

CITY OF MONROE
PLANNING COMMISSION MINUTES
April 22, 2013

The meeting of the Monroe Planning Commission was scheduled for **April 22, 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 7:04 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 and Planning Technician David McConnell

CITIZEN COMMENT

None

APPROVAL OF MINUTES

A. April 08, 2013

Commissioner Sherwood moved to accept the minutes of April 08, 2013 with corrections. Motion seconded by **Commissioner Demarest**. Motion carried 6/0.

WORKSHOP

A. CPA2012-C – 2015 Comprehensive Plan Update

The City will retain a consultant team for the 2015 Comprehensive Plan Update that is to be completed by June 2015. This workshop will review the Draft Request for Proposal and Scope of Work for the planning process.

Manager Popelka gave a summary of the process and Request for Proposal (RFP) to solicit consultants for the Comprehensive Plan Update. The update will include current plan elements (Land Use, Housing, Economic Development, etc), full updates of the 2007 Transportation Plan and the 2008 Parks, Recreation and Open Space Plan. Key discussion points are summarized below:

- The selection process will include representatives of City Council, Planning Commission, Park Board and city staff.
- The project will include an Environmental Impact Statement, Visioning and extensive public participation.
- The comprehensive plan will be updated in three main phases and must be completed by June 2015.

A. CPA2013-A - Comprehensive Plan Text Amendments - Natural Environment

One of the two comprehensive plan amendments for 2013 is the Comprehensive Plan Text Amendments. The Natural Environment Element is the first element to be considered.

Manager Popelka summarized the editing completed to date and reviewed three alternatives for this element:

- Alternative 1: Remove the Natural Environment Element for 2013, move text to other elements (Land Use, Shorelines, Capital Facilities, Parks, Recreation and Open Space).
- Alternative 2: Revise and retain Natural Environment Element as a Comprehensive Plan Element for 2013.
- Alternative 3: Revise the Natural Environment Element for 2013 and incorporate into a new Environment and Sustainability Element in the 2015 update.

Key discussion points are summarized below:

- **Commissioner Sherwood** favored Alternative 1 to support less restrictive policies for economic development.
- **Commissioner Demarest** favors Alternatives 2 or 3 so the City continues to be a strong steward of its natural resources.
- **Commissioner Duerksen** questioned whether information in this element would be included in environmental studies and other elements.

Commissioner Demarest made a motion that the Planning Commission recommend implementing Alternative 3 to revise the Natural Environment Element for 2013 and incorporate it into a new Environmental Sustainability Element in the 2015 Comprehensive Plan Update. There was no second and the motion died.

Commissioner Demarest made a motion that the Planning Commission recommend implementing Alternative 2 to revise and retain the Natural Environment Element as a Comprehensive Plan Element for 2013. Motion seconded by **Commissioner Duerksen**. Motion failed 2/4 (Demarest and Duerksen in favor).

Commissioner Tuttle made a motion that the Planning Commission recommend implementing Alternative 1 to remove the Natural Resources Element from the Comprehensive Plan and incorporate its components into other applicable elements including Land Use, Shorelines, Capital Facilities, Parks, Recreation and Open Space. Motion seconded by **Commissioner Sherwood**. Motion carried 5/1, **Commissioner Demarest** opposed.

Commissioner Demarest's primary reason for opposing this motion was his concern that by removing the element the entire concept of natural resources and environmental stewardship would be removed from the plan.

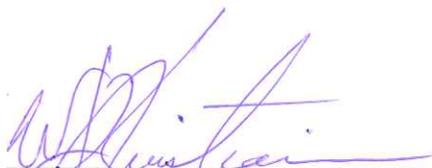
DISCUSSION BY COMMISSIONERS AND STAFF

Manager Popelka:

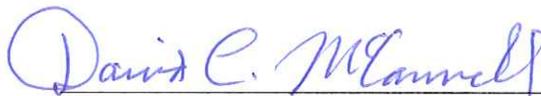
- Melissa Sartorius has joined the staff as an Associate Planner.
- Commissioner Duerksen and Manager Popelka attended the recent Planners Forum in Sultan.
- The Wal-Mart hearing is scheduled for 4/29/2013 with a decision expected in the next two to three months.

ADJOURNMENT

Commissioner Demarest moved to adjourn the April 22, 2013 Planning Commission meeting. Motion seconded by **Commissioner Sherwood**. Motion carried 6/0 and the meeting was adjourned at 8:38p.m.



Bill Kristiansen
Chairman



Dave McConnell
Planning Commission Secretary

