

**CITY OF MONROE
PLANNING COMMISSION MINUTES
January 12, 2015**

The meeting of the Monroe Planning Commission was scheduled for **January 12, 2015** at **7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Commissioner Kristiansen called the meeting to order at **7:00 p.m.**

ROLL CALL

Secretary LaVelle called the roll. The following were:

Present: Commissioner Jensen, Commissioner Tuttle, Commissioner Rodland, Commissioner Kristiansen, Commissioner Duerksen and Commissioner Sherwood.

Excused: Commissioner Stanger

Staff Present: Public Works Director Brad Feilberg and Planning Commission Secretary Christina Lavelle

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Commissioner Sherwood moved to approve December 8, 2014 minutes with corrections. Commissioner Jensen seconded. Motion carried 6/0.

WORKSHOP

A. Marijuana Related Land Use

Discussion of City Council direction for adding additional marijuana related uses which cannot operate within 1,000 feet.

Director Feilberg summarized:

- Since the adoption of Initiative 502, Monroe Municipal Code (MMC) currently limits where marijuana is processed and sold. City of Monroe business licenses require compliance with all federal laws, effectively banning any business license to be granted for marijuana production or distribution.
- Updated Marijuana land use map reflects proposed zoning regulations to limit marijuana production and retail sites. The map includes marijuana buffer zones (areas to which marijuana use, retail, or production are prohibited within 1000 ft.) surrounding private parks, churches, and the Evergreen State Fairgrounds.
- Tentative schedule of events for Marijuana Related Land Use: January 13, 2015: City Council introduction to marijuana related land use. February 9, 2015: Public Hearing with Planning Commission. Planning Commission will receive facts and findings and will forward a recommendation to City Council.

- The Commissioners were in consensus that the City Council was frustrating the will of the voters by essentially banning marijuana sales and production in Monroe.
- **Commissioner Jensen** asked if the color of the buffer zone around the Evergreen State Fairgrounds could be changed to distinguish the differences in local, state, and federal law. He additionally noted that while they had received what Washington voters voted in total, it was critical to receive data of the percentage of City of Monroe voters in favor of marijuana production and sales.
- **Commissioner Kristiansen** noted that the state law requires marijuana buffers around all state parks. The City follows state guidelines, leaving only a small area citywide for marijuana processing and/or distribution. **Director Feilberg** additionally added that the City of Monroe has required all business licenses and land use permits to be compliant with all federal laws. **Commissioner Tuttle** responded that the ruling for the City of Monroe business licenses occurred after initiative 502 was adopted.

B. 2015 Comprehensive Plan Update

Distribution of draft land use designation map and goals and policies. (These materials will be distributed at the meeting.)

Director Feilberg summarized the following:

Goals and Policies:

Two options of goal and policy direction were presented to the Planning Commission:

- (1) **Appendix C: Draft Goals and Policies** developed by Studio Cascade, consulting group for the 2015 Comprehensive Plan Update. The goals and policies were derived from the 2015 Comprehensive Plan Update workshops and exercises from the joint meeting, Planning Commission, and Parks Board. (2) **Goals 1-7** developed by **Public Works Director Brad Feilberg**.
- **Director Feilberg** instructed the Commission that they were to study the goals and policies in addition to the provided maps to discuss at the joint meeting on January 27, 2015, 7:00.
- **Commissioner Jensen** questioned why the Commission was only receiving Appendix C. **Director Feilberg** explained that Appendix C was the only document provided by the consultant at this time. Once the consultants receive the finalized goals and policies, they would work to finish the other sections of the comprehensive plan.
- **Commissioners Kristiansen** and **Sherwood** noted that the time for making decisions for the 2015 Comprehensive Plan was running out. They expressed concern that the final document would suffer if the draft document was delayed any further.
- **Commissioners Kristiansen** and **Tuttle** asked if the goals match the policies and vice versa. Commissioner Kristiansen commented that he was not sure what the Commission was supposed to do with the goals. **Director Feilberg** stated that the objective of Appendix C and Goals 1-7, was to determine what are the goals of the City (i.e. encourage the preservation of open space revitalization of the downtown of importance, etc.?) and to adopt policies to match these goals.
- The **Commission** was in consensus that the January 26, 2015 Planning Commission

meeting should be cancelled in lieu of the January 27, 2015, joint meeting.

Land Use Map

- Land use designation change from MR6000 to high density designation for the area bounded north of Main Street, south of Highway 522, and west of Kelsey Street (triangle in orange on map). The area is flat, with large lots, and is not currently connected to the sewer. These factors make development in this area easier and more cost effective than redevelopment of the downtown area.
- **Commissioner Kristiansen** agreed with the change in designation. **Commissioner Tuttle** asked for an example of how dense the development could be. **Director Feilberg** explained that it would be as dense as Grand Street and 179th, in the area of the senior housing. **Commissioner Tuttle** asked if the development would be duplexes and apartments, or would there be space for houses. **Director Feilberg** stated that houses, with 5,000 sq. ft. lots, were an option under the new designation.
- **Commissioner Tuttle** asked about the goal for the demographic of people to live in this high density area and whether or not this encourages rental units. **Director Feilberg** stated that one of the goals and policies provided in Appendix C is to provide a wide range of housing opportunities. **Director Feilberg** noted that population forecast predictions will require Monroe absorbing the increase population growth in the County. The question was whether the Planning Commission desires to absorb this growth in the city core, with high density development, or to encourage absorption in the Monroe rural region with medium density housing.
- **Commissioner Rodland** noted that before the Frylands area was developed, the city studied different areas and planned residential developments countywide. He stated his desire for the city was to encourage development like the Frylands and stray away from more low income housing, apartments, and condominiums. **Commissioner Jensen** agreed with **Commissioner Rodland**. He expressed concern that multi-family apartment units and condominium units would not be consistent with current development in the area. **Commissioner Jensen** additionally commented that he believed it made more sense to encourage high density adjacent to the downtown area to attempt to revitalize the downtown.
- **Commissioner Kristiansen** asked **Director Feilberg** where the map came from. **Director Feilberg** stated that this was the compilation of public workshops, research from city staff and consultants along with direction from the Mayor.
- **Commissioner Kristiansen** expressed his concern that deadlines were being pushed forward and noted that there needed to be more emphasis on a timely development plan from the consultant.

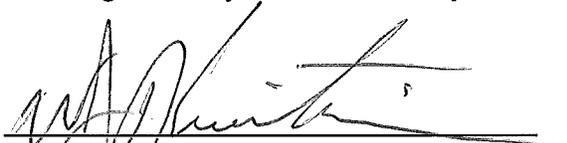
DISCUSSION BY COMMISSIONERS AND STAFF

- 2015 Comprehensive Plan Schedule : Joint Meeting: January 27, 2015
- **Commissioner Kristiansen** reminded **Director Feilberg** that the next regularly scheduled Planning Commission Meeting requires the election of officers on the PC agenda.
- East Monroe Development Group: Growth Management Hearings Board decided that the project would not be granted an extension. They additionally decided that the applicant, Heritage Baptist Church, would not be considered a party to the action but instead would be considered a participant. The project will require a Supplemental Environmental Impact Statement (SEIS) and a Public Hearing.

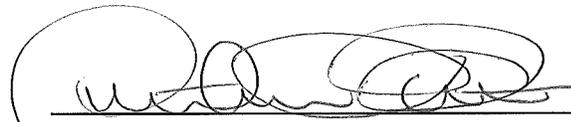
- Carl's Jr. has scheduled a pre-application meeting in January.
- **Commissioner Tuttle** inquired on the status of the H3O project. **Director Feilberg** explained that funding was an issue for the H3O project and it was currently shelved. **Commissioner Tuttle** additionally asked whether or not Dell's was moving its operation behind the Jack in the Box? **Director Feilberg** explained that the Tractor Supply store was currently looking to build its own building behind Jack in the Box. Talk of developing a public market at the current site is underway.
- **Commissioner Tuttle** asked about the status of the sign code enforcement. **Director Feilberg** explained that due to a lack of funding and code enforcement mechanisms, enforcement of the sign code is problematic at best. Currently, there is no way to enforce the sign code other than voluntary agreements and court action. **Commissioner Tuttle** expressed her frustration by stating that the process of the sign code development had wasted city time and money. **Director Feilberg** stated that the sign code would most likely be addressed once the position for the City of Monroe Community Development Director was filled.
- **Commissioner Rodland** requested a private meeting with the Park Director to discuss park opportunities.
- **Commissioner Sherwood** expressed frustration with the forced resignation of Code Official Paul Popelka, stating that the City Council should have taken into consideration the workload of the East Monroe project and the 2015 Comprehensive Plan Update when making this decision.

ADJOURNMENT

Commissioner Rodland moved to adjourn the January 12, 2015 Planning Commission meeting. Motion seconded by **Commissioner Sherwood** . Motion carried 6/0 and the meeting was adjourned at **8:13 p.m.**



Bill Kristiansen
Chairman



Christina Lavelle
Planning Commission Secretary