

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
August 8, 2011**

**APPROVED**

The meeting of the Monroe Planning Commission was scheduled for August 8, 2011 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

**CALL TO ORDER**

Chairman Loots called the meeting to order at 7:00 p.m.

**ROLL CALL**

Public Works Director Brad Feilberg called the roll. The following were:

Present: Chairman Loots, Commissioners Ed Davis, Dave Demarest, Bill Kristiansen, Wayne Rodland

Staff Present: Paul Popelka, Planning & Permitting Manager and Brad Feilberg, Public Works Director

At this time, Chairman Loots introduced Paul Popelka, Planning & Permitting Manager. Manager Popelka gave a brief background of his previous areas of expertise and history of projects that he has been involved with. He has family in the Puget Sound area and has recently relocated from Arizona.

**CITIZEN COMMENT**

No comment at this time.

**WORKSHOP**

***A. Introduction to 2012 Comprehensive Plan Amendment Requests – Paul Popelka, Planning & Permitting Manager***

Manager Popelka explained that one of the proposed projects submitted for the 2012 Comprehensive Plan amendment is First Air Field which is proposing to change the designation of several areas to Limited Open Space (LOS). He gave a brief description of the project and defined the proposed changes and additions. The City Council has also requested staff to provide a study of the surrounding area and how the First Air proposal will affect those areas.

Discussion followed with Commissioner Demarest inquiring about other jurisdictions with small airports that may have expanded within their city limits. He gave some background for the airport compatibility overlay that was created for the airport and surrounding areas. The overlay was to preserve the existing use rather than for the creation of greater uses. There was further discussion with regard to the review process and schedule for Comprehensive Plan amendments. Public Works Director Feilberg explained that the schedule currently shows the commission holding a public hearing for docketing the proposals and then at a following meeting making a recommendation for City Council. Chair Loots stated that typically this was done at the end of the public hearing, however, Director Feilberg feels that the added time for discussion at the next meeting will allow the commissioners to discuss the testimony further before making a recommendation.

***B. Preliminary 2012 Work Program – Paul Popelka, Planning & Permitting Manager***

Manager Paul Popelka, briefed the commissioners on the 2012 Planning Commission Scope of Work Program and Comprehensive Plan Amendment Review Schedule. There are some carry-overs from previous years and other potential new projects for 2012. All projects will require workshops and/or updates with the Planning Commission and City Council. Potential new projects include potential plan amendments for First Air Field and a City Council request to study land uses west and south of First Air Field and the Lake Tye area; Economic Development Review of the zoning code to consider refining some development standards such as parking; and consideration for mobile and sidewalk vendors as well as expanded use of sidewalk tables.

Staff is requesting direction from the Planning Commission on the Scope of Work, project priorities and any additional projects recommended for City Council consideration.

Discussion followed with Director Feilberg giving some clarification on the Roosevelt Rd. rezone. It was the council's decision to put this item on the ballot, but prior to doing that there needs to be a zoning designation. He also noted that item ZCA2011-02 – Economic development review of zoning (previously titled Review of the Parking Code) – will be reviewed to make the code more business friendly. There was a question on whether the West Monroe Subarea Land Use Study will still be on the work program if the First Air Field proposal is not docketed. Director Feilberg explained that the council suggested this study and they may still want to go through with it if First Air Field is not docketed.

**DISCUSSION BY COMMISSIONERS AND STAFF**

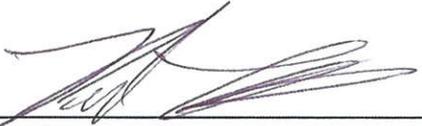
Commissioner Kristiansen commented on the National Night Out and said it was a huge success. He feels that the Park and Recreations Department deserved a lot of credit for a job well done.

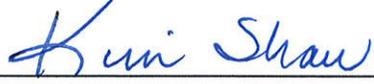
Commissioner Demarest inquired about Lake Tye and the Wakeboard Park proposal, and that if it were to move forward, he would suggest revisiting the Parks Plan. Director Feilberg informed the commissioners that the developer proposing this will be coming to the city to discuss the proposal further.

Discussion continued with comments given about the Cadman rock pit that will eventually be donated to the city for a park.

**ADJOURNMENT**

Commissioner Rodland made a motion that the August 8, 2011 Planning Commission meeting be adjourned. Commissioner Kristiansen seconded the motion. By vote the motion carried 5/0. The meeting was adjourned at 7:57 p.m.

  
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Paul Loots  
Chairman

  
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Kim Shaw  
Planning Commission Secretary