

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, January 7, 2019**

The special meeting of the Monroe Planning Commission was held on **Monday, January 7, 2019 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

Land Use Permit Supervisor Kim Shaw called the roll.

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

Excused: Commissioner Jensen

Staff Present: Community Development Director Ben Swanson, Principal Planner Shana Restall and Land Use Permit Supervisor Kim Shaw

COMMENTS FROM CITIZENS

NONE

APPROVAL OF MINUTES

December 10, 2018

Commissioner Bull made the motion to accept the minutes of December 10, 2018 as written. Motion seconded by Commissioner Stanger. Motion carried 6/0.

December 17, 2018

Commissioner Bull made the motion to accept the minutes of December 17, 2018 as written. Motion seconded by Commissioner Rousey. Motion carried 6/0.

ELECTIONS

Commissioner Rousey nominated Chair Tuttle for the position of Planning Commission Chair. Chair Tuttle accepted the nomination. Commissioner Fisher seconded the nomination of Chair Tuttle. Commissioner Stanger nominated Commissioner Bull for the position of Planning Commission Chair. Commissioner Bull did not accept the nomination. Chair Tuttle called for votes for Chair Tuttle as Planning Commission Chair. Vote carried 5/0.

Commissioner Stanger nominated Commissioner Bull for Vice Chair. Commissioner Bull accepted the nomination of Vice Chair. Chair Tuttle called for votes for Commissioner Bull as Planning Commission Vice Chair. Vote carried 5/0.

PUBLIC HEARING

NONE

OLD BUSINESS

The order of discussion items have been revised for discussion. Item #1 - Design Standards Chapter & #6 - Landscaping Chapter will be brought back to the commission at a future meeting.

3. Mixed Use Zoning Districts

Rick Hanson
PO Box 2289
Snohomish WA. 98291

Mr. Hanson explained that materials were provided to the commissioners with studies and information about the zoning of mixed use that he is interested in. He is looking to develop in the mixed use zone but had some comments on lot widths. He is mainly concerned about the 30' lot width.

Planner Restall explained that there are regulations that are inserted in the design standards that would require a wider lot.

Director Swanson went over the design standards that are being carried over in this section.

Mixed Use Medical - purpose is to support the medical uses surrounding the area. The table was reviewed for uses to fall into Permitted, Accessory, and Conditional categories.

2. Industrial Zoning Districts Chapter

The chapter was reviewed for each type of use in the table.

4. Temporary Uses

Planner Restall presented this to the commissioners. Restrictions were suggested on where these should be located and the number of allowed in one area was also considered. After discussion, it was determined that the existing chapter will remain in effect until a later date.

Commissioner Stanger made the motion to extend the meeting beyond 9:00. Seconded by **Commissioner Silva**. Vote carried unanimously.

5. Permit Processing

Planner Restall explained that there will now be 4 types of permits for processing. Minimal changes were made at this point.

7. Land Use Classifications in Commercial Zone

Planner Restall explained the allowed uses that are in the Downtown Commercial zone are almost exactly the same.

The Commissioners reviewed the General Commercial, GC North Kelsey/Tjerne Place overlay District/Industrial Transitions to determine what types of uses would be allowed in each zone.

NEW BUSINESS

NONE

DISCUSSION BY COMMISSIONERS AND STAFF

Director Swanson

- Informed the commissioners that Building Inspector, Don Stout, will be retiring at the end of March after serving 26 + years. Jim Sherwood, Building Official, will also be retiring shortly.
- There are a couple of new plats that are currently in for review.
- East Monroe Re-affirmation will be coming to the commission for introduction soon.

Planner Restall welcomed Delma Silva to the Planning Commission.

Commissioner Fisher & Commissioner Stanger will not be attending the special meeting on Thursday, January 10, 2019.

ADJOURNMENT

Commissioner Rousey made a motion to adjourn at 9:52 p.m. Motion seconded by Commissioner Fisher. Motion carried 6/0.



Bridgette Tuttle
Chair



Kim Shaw
Land Use Permit Supervisor