

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, December 11, 2017**

The regular meeting of the Monroe Planning Commission was held on **Monday, December 11, 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 7:01 p.m.

ROLL CALL

Planning Commission Secretary Leigh Anne Barr called the roll.

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

Staff Present: Community Development Director Ben Swanson and Secretary Leigh Anne Barr

COMMENTS FROM CITIZENS

NONE

APPROVAL OF MINUTES

Commissioner Bull moved to accept the November 20, 2017 meeting minutes as written. Seconded by Commissioner Rousey. Motion carried 7/0.

Commissioner Duerksen moved to accept the November 27, 2017 meeting minutes as written. Seconded by Commissioner Rousey. Motion carried 7/0.

PUBLIC HEARING

NONE

OLD BUSINESS

NONE

NEW BUSINESS

1. UDR: Tourist Commercial Zoning District

Community Development Director Ben Swanson started with a background of the new tourist commercial zone. The zone will consist mostly of the fairgrounds and the airport, but with a few single family housed and undeveloped lots mixed in. Many of the undeveloped lots have wetlands which would make them hard to develop. A decision was made to stick to the vision for the zone, and make the code more restrictive to accomplish those goals. Single family homes do not fit with the vision for the tourist commercial goals, however it was requested that language be added to make existing homes legal nonconforming with the ability to modify existing homes under the new code.

Looking through the allowed uses table, starting on line 46, Commissioners wanted to see the following removed from permitted uses, which included banks, business parks, drug stores, dwelling units, accessory dwelling units and service stations. Additional allowed accessory uses would include art galleries, bakeries, convenience stores and retail stores.

Commissioner Duerksen suggested the parcel directly east of the current park comprehensive plan designation be changed with a comprehensive plan amendment to include the parcel immediately east of which currently has the designation of tourist commercial due to the amount of wetlands on the site.

Commissioners asked how the City will notify property owners that code changes may affect their property. Director Swanson explained that the City will send out city wide mailers.

2. UDR: Institutional Zoning District

Director Swanson explained what areas are currently zoned institutional including government buildings such as the prison and schools. After some discussion, Commissioners agreed they would like to see cemeteries and stables removed as permitted uses and the maximum height of buildings to be made taller.

3. UDR: Mixed Use Zoning Districts

Director Swanson pointed out that this section has two zones, Mixed Use (MU) to the west, and Mixed Use – Neighborhood (MU-N) to the east. MU-N has many historic homes that would be ideal to preserve and MU had more vacant land that allowed for more diverse uses. Director Swanson is pleased with how the zones are currently and would be hesitant to make any major changes.

Commissioners discussed changing the definition of fix-it shop and bed and breakfast. They are in favor of adding bed & breakfast to the permitted uses table for MU-N only. Director Swanson suggested lowering the maximum allowed height down from 55ft and Commissioners agreed that would work as long as there are no existing structures currently built to the maximum of 55ft.

DISCUSSION BY COMMISSIONERS AND STAFF

Director Swanson informed Commission that the Tester Rd project is waiting on weather, then the project should be done in a week or so, and that a new restaurant is opening in the Chain Buffet building.

The next Planning Commission meeting is next Monday December 12, 2017. This will be the last meeting of the year.

Commissioner Stanger will has his reappointment to the Planning Commission confirmed tomorrow night (December 12, 2017) at the City Council meeting.

Director Swanson announced there will be joint meetings with City Council periodically as check in points for the UDR update. These will take place during City Council study session meetings and will have reports from either Commissioners or Director Swanson.

Commissioner Jensen asked about left turn signs on Kelsey to Blueberry Lane. Director Swanson will follow up with Public Works Director Brad Feilberg.

Commissioner Bull mentioned that Bistro 212 on Main St is now open and Christmas tree in the Traveler's Park looks great.

ADJOURNMENT

Commissioner Jensen made a motion to adjourn at 8:51 p.m. Seconded by Commissioner Bull. Motion carried 7/0.



Bridgette Tuttle
Chair



Leigh Anne Barr
Planning Commission Secretary