

APPROVED

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
September 28, 2015**

The regular meeting of the Monroe Planning Commission was scheduled for **September 28, 2015 at 7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

**CALL TO ORDER**

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

**ROLL CALL**

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

**Commissioners Present:** Chair Kristiansen, Commissioner Coonan, Commissioner Duerksen, Commissioner Jensen, Commissioner Stanger and Commissioner Tuttle

**Staff Present:** Director of Community Development David Osaki and Planning Commission Secretary Christina LaVelle

**COMMENTS FROM CITIZENS**

None

**APPROVAL OF MINUTES**

September 14, 2015

- **Commissioner Stanger** moved to accept the **September 14, 2015** Planning Commission meeting minutes as written. **Commissioner Jensen** seconded. **Motion carried 6/0.**

**OLD BUSINESS**

***A. East Monroe- Draft Supplemental Environmental Impact Statement (DSEIS)***

- **Director Osaki** presented the following items:
  - East Monroe Packet with Attachments 2-9.
  - Public comments
- **Director Osaki** gave a brief background of the East Monroe Comprehensive Plan Amendment and Rezone. The background is summarized as follows:
  - The proposal is a comprehensive plan amendment and rezone application that has history going back to 2011. It is a non-project action for a change in comprehensive plan designation and zoning designation for 43 acres of property located in East Monroe off State Route 2. This property is currently zoned Limited Open Space and with a comprehensive plan designation of Limited Open Space. The proposal is to change the zoning and comprehensive plan designations from Limited Open Space (LOS) to General Commercial (GC).
  - The comprehensive plan amendment and rezone was approved and adopted by city

council ordinances in December 2013. The adoption was appealed to the Growth Management Hearings Board. The Growth Management Hearings Board overturned the ordinances directing that additional environmental review occur to address an insufficient analysis of the environment.

**7:11 p.m., Power Point Presentation**

**Pace Engineers**

Eilean Davis, Senior Planner

- **Ms. Davis** presented the history of the East Monroe Comprehensive Plan Amendment and Rezone non-project proposal including the findings of the Growth Management Hearing Board (GMHB).
- GMHB determined that the Final Environmental Impact Statement was inadequate in the area of the natural environment and invalidated the city council ordinances to approve the East Monroe Comprehensive Plan Amendment and Rezone. The GMHB required the applicant to produce a supplemental environmental impact statement (SEIS) to address the insufficient analysis of the 2013 Final Environmental Impact Statement (FEIS).
- The Draft Supplemental Environmental Impact Statement (SEIS) evaluated various alternatives.
- The Draft SEIS explored potential impacts to the project area in greater detail.
- The Draft SEIS explores potential impacts to topography including steep slopes, potential impacts to plant and animal habitat, and impacts to hydrology.
- **Pace Engineers** stated that the data showed that there is adequate compensatory flood storage, no impacts to topography or steep slopes, and minimal impacts to hydrology.

**7:23 p.m.**

**Pace Engineers**

**Phil Chessman, Senior Engineer**

- **Mr. Chessman** discussed and compared the data of the FEMA flood event hydrology from the 2012 Final Environmental Impact Statement to the findings from the 2015 Draft Supplemental Environmental Impact Statement (DSEIS).
- Due to the Growth Management Hearing Board findings, Pace Engineers assessed the floodplain hydrology of East Monroe site. **Mr. Chessman** said that the findings were different than previously thought. It had been assumed that there was a connection between the eastern portion of the property and the Skykomish River. It was found that there was only one connection to the river from the site.

**Director Osaki** briefly summarized the September 23, 2015 public meeting. Comments were predominantly hillside erosion and flooding. The loss of open space and habitat were also mentioned.

**8:04: Chair Kristiansen** reopened the public hearing from the **September 21, 2015** Planning Commission Meeting on the 2015 Integrated Comprehensive Plan Update/Draft Environmental Impact Statement (DEIS).

**PUBLIC HEARING** (Public hearing is for the purposes of Planning Commission Deliberation on the Comprehensive Plan. The public testimony portion of the public hearing has been closed.)

***A. 2015 Integrated Comprehensive Plan Update/Draft Environmental Impact***

***Statement (DEIS)***

**Director Osaki** summarized the following:

- Attachment 3: Resolution No. 2012-020
- Attachment 4: Comprehensive Plan Update- Findings and Conclusions

**The Commission** discussed and is summarized below:

- **Commissioner Jensen** and **Chair Kristiansen** spoke on formatting and consistency issues within the chapters and appendices.
- **Chairman Kristiansen** asked about printed versions being made available as soon as possible.

**Commissioner Jensen moved** to continue the public hearing to **Monday, October 12, 2015, at 7:00 p.m.** in the Monroe City Hall Council Chambers. Motion was seconded by **Commissioner Duerksen. Motion carried 6/0.**

**NEW BUSINESS**

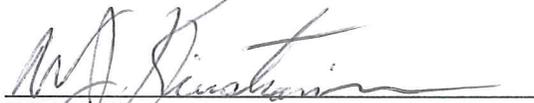
None

**DISCUSSION BY COMMISSION AND STAFF**

- **Director Osaki:**
  - Informed the commissioners that Monroe City Council appointed new Planning Commissioner, Jay Bull. His first meeting is scheduled for October 12, 2015.
  - Presented a project map and briefly spoke on each project.

**ADJOURNMENT**

**Commissioner Duerksen moved** to adjourn the **September 28, 2015** Planning Commission meeting. Motion was seconded by **Commissioner Coonan. Motion carried 6/0** and the meeting was adjourned at **8:40 p.m.**

  
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Bill Kristiansen  
Chair

  
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Christina LaVelle  
Planning Commission Secretary

