

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, October 22, 2018**

The regular meeting of the Monroe Planning Commission was held on **Monday, October 22, 2018 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 7:06p.m.

ROLL CALL

Planning Commission Secretary Leigh Anne Barr called the roll.

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

Commissioners Excused: Commissioner Fisher and Commissioner Duerksen

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

COMMENTS FROM CITIZENS

NONE

APPROVAL OF MINUTES

Commissioner Rousey moved to accept the October 8, 2018 meeting minutes as written. Motion seconded by Commissioner Bull. Motion carried 5/0.

PUBLIC HEARING

NONE

OLD BUSINESS

1. Unified Development Regulations (UDR) Medically-Oriented Mixed Use Discussion

Director Swanson presented some background on the lot off of 179th that Rick Hanson spoke about during the last Planning Commission meeting. The parcel was zoned residential, then it changed to service commercial with the stipulation that it can never go back to residential. Now Rick Hanson would like to develop townhomes or apartments on the property. Director Swanson asked if Planning Commission would rather see high density housing or a medical professional office area. Commissioners Rousey and Stanger are in favor of the high density housing near the medical services. Commissioner Bull asked if there are other areas where the medical professional offices could expand and Director Swanson explained that in the past, the hospital has bought single family residences and with the help of the City, changed the zoning to allow for expansion.

2. Unified Development Regulations (UDR) Parking Standards Chapter (2nd Draft)

Director Swanson explained that the changes in parking that were discussed previously are reflected in the chapter, including reduced parking requirements and exceptions for the Downtown Area. Director Swanson asked Planning Commission if they prefer a standard stall width and 9ft was agreed upon. Director Swanson explained that a further 50% parking reduction has been added with a transportation analysis. The 50% allows for reduced parking but does not require that smaller projects hire an expensive engineer to make an analysis for every project. Commissioners agreed that the Parking Standards Chapter is complete at this time.

NEW BUSINESS

1. CA2018-04 – Amendments to MMC Section 18.12.170 - Permitted Uses in East Downtown Neighborhood

Director Swanson gave a background of recreational vehicle sales in the downtown neighborhoods. Originally there was not a land use category for recreational vehicle sales in the City codes, however when the definitions were updated for the roads and rails district, Premier Polaris became a nonconforming use. Director Swanson asked for direction on limiting the square footage of recreational vehicle sales in the downtown. Commissioners Rousey and Stanger do not believe the square footage should be limited and that recreational vehicle sales should be embraced in the downtown. Chair Tuttle and Commissioner Jensen would like to place limits on the square footage that is consistent with other uses in the downtown. Director Swanson will do more research on jurisdictions that are a similar size to Monroe with regards to their recreational vehicles sales and bring the results back to Planning Commission.

2. CA2018-05 – Amendments to MMC Sections 18.10.050, 18.10.135, 18.10.140, and 18.86.050 - Permitted Uses and Bulk Requirements in N. Kelsey/Tjerne Place Area

Director Swanson explained that after recession, the retail market changed dramatically and traditional vertical mixed use structures were no longer viable. Consultants have determined that the best use of the North Kelsey area would be horizontal mixed use buildings with high density residential and medium box stores. In order to allow for the residential component of the development, the code will have to be updated to allow for residential uses in the North Kelsey area. The end goal is to bring people in close proximity to goods and services. City staff will bring the code amendments to Public Hearing soon and the design standards for the area are being reimaged to better fit the new uses.

3. Unified Development Regulations (UDR) State Environmental Policy Act (SEPA) Chapter

Director Swanson presented a history of environmental regulations in Washington State. The State Environmental Policy Act (SEPA) is based on the National Environmental Policy Act and was enacted in 1980 to protect natural environment, built environment and equity. SEPA helps all state agencies to be on the same page in environmental processes. Currently two of the main benefits of SEPA are public involvement and archeologically oversight.

The City of Monroe's SEPA chapter has been updated to reference the current Washington Administrative Code (WAC). The SEPA UDR chapter adopts the WACs by reference making it City code and law. The Planning Commissioners did not have any comments on this chapter and directed Staff to continue moving forward in the current direction.

DISCUSSION BY COMMISSIONERS AND STAFF

Director Swanson announced that the City of Monroe is working with Western Washington University classes to look at a potential trail on the Highway 2 bypass property. There will be a community involvement event on November 14, 2018 for the project.

Director Swanson informed Planning Commission that a request was made to update City Council one more time on the UDR update process. It was agreed upon that Director Swanson and Chair Tuttle will present on the Commissions' behalf and all other Planning Commissioners are invited to attend as well.

Commissioner Rousey attended an open house at Paine Field. The current plan is to open the privately owned airport for commercial flights from two new terminals in January.

Commissioner Bull clarified Planning Commission meetings dates for the rest of the year. The meeting dates through the end of 2018 are October 29, November 5, November 26 and December 3, 10 & 17.

ADJOURNMENT

Commissioner Jensen made a motion to adjourn at 8:46.m. Motion seconded by Commissioner Stanger. Motion carried 5/0.



Bridgette Tuttle
Chair



Leigh Anne Barr
Planning Commission Secretary