

 APPROVED

**CITY OF MONROE
PLANNING COMMISSION MINUTES
November 28, 2011**

The meeting of the Monroe Planning Commission was scheduled for November 28, 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 7:02 p.m.

ROLL CALL

Secretary Kim Shaw called the roll. The following were:

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

Staff Present: Planning & Permitting Manager Paul Popelka and Secretary Kim Shaw

CITIZEN COMMENT

There were no comments at this time.

APPROVAL OF MINUTES

August 8, 2011

Commissioner Demarest made the motion to approve the minutes of August 8, 2011 with corrections.

Motion seconded by Commissioner Rodland. Vote carried unanimously 6/0.

WORKSHOP

Introduction to CPA2011-01 - East Monroe Economic Development Group Application for Comprehensive Plan Amendment – Paul Popelka, Planning & Permitting Manager

Manager Popelka presented an overview of this item. The property was annexed in 1994 as Rural Residential and that was changed to LOS (Limited Open Space) in the same year. It was meant to protect the city's scenic gateway to the east along SR 2 and to prevent the proliferation of strip mall uses. Since then the property has been short platted into 4 lots. Some of the allowed uses in that area are public facilities, such as schools, libraries, public buildings. Discussion continued with regard of uses that are permitted in the General Commercial zone.

Benefits of the property are that it could potentially attract more visitors and other related uses which then could begin to trigger other interests. Manager Popelka shared some photos that were presented to him by an interested party to show how the property is impacted during times of flooding. Manager Popelka stated that the flooding should be mentioned in the EIS along with mitigation for the impacts. The EIS will also be forwarded to the state for comments. Discussion included concerns of the possibility of more vacant commercial buildings in the city.

Commissioner Sherwood gave a synopsis of the SR 2 corridor and types of businesses there and what a developer possibly saw for a commercial business on the property. Commissioner

Demarest spoke about the mitigation of the wetlands and feels that the applicant needs to provide more information.

Manager Popelka asked for comments from the audience wishing to speak on this matter.

Bridgette Tuttle
13511 Boulder Ridge Rd. SE
Monroe WA. 98272

Ms. Tuttle made the comment that if the applicant knew the city's reason for annexing this property was to prevent it from strip mall buildings, why are they pursuing this now? She also was apprehensive about city staff providing the EIS document and wondered if this was a conflict of interest. What is the alternative if this is a conflict?

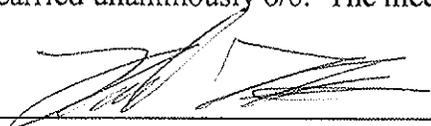
Manager Popelka stated that this proposal may be coming back at the next meeting. Consensus of the Commissioners is to have the applicant available to respond.

DISCUSSION BY COMMISSIONERS AND STAFF

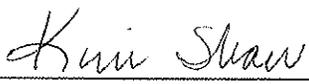
Manager Popelka explained that we will now have two vacancies on the commission with Commissioner Davis elected to a City Council position.

ADJOURNMENT

Commissioner Sherwood made a motion that the November 28, 2011 Planning Commission meeting be adjourned. Commissioner Demarest seconded the motion. By vote the motion carried unanimously 6/0. The meeting was adjourned at 8:45 p.m.



Paul Loots
Chairman



Kim Shaw
Planning Commission Secretary