



**CITY OF MONROE
PLANNING COMMISSION MINUTES
SEPTEMBER 22, 2014**

The meeting of the Monroe Planning Commission was scheduled for **September 22, 2014** at **7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Commissioner Sherwood called the meeting to order at 7:03 p.m.

ROLL CALL

Secretary Christina Lavelle called the roll. The following were:

Present: Commissioner Jensen, Commissioner Tuttle, Commissioner Rodland, Commissioner Stanger, Commissioner Sherwood, and Commissioner Duerksen.

Staff Present: Planning and Permitting Manager Paul Popelka and Planning Commission Secretary Christina LaVelle.

Excused: Commissioner Kristiansen

CITIZEN COMMENT

None.

PUBLIC HEARING

None

APPROVAL OF MINUTES

A. June 9, 2014

Commissioner Rodland made a motion to accept the June 9, 2014 minutes as read. Motion seconded by **Commissioner Jensen**. Motion carried 6/0.

B. August 11, 2014

Commissioner Jensen made a motion to accept the August 11, 2014 minutes as read. Motion seconded by **Commissioner Duerksen**. Motion carried 6/0.

WORKSHOP

A. Planning Commissioner Training

This training workshop will focus on implementation and economic development in comprehensive planning.

Training Video: "Strategies to Implement Your Comprehensive Plan" (Mike McCarty, Association of Washington Cities. A summary of the training follows:

- Mr. McCarty discussed implementation as a critical dimension of the Growth Management Act (GMA), requiring that comprehensive plans be adopted as long as development regulations are consistent and implemented.
- City may implement the Comprehensive Plan through development regulations, capital projects and programs (adopted or volunteer).
- There are differences between comprehensive plans and development regulations that implement these plans:
 - Comprehensive plans are generalized land use policy document and provide guidance.

- Development regulations control use of land (zoning, grading ordinances, building codes, surface water management, etc.) that implement the plan.
- Comprehensive plans are a blueprint for current and future capital projects, volunteer programs, interlocal agreements, environmental programs, etc. that collectively describe the city.

Manager Popelka discussed various aspects of the video and the relation of the comprehensive plan to Monroe Municipal Code, key capital projects (e.g. Tjerne Place and CADMAN) and volunteer programs like the Citizen Advisory Committee.

The **Commission** held further discussion related to capital projects, multi-family housing, the role of public input and the content/organization of the 2015 Comprehensive Plan Update.

Training Video: "GMA and Economic Development" (Mike McCarty, Association of Washington Cities). A summary of the training follows:

- Mr. McCarty discussed the role of the community in general economic development and downtown redevelopment, importance of a community vision, and benefits of economic development.

Manager Popelka discussed the role of Leland Consulting Group, the economic development specialist, involved in the 2015 Comprehensive Plan Update and summarized on-going efforts in economic development, including the Fryelands Industrial Park Summits, identifying land and opportunities, public/private partnerships like the H3O Cable Park, and continuing a high standard of customer service within the City.

The **Commission** held further discussion on public/private partnerships, potential projects, downtown incentives, other projects and facilities, and the role of the comprehensive plan.

B. Comprehensive Plan Amendment CPA2012-C 2015 Comprehensive Plan Update

An update of the 2005-2025 Comprehensive Plan is now underway with completion planned in June 2015. This workshop will review the most recent land use planning and mapping.

Manager Popelka presented a Plan Concept Map that defines various planning districts throughout the community. Districts include the Regional Benefit District generally lying north of Highway 2; Small Town District with residential areas, downtown and West Main corridor; Skykomish Greenway; and the North Hill District north of the future Highway 2 bypass. Those districts will require specific goals and policies to meet the needs of each district and the community as a whole.

The Commission discussed future schedule and potential refinements to the Plan Concept Map.

DISCUSSION BY COMMISSIONERS AND STAFF

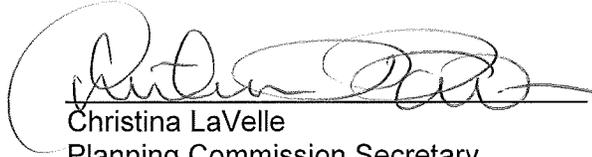
Manager Popelka updated the Commission on the Holzerland Rezone application, East Monroe, sign and marijuana code amendments, and other ongoing development projects.

ADJOURNMENT

Commissioner Sherwood made a motion to adjourn the September 22, 2014 Planning Commission meeting. Motion seconded by **Commissioner Duerksen**. Motion carried 6/0 and the meeting was adjourned at 8:52 **p.m.**



Jeff Sherwood
Vice Chairman



Christina LaVelle
Planning Commission Secretary