

**CITY OF MONROE
PLANNING COMMISSION MINUTES
March 11, 2013**

The meeting of the Monroe Planning Commission was scheduled for March 11, 2013 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chairman Kristiansen called the meeting to order at 7:00 p.m.

ROLL CALL

Secretary Dave McConnell called the roll. The following were:

Present: Commissioners Bill Kristiansen, Dave Demarest, Dian Duerksen, Wayne Rodland, Jeff Sherwood, Bridgette Tuttle

Staff Present: Planning and Permitting Manager Paul Popelka, Economic Development Manager Jeff Sax and Planning Technician David McConnell

CITIZEN COMMENT

None

APPROVAL OF MINUTES

A. February 11, 2013

Commissioner Demarest made a motion to accept the minutes of February 11, 2013 with corrections. Motion seconded by **Commissioner Rodland**. Motion carried 6/0.

B. February 25, 2013

Commissioner Rodland made a motion to accept the minutes of February 25, 2013 with corrections. Motion seconded by **Commissioner Demarest**. Motion carried 6/0.

PUBLIC HEARING

A. RZ2011-01 – Roosevelt Road Rezone (Continued)

The City of Monroe proposes to rezone approximately 71 acres located adjacent to Roosevelt Road from Urban Residential-9600 (UR9600) to Urban Residential-6000 (UR6000).

Director Feilberg gave a summary of the Roosevelt Road Rezone project and responded to questions from the Commissioners.

Public Testimony

1. **Geoffrey Thomas** 16857 Copper Mountain Road, Monroe, WA

Mr. Thomas commented on City policies and the role of the Planning Commission in value judgments. Mr. Thomas stated the Foothills HOA has legitimate concerns over development with one access point of entrance and exit. Mr. Thomas questioned if there

is a way to provide for community safety and certainty for the developer rather than pulling some properties out of the rezone.

2. **Tony Ford** 16822 White Mountain Rd, Monroe WA

Mr. Ford stated that the City should consider how working on this issue can meet community needs.

APPROVED

Commissioner Sherwood made a motion to close the public testimony portion of the public hearing. Motion seconded by **Commissioner Demarest**. Motion carried 6/0.

The Commissioners discussed the rezoning and questioned issues as follows:

- Sufficient access to the site from existing access point? Will a second point of access be provided in the future?
- Possible to condition rezoning approval on provision of a second?
- Rezone consistent with the City of Monroe Comprehensive Plan?
- Effect of the rezone on current ingress/egress? Will future development establish more access?

Manager Sax asked for Commission action and direction to staff on key questions noted below. He also stated that the Commission has no authority to condition the rezone, and must approve or deny the application.

Chairman Kristiansen conducted a straw poll for the following questions:

- If allowed by legal opinion, approve rezoning with condition that all development be based on access from Roosevelt Road.
Straw vote 4/2 for approval (Commissioners Sherwood and Duerksen opposed).
Staff will bring information to the next meeting.
- If the condition is not allowed by legal opinion, approve the rezoning.
Straw poll 5/1 in favor of approval (Commissioner Demarest opposed).

Commissioner Rodland made a motion to close the public hearing. Motion seconded by **Commissioner Sherwood**. Motion carried 6/0.

WORKSHOP

A. Monroe Municipal Code (MMC) Chapter 18.80–Sign Code Amendment (ZCA 2012-04)

The sign code (Monroe Municipal Code 18.80) is being reviewed and updated to clarify code language, address city-wide consistency, understandable permitting requirements, new sign technology, consistent enforcement practices and other potential code improvements.

Manager Sax gave a summary of the work completed to date and asked for Commission action and direction to staff on key issues noted below:

- Revise proposed sign area maximum of freestanding multi-tenant signs in GC, SC and LOSA from 200sf to 150sf
Straw poll 6/0 for approval
- Allow murals as per current code 18.80.170.
Straw poll 6/0 for approval.
- Revise proposed sign area maximum of wall signs in MUNC from 100sf to 80sf (single tenant) and from 150sf to 120sf (multi-tenant).
Straw poll 6/0 for approval.
- Revise proposed freestanding limited highway sign height (522/Main St) from 45' to 35' height.
Straw poll 4/2 (Commissioners Duerksen and Demarest opposed) for 45' height.

Staff will prepare final versions of all sign code documents for the March 25th meeting.

DISCUSSION BY COMMISSIONERS AND STAFF

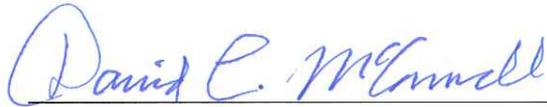
None

ADJOURNMENT

Commissioner Sherwood made a motion to adjourn the March 11, 2013 Planning Commission meeting. Motion seconded by **Commissioner Demarest**. Motion carried 6/0 and the meeting was adjourned at 8:53p.m.



Bill Kristiansen
Chairman



Dave McConnell
Planning Commission Secretary

