

Approved

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, October 19, 2015**

The regular meeting of the Monroe Planning Commission was scheduled for **October 19, 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 Bull, Commissioner Stanger and Commissioner Tuttle

Staff Present: Director of Community Development David Osaki, Senior Planner Melissa Place, Public Works Director Brad Feilberg and Planning Commission Secretary Christina LaVelle

COMMENTS FROM CITIZENS

Douglas Hamar
21314 E. Rivmont Drive
Monroe, WA
98272

Mr. Hamar expressed opposition to closing of public comments for the East Monroe-Comprehensive Plan Map Amendment and Rezone.

PUBLIC HEARING

**A. East Monroe – Comprehensive Plan Map Amendment and Rezone
(Continued from October 12, 2015)**

Proposal to amend the Comprehensive Plan Map and Zoning Map for approximately 43 acres of property located north of US 2, near the eastern Monroe City limits.

(Public hearing is for the purposes of Planning Commission deliberation on the Comprehensive Plan Map Amendment and Rezone. The public testimony portion of the public hearing was closed October 12, 2015).

Director Osaki summarized the following:

- Items from the October 19, 2015, Planning Commission meeting:
 1. Public comments and questions from the October 12, 2015 Planning Commission Public Hearing
 2. Staff Response to comments
 - a. Director Osaki clarified the answers to the questions posed at the October 12, 2015 Public Hearing.
 3. Power point slides of criteria was shown to assist in Planning Commission discussion.
 4. The Recommended Action for Planning Commission:
 - Deliberate and to provide direction to staff on preparation of findings.
 - Continue the public hearing to a date, time location certain. Monday October 26, 2015 is recommended.)

The Commission discussion is as follows:

- **The Commission** discussed and asked for clarification on the following
 - Timeline
 - Potential conflict of interest between PACE Engineering and Heritage Baptist
 - Spot zoning
 - Potential for future appeal

Ashley Sellers

20930 E Rivmont Drive
Monroe, WA 98272

- The Commission asked for clarification of some of **Ms. Seller's** comments made at the October 12, 2015, Planning Commission Public Hearing
- PACE engineering clarified and responded
- Commission discussion

Lowell Anderson

129 E. Rivmont Drive
Monroe, WA
98272

- The Commission asked for clarification of some of **Mr. Anderson's** comments made at the October 12, 2015, Planning Commission Public Hearing.
- PACE engineering clarified and responded
- Commission discussion

8: 58 p.m.: Commissioner Duerksen moved to continue the meeting past 9:00 p.m.
Commissioner Bull seconded. **Motion carries 7/0.**

The Commission discussed and is summarized below:

- **The Commission** deliberated on the findings and conclusions of the East Monroe Comprehensive Plan Amendment and Rezone.
- **The Commission** was polled on their findings and recommendations.
- The Commission poll resulted in **6/1** vote against recommending that the City Council move forward with the East Monroe Comprehensive Plan Amendment and Rezone. **Commissioner Stanger** voted in the affirmative.
- **Findings support recommendation for denial.**

Commissioner Jensen moved to continue the public hearing to **Monday, October 26, 2015, at 7:00 p.m.** in the Monroe City Hall Council Chambers. Motion was seconded by **Commissioner Duerksen**. **Motion carried 7/0.**

Break: 9:23 p.m. - 9:30 p.m.

A. 2015 Integrated Comprehensive Plan Update/Draft Environmental Impact Statement (DEIS) (Continued from October 12, 2015)

- The Comprehensive Plan evaluates growth and land use changes for the City on a 20 year planning horizon (to a horizon year of 2035) (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).

Director Osaki presented attachments as follows:

- Chapters 1-10 - Revised Planning Commission review draft (revised for October 12, 2015 meeting).
- New policies addressing Puget Sound Regional Council (PSRC) requirements
- Attachment 3- Findings and Conclusions

The Commission discussed and is summarized below:

- **The Commission** made minor changes to the five additional policies for PSRC.

Commissioner Jensen moved to close the public hearing to **Monday, October 19, 2015, at 7:00 p.m.** in the Monroe City Hall Council Chambers. Motion was seconded by **Commissioner Tuttle**. **Motion carried 7/0.**

Commissioner Jensen move to accept finding and conclusions and to recommend to Motion seconded by **Commissioner Tuttle**. **Motion carries 7/0.**

DISCUSSION BY COMMISSION AND STAFF

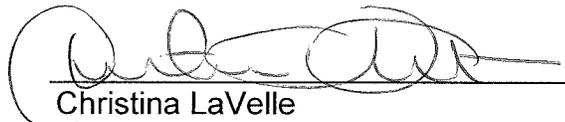
- **Director Osaki** requested that the Planning Commission provide a representative at City Council to address questions on the 2015 Comprehensive Plan Update.

ADJOURNMENT

Commissioner Duerksen moved to adjourn the **October 19, 2015** Planning Commission meeting. Motion was seconded by **Commissioner Coonan**. **Motion carried 7/0** and the meeting was adjourned at **10:04 p.m.**



Bill Kristiansen
Chair



Christina LaVelle
Planning Commission Secretary