commissioners Bridgette Tuttle and Dian Duerksen

**Staff Present:** Planning and Permitting Manager Paul Popelka, Economic Development Manager Jeff Sax, Senior Planner Melissa Sartorius and Planning Technician David McConnell

**Guests Speakers:** PACE Engineers staff Susan Boyd, Christina Long, and Megan Hawkins for the East Monroe Draft Environmental Impact Statement

**CITIZEN COMMENT**

- **Jeff Rogers** 127 E. Rivmont, Monroe, WA 98272  
Mr. Rogers spoke regarding the letter submitted to the City on the East Monroe Draft Environmental Impact Statement.

**APPROVAL OF MINUTES**

A. July 22, 2013

**Commissioner Demarest** moved to accept the minutes of July 22, 2013 as written. Motion seconded by **Commissioner Rodland**. Motion carried 5/0.

**WORKSHOP**

- A. **CPA2011-01 – East Monroe Draft Environmental Impact Statement (DEIS)**  
Continued from 2012, this Comprehensive Plan Amendment and Subsequent Rezone proposes to change the designation for approximately 43 acres of land located at the eastern end of the city limits north of US-2 from Limited Open Space to General Commercial. A DEIS has been issued for review and comment. The DEIS evaluates development alternatives and their environmental impacts.

**Manager Popelka** summarized the East Monroe Project and described the preparation of the DEIS and its presentation to the Commission.

**Consultant Boyd** introduced the DEIS presentation and their approach, goals and objectives for the East Monroe DEIS. She noted a Special Public Hearing for the DEIS on September 5, 2013. Her presentation is summarized as follows:

- The projected timeline and the proposed action were discussed. Several key characteristics are emphasized, including the property's location within the City UGA, development based on the highest and best use of the property, and the unique characteristics of the property.
- Three development alternatives were considered: Alternative 1, No Action, is based on currently allowed uses; Alternative 2, Proposed Action, rezoning to General Commercial for the highest and best use of the property; and Alternative 3, rezoning to Mixed Use Commercial for a combination of uses.
- The DEIS included alternatives analysis to respond to all inadequacies listed by the Hearing Examiner's decision on the Phased EIS in 2012.
- Onsite constraints were reviewed, including a river oxbow of the Skykomish River, a floodplain subject to flooding in major storms, extensive wetlands, native growth protection areas, steep slopes to the north, and potential FEMA floodplain zone changes. The flood zones as proposed by FEMA, which are more restrictive, were applied.
- DEIS assumptions and findings were reviewed in detail.

The Commission discussed issues as summarized below:

- The DEIS public hearing is a standalone, special hearing as its purpose is focus on soliciting and collecting public comments on the DEIS.
- The Consultant defined the 200 foot buffer protection zone by overlaying the shoreline, critical areas and other environmentally sensitive areas.
- Proposed access and WSDOT requirements were reviewed. There may be a potential roundabout where the site access road intersects with Highway 2.
- No economic analysis of the proposed project was completed.
- The original application from 2011 was revised to remove the eastern property from the proposed amendment.
- The DEIS also addressed this site as the eastern gateway to the city.
- Traffic analysis was discussed, with further information to be presented at the public hearing.

### **Public Comments**

**Jeff Rogers**, 127 E. Rivmont, Monroe, WA 98272

Mr. Rogers commented that based on the DEIS, the current zoning is the correct zoning for this property. Whoever develops the property will bear significant costs to install millions of dollars of infrastructure. The City must follow the law in spite of objections. One big concern is the onsite storm water runoff storage and the cut and fill and the effect of water in the stream that can cause erosion, degradation and landslides. Your responsibility as a Planning Commission is to follow the law as it is written and to represent the interests of all the citizens of the City. Finally, there are still access issues to be addressed.

The Commission continued discussion as summarized below:

- There was questioning of why the public should be concerned with developer costs for this site with a response from **Lowell Anderson** that there are homes on the hill and rezoning to General Commercial would negatively affect property values of an entire community for a project that potentially will never be built.
- Staff noted that the DEIS does not include economic analysis as the City has no authority to do economic analysis for a private developer. The City does have a role in determining potential costs to the City in the development process, but the City is not responsible for determining the profitability of private development.
- It was noted that project costs may concern the City where the City has responsibility for added costs from high cost/high risk development.

***B. CPA2013-A – Comprehensive Plan Text Amendments - Land Use and Economic Development***

One of the two comprehensive plan amendments for 2013 is the Comprehensive Plan Text Amendments for several plan sections. This workshop includes the Land Use and Economic Development Elements being revised in preparation for the 2015 Comprehensive Plan Update.

**Manager Popelka** indicated this workshop is to be moved to the next Planning Commission meeting.

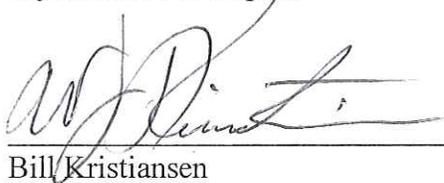
**DISCUSSION BY COMMISSIONERS AND STAFF**

**Manager Popelka:**

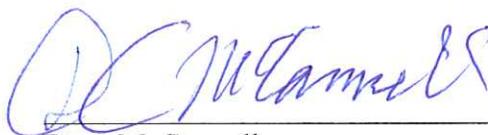
- The DEIS public hearing is Thursday, September 5, 2013 at 7pm in Council Chambers.
- Walmart is scheduled to close on September 6, 2013. Construction is tentatively scheduled to begin early 2014.
- The Sun Country Ford property has been purchased and will be converted to an RV Center.
- Five Guys Burgers will locate in the North Kelsey district.

**ADJOURNMENT**

**Commissioner Rodland** moved to adjourn the August 26, 2013 Planning Commission meeting. Motion seconded by **Commissioner Demarest**. Motion carried 5/0 and the meeting was adjourned at 10:00p.m.



Bill Kristiansen  
Chairman



Dave McConnell  
Planning Commission Secretary