

APPROVED

**CITY OF MONROE
PLANNING COMMISSION MINUTES
May 11, 2015**

The meeting of the Monroe Planning Commission was scheduled for **May 11, 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 **7:03 p.m.**

ROLL CALL

Secretary LaVelle called the roll. The following were:

Planning Commissioners Present: Commissioner Jensen, Commissioner Tuttle, Commissioner Rodland, Chair Kristiansen, Commissioner Stanger, Commissioner Duerksen and Commissioner Sherwood.

Planning Commissioners Absent: None

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

COMMENTS FROM CITIZENS

None

APPROVAL OF MINUTES

April 20, 2015

- **Commissioner Sherwood** moved to approve the April 20, 2015 minutes as amended. Seconded by **Commission Duerksen**. Motion carried **6/0**. **Commissioner Rodland** abstained.

PUBLIC HEARING

A. 2015 Integrated Comprehensive Plan Update/Draft Environmental Impact Statement (DEIS)

Chair Kristiansen reopened the public hearing that was continued from the May 4, 2015 Planning Commission meeting.

Public Testimony

Lowell Anderson
129 East Rivmont Drive
Monroe, WA

Mr. Anderson noted that hospital access can be restricted due to train traffic. He stated

that the City must address this in the Safe City goal.

Director Osaki summarized the following:

- Previous testimony, zoning, and the development regulation process.
- Changes that will be made by the consultant before the Planning Commission will make a recommendation to forward to the City Council.

The Commission discussion is summarized below:

- **The Commission** discussed the proposed changes in readability.
- Questions on zoning interpretation were asked and addressed.
- **The Commission** discussed the relationship between the comprehensive plan and Downtown Plan. **Director Osaki** explained that the comprehensive plan is the broad policy umbrella for the city while the downtown plan has a more specific and unique direction for the downtown.

Commissioner Sherwood moved to close the Public Testimony portion of the Public Hearing. **Commissioner Duerksen** seconded. **Motion carried 7/0.**

Commissioner Sherwood moved to continue the Public Hearing on May 18, 2015. **Commissioner Jensen** seconded. **Motion carried 7/0.**

The Commission discussion is summarized below:

- Discussed tabling further discussion until the May 18, 2015 Meeting.

DISCUSSION BY COMMISSION AND STAFF

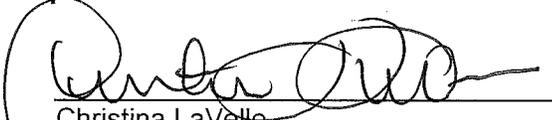
- **Director Osaki** introduced and discussed Eaglemont 4-8 Preliminary PRD & Plat.
- The Holzerland PRD & Subdivision timeline was discussed.
- **Commissioner Jensen** asked about the status of the H3O project and the proposed Carl's Jr. Project.
- **Commissioner Sherwood** asked about the status of the proposed Discount Tires project.

ADJOURNMENT

Commissioner Sherwood made a motion to adjourn the **May 11, 2015** Planning Commission meeting. Motion seconded by **Commissioner Rodland**. **Motion carried 7/0** and the meeting was adjourned at **9:40 p.m.**



Bill Kristiansen
Chairman



Christina LaVelle
Planning Commission Secretary