



MONROE PLANNING COMMISSION

Regular Meeting
Monday, April 26, 2021, 7:00 PM
Zoom Online Meeting Platform

Chair
Jay Bull

Commissioners
Bridgette Tuttle, Vice Chair;
Kyle Fisher; Elly Britt;
Dionne Miller, Liz Nugent;
& Mike Stanger

MINUTES

1. CALL TO ORDER

Chair Bull called the meeting to order at 7:03pm

2. ROLL CALL

PRESENT: Vice Chair Bridgette Tuttle, Commissioner Dionne Miller, Commissioner Liz Nugent, Chair Jay Bull, Commissioner Kyle Fisher, and Commissioner Elly Britt

EXCUSED: Commissioner Michael Stanger

STAFF PRESENT: Permit Technician Leigh Anne Barr, Community Development Director Ben Swanson, Associate Planner Amy Bright, and City Administrator Deborah Knight

3. PUBLIC COMMENTS

4. APPROVAL OF MINUTES

4.1. April 12, 2021

Commissioner Elly Britt moved to approve the minutes from the April 12, 2021 regular meeting. The motion was seconded by Commissioner Kyle Fisher. On vote, motion carried 5-0.

5. PUBLIC HEARING

5.1. Proposed Amendments to Chapter 22.40 Nonconforming and Reuse Standards

Chair Bull opened the public hearing at 7:07pm.

Associate Planner Amy Bright gave a presentation on the background of the proposed code amendment. Community Development Director Ben Swanson gave additional background on the direction from City Council and the options that were discussed with them.

Commissioner Bridgette Tuttle arrived at 7:10pm.

Chair Bull asked Staff if any new businesses had expressed interest in moving into the Tourist Commercial zone. Director Swanson responded that there has only been one brief inquiry. Chair Bull asked if expanding the industrial area elsewhere in the City is an option. Director Swanson explained the City's current UGA does not offer space suitable for an industrial area.

Commissioner Tuttle does not want to give up on the Tourist Commercial zone and would like to give the area more time to develop.

Commissioner Britt expressed concern over giving existing businesses a larger foothold in an area where the long term vision is to change the zoning.

Director Swanson noted that the Comprehensive Plan update could be an opportunity to take a second, and more in-depth look at this zoning district.

Commissioner Fisher inquired about the airport overlay and its affect on the allowed uses in the area.

Commissioner Nugent does not want to see additional industrial usage near the Fairgrounds.

After several Commissioners expressed interest in the airport overlay, Director Swanson suggested bringing it back to a future meeting as its own topic.

Associate Planner Bright explained each of the motions and their alternatives.

Commissioner Elly Britt moved to open the public testimony portion of the public hearing. The motion was seconded by Commissioner Liz Nugent. On vote, motion carried 6-0.

Commissioner Kyle Fisher moved to close the public testimony portion of the public hearing as there were no members of the public present to provide testimony and none was received by City Staff prior to the hearing. The motion was seconded by Commissioner Liz Nugent. On vote, motion carried 6-0.

Commissioner Kyle Fisher moved to close the public hearing. The motion was seconded by Commissioner Elly Britt. On vote, motion carried 6-0.

Commissioner Kyle Fisher moved to direct staff to draft Findings of Fact and Conclusions of Law for the Planning Commission that recommend that the Monroe City Council approve the proposed amendments to Chapter 22.40 MMC, Nonconforming Use and Reuse Standards, to update the City's provisions regulating nonconforming uses within the Tourist Commercial Zone. The motion was seconded by Commissioner Dionne Miller. On vote, motion carried 6-0.

Commissioner Kyle Fisher moved that the Planning Commission adopt the Findings of Fact and Conclusions of Law contained in Attachment 1 to the Planning Commission agenda bill, authorize the Planning Commission Chair to sign the Findings on behalf of the Commission, and recommend that the Monroe City Council approve the proposed amendments to Chapter 22.40 MMC, Nonconforming Use and Reuse Standards. The motion was seconded by Commissioner Liz Nugent. On vote, motion carried 6-0.

6. OLD BUSINESS

7. NEW BUSINESS

7.1. American Rescue Plan Act Allocation Alternatives - Planning Commission

City Administrator Deborah Knight is talking with different stake holders in the community about the funding the City will be receiving. City Administrator Knight explained how the money is distributed and what the funds can be used for.

The Commissioners discussed several options for the funding including:

- Additional help for City Staff
- Events to reconnect the community
- Utility upgrades in older areas of town
- Support of mental health
- Support of community members in debt

8. DISCUSSION BY COMMISSISONERS & STAFF

Associate Planner Bright gave an update on the 3 story building off of 179th Ave near Park Place.

Commissioner Miller asked for an update on the Cadman project. Director Swanson gave a brief history of the site and what the next steps will be.

Director Swanson noted the the Community Development department is still extremely busy, especially with building permits.

Commissioner Britt inquired about the Garibaldi development. Associate Planner Bright explained the process of a PRD plat. Director Swanson explained how traffic impacts are reviewed and Planning Commission Secretary Barr gave an update on the timeline.

Commissioner Nugent gave an Economic Development Advisory Board (EDAB) update.

Commissioner Tuttle added to the EDAB update, gave kudos to City Staff for doing a great job and announced that the new Lewis & Main restaurant will be opening soon.

Commissioner Fisher asked about the North Madison Street sidewalk project.

Planning Commission Secretary Barr reminded the Commissioners that there is a special joint meeting with the Community Human Services Advisory Board next Monday May 3, 2021 at 7pm to discuss the Housing Action Plan.

9. ADJOURNMENT

Commissioner Kyle Fisher moved to adjourn the meeting at 8:53pm. The motion was seconded by Commissioner Elly Britt. On vote, motion carried 6-0.

Jay Bull

Jay Bull (May 26, 2021 10:50 PDT)

Chair, Jay Bull

Leigh Anne Barr

Planning Commission Secretary, Leigh Anne Barr

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Final Audit Report

2021-05-26

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