

APPROVED

CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, April 24, 2017

The regular meeting of the Monroe Planning Commission was held on **Monday, April 24, 2017** at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chair Tuttle called the meeting to order at 7:08 p.m.

ROLL CALL

Planning Commission Secretary Kim Shaw called the roll.

Commissioners Present: Chair Tuttle, Commissioner Bull, Commissioner Fisher, Commissioner Jensen, Commissioner Rousey and Commissioner Stanger

Commissioners Excused: Commissioner Duerksen

Staff Present: Community Development Director Ben Swanson, Public Works Director Brad Feilberg, Senior Planner Shana Restall, Senior Planner Anita Marrero and Secretary Kim Shaw

COMMENTS FROM CITIZENS

None

APPROVAL OF MINUTES

March 27, 2017 – **Commissioner Bull** moved to accept the March 27, 2017 meeting minutes as written. **Commissioner Rousey** seconded. Motion carried 6/0.

PUBLIC HEARING

1. Transportation Impact Fee Amendments to MMC 20.12.130 (CA2017-08)

Public Works Director Feilberg explained that the transportation impact fees are required to be adjusted annually in accordance with a five-year average of the Washington State Department of Transportation Construction Cost Index (CCI). The CCI analysis represents a 0.29% increase, which is what this proposal is for.

Chair Tuttle opened the public hearing. With no one in the audience wishing to speak, Chair Tuttle called for a motion to close the public testimony portion of the public hearing.

Commissioner Jensen moved to close the public testimony portion of the public hearing. **Commissioner Bull** seconded the motion. Motion carried 6/0.

Commissioner Rousey moved to close the public hearing. Seconded by **Commissioner Bull**. Motion carried 6/0.

Commissioner Stanger moved to direct staff to prepare Findings of Fact and Conclusions for

recommendation at a future meeting. **Seconded by Commissioner Jensen.** Motion carried **6/0**.

OLD BUSINESS

1. Downtown Commercial (DC) Zoning Text Amendments

Director Swanson explained the changes that were made specifically to this section based on what was discussed at the previous meeting. The next step is to provide this to City Council.

2. Land Use Decision Makers and Appellate Venues – MMC Text Amendments

Director Swanson informed the Commissioners that the City Attorney has reviewed this and made changes that were discussed and proposed as written.

NEW BUSINESS

1. Introduction of Interim Zoning Amendments to MMC18.70 – Marijuana Related Uses

Senior Planner Marrero introduced herself to the Commissioners. General discussion ensued regarding Ms. Marrero's work experience. Planner Marrero explained that this ordinance had an emergency finding which requires a public hearing to be held by the Planning Commission within 60 days. Additional information will be forthcoming and then will move forward with a public hearing.

2. Unified Development Regulations

Director Swanson and Senior Planner Restall presented this to the Commissioners. The zoning / use matrix was proposed to be streamline the development process.

Also presented was the request to delete the Planned Residential Development (PRD) section of the code. This code may be in the works for another year, but Director Swanson wanted some idea on whether or not the Commissioners would be willing to support this proposal. The consensus on the Design Standards was to keep them at low-medium for single family & multi-family.

Chair Tuttle called for a motion to extend the meeting time past 9:00. **Commissioner Stanger** moved to extend the Planning Commission meeting of April 24, 2017 beyond 9:00. **Seconded by Commissioner Bull.** Motion carried 5-1. Commissioner Jensen opposed.

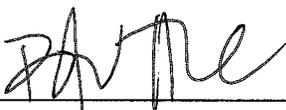
DISCUSSION BY COMMISSION AND STAFF

Director Swanson introduced and welcomed new Planning Commissioner Heather Rousey.

Director Swanson provided some information to the Commissioner regarding the City's email system and their accessibility.

ADJOURNMENT

Commissioner Jensen moved to adjourn the **April 24, 2017** Planning Commission meeting. **Seconded by Commissioner Stanger.** Motion carried 6/0 and the meeting was adjourned at **9:05 p.m.**



Bridgette Tuttle
Chair



Kim Shaw
Planning Commission Secretary