

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
August 11, 2014**

The meeting of the Monroe Planning Commission was scheduled for **August 11, 2014** 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 7:00 p.m.

**ROLL CALL**

**Secretary Christina Lavelle** called the roll. The following were:

**Present:** Commissioners Steve Jensen, Bridgette Tuttle, Wayne Rodland, Bill Kristiansen, Mike Stanger, Jeff Sherwood and Dian Duerksen.

**Staff Present:**

Planning and Permitting Manager Paul Popelka and Planning Commission Secretary Christina LaVelle.

**CITIZEN COMMENT**

None

**PUBLIC HEARING**

None

**APPROVAL OF MINUTES**

None

**WORKSHOP**

**A. ZCA2012-02 – Marijuana Related Land Uses**

The City is adopting permanent zoning regulations for marijuana related uses that prohibit medical cannabis gardens within the City of Monroe and establish where marijuana production, processing, and retail facilities can be located following state licensure. Permanent regulations will be adopted by City Council in August 2014.

**Manager Popelka** summarized the marijuana code work as follows:

- City Council is scheduled to adopt permanent zoning regulations in August 2014. The regulations ban medical marijuana and allow, by zoning subject to various buffers, marijuana production and processing in General Industrial, processing in Light Industrial and retail sales in General and Service Commercial (see Attachment 3 map).
- In a separate code revision, business licenses are subject to all local, state and federal statutes, which would prohibit marijuana businesses.

**Commission** discussion is summarized below:

- Federal government changes to allow marijuana businesses may require the City to issue business licenses. Currently, any marijuana related business cannot be licensed in Monroe since federal law prohibits marijuana production, processing and/or sales.

- Four public hearings were held with a majority of comments in opposition to marijuana businesses. It was noted that these comments may not reflect public opinion throughout the community.
- General discussion of taxes and how revenues are earmarked by the state. The City would not receive any revenue if marijuana businesses are prohibited.
- Marijuana businesses are subject to buffer zones; if a parcel lies partially within a buffer, the entire parcel is ineligible.

**Commissioner Jensen** made a motion to forward a recommendation of action to the City Council to adopt as permanent regulations ZCA2012-02 Marijuana Related Land Uses per Attachment 1, MMC Title 18.070.30 and 18.070.40, and Attachment 2, Findings and Conclusions. Motion seconded by **Commissioner Sherwood**. Motion carried 7/0.

***B. Comprehensive Plan Amendment CPA2012-C 2015 Comprehensive Plan Update***

An update of the 2005-2025 Comprehensive Plan is now underway with completion planned in June 2015. This workshop will review the results of recent workshops and upcoming events.

**Manager Popelka** summarized the project status:

- Comprehensive Plan Concept Map has been prepared to show regions as a basis for the plan. Goals and policies will be assembled in one section of the plan to provide better clarity.
- Draft Comprehensive Plan is scheduled for late September to early October 2014.

Commission discussion is summarized below:

- UGA areas to the west and potentially to the southwest and their relation to adequate land for residential and business uses, particularly the west (current) UGA area with its access issues.
- Number of unoccupied houses and their effect on future housing.
- Further clarification of schools and employment areas.

**DISCUSSION BY COMMISSIONERS AND STAFF**

- Growth Management Hearings Board Decision for East Monroe is due August 26, 2014.
- North Kelsey land sales and sale of Albertson's center.
- Council adoption of permanent regulations for marijuana and signage.
- Project updates including subdivisions (Bear Mountain Estates, Eaglemont, and Chain Lake Estates) H3O Wakeboard Park; Canyon Creek Cabinets; and a new business relocating from Illinois.

**ADJOURNMENT**

**Commissioner Sherwood** made a motion to adjourn the August 11, 2014 Planning Commission meeting. Motion seconded by **Commissioner Rodland**. Motion carried 7/0 and the meeting was adjourned at **8:12 p.m.**

  
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Bill Kristiansen  
Chairman

  
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Christina LaVelle  
Planning Commission Secretary