

CITY OF MONROE
PLANNING COMMISSION MINUTES
January 9, 2012

The meeting of the Monroe Planning Commission was scheduled for January 9, 2012 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 7:04 p.m.

ROLL CALL

Secretary Kim Shaw called the roll. The following were:

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

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

CITIZEN COMMENT

There was no citizen comment at this time

APPROVAL OF MINUTES

September 12, 2011

Commissioner Demarest made the motion to approve the minutes of September 12, 2011 with corrections.

Motion seconded by Commissioner Kristiansen. Vote carried 5/0

September 26, 2011

Commissioner Sherwood made the motion to approve the minutes of September 26, 2011 with corrections.

Motion seconded by Commissioner Rodland. Vote carried 5/0

November 14, 2011

Commissioner Demarest made the motion to approve the minutes of November 14, 2011 as written.

Motion seconded by Commissioner Kristiansen. Vote carried 5/0

November 28, 2011

Commissioner Rodland made the motion to approve the minutes of November 28, 2011 as written.

Motion seconded by Commissioner Demarest. Vote carried 5/0

PUBLIC HEARING

WORKSHOP

A. CPA2012-01 – First Air Field

Manager Popelka presented maps of the proposal that showing the existing and proposed runways. Potential environmental impacts for this area include Category 2 wetlands and streams through the property. The runway extension will take some of these wetlands. The applicant is willing to mitigate the impacts to the wetlands by trading some of the land and also proposing to do stream renovation.

Manager Popelka suggested having some form of community outreach to neighboring properties for informational purposes. The Commissioners agreed that the applicant should be the lead on this so that they can be available to answer questions, etc.

Discussion continued among the Commissioners with topics of the viability of the proposal and leaving some flexibility when determining the definition of Limited Open Space Airport (LOSA). The applicant will

eventually apply for a rezone of this area. It was recommended that when creating the definition of LOSA, it be worded so that if the airport would ever become defunct, a new land use designation should be identified and adopted. Manager Popelka will be completing a staff report and presenting this to the Commissioners for review. At the same time, he will be requesting that the applicant be present for a workshop meeting to present their proposal to the Commissioners.

B. CPA2011-01 – Roosevelt Road Rezone

Manager Popelka presented aerial maps of the proposed area and briefed the Commissioners on the existing land use designation of R5-7 dwellings per acre. The proposal consists of approximately 71 acres with approximately 40 acres of this being designated as a wetland area. Annexed in 2008, the City Council approved a Comprehensive Plan amendment (CPA2010C) in 2010 to amend the land use designation from R2-5 dwellings per acre to R5-7 dwellings per acre. The purpose of this rezoning proposal is to meet Growth Management Act requirements for zoning districts to comply with adopted Comprehensive Plan designations. The existing zoning of this area is UR9600 and the city proposes to change to UR6000. Council has requested a joint meeting with the Commission in February to discuss this rezone. Chair Loots pointed out that he would like to see the 2007 report of the density of the overall city. More details on this item will be part of the agenda for the joint meeting on February 7th with the City Council.

DISCUSSION BY COMMISSIONERS AND STAFF

Manager Popelka brought the following Future Agenda items for discussion:

1. FirstAir Field – A request will be made to the applicant to present their proposal for discussion at the next meeting.
2. East Monroe – Manager Popelka will be meeting with DOT as well as performing some additional research. Public Works Director Feilberg is continuing his work on the Phased EIS. Manager Popelka will bring that back to the Commissioners for discussion. The target is to get these completed and forwarded to Council by May 2012.
3. Roosevelt Road Rezone – Workshops will continue with a public hearing completing the process.
4. Roosevelt Ridge Annexation – This is scheduled to be completed by the Commissioners by June or July, 2012.
5. Zoning Code Revisions – The Airport Overlay Notice is up for discussion and revisions. Currently the ordinance specifies that the property owners within the overlay zone be notified every 5 years along with a copy of the pertinent ordinance. The Commissioners suggested discussing with the applicants of the FirstAir Field proposal that they share the cost for this notice. This notice could also include the public outreach for their Comprehensive Plan Amendment proposal. Also included in the code revisions are sideyard setbacks for the Mixed Use zones in the West Main St. corridor.

Commissioner Demarest inquired whether the City of Monroe has a socio-economic review process of the Comprehensive Plan Amendment applications. He shared with the Commissioners information from the City of Duvall on how they perform their review of Comprehensive Plan Amendments which may be helpful to the Commissioners when performing their reviews.

The Commissioners inquired about the Walmart project and the status of the court findings. Manager Popelka informed them that the next step will be to submit for building permits and also explained the appeal process for the Friends of North Kelsey.

ADJOURNMENT

Commissioner Sherwood made a motion that the January 9, 2012 Planning Commission meeting be adjourned. Commissioner Demarest seconded the motion. By vote the motion carried unanimously 5/0. The meeting was adjourned at 9:15 p.m.



Paul Loots
Chairman



Kim Shaw
Planning Commission Secretary