

**CITY OF MONROE
PLANNING COMMISSION MINUTES
January 24, 2011**

A blue ink stamp with a checkmark in a box followed by the word "APPROVED" in a bold, sans-serif font.

The meeting of the Monroe Planning Commission was scheduled for January 24, 2011 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

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

ROLL CALL

Planner Wright called the roll. The following were:

Present: Chairman Dave Demarest, Commissioners Ed Davis, James Kamp, Bill Kristiansen, Paul Loots, Wayne Rodland

Absent: Carl Philip

Staff Present: Associate Planner Russ Wright

CITIZEN COMMENT

Frank Linth, City of Sultan Planning Commission Chairman, invited the commissioners to a presentation that Sultan is hosting on February 1st, given by Steven Kiehl, representative from the Puget Sound Regional Council. He will be talking specifically about the Regional Transportation Plan and how this affects US2.

WORKSHOP

A. ZCA2010-02 - Zoning Regulations for Mixed-Use (West Main Street Corridor Project) / ZCA200903 - Zoning Regulations— Associate Planner, Russ Wright

This is Phase III of the Mixed Use (West Main Street corridor project). In Phase I, the city recommended a new mixed-use designation for the area and drafted land use goals and policies. In Phase II, the city proposed implementing two zones: Mixed-use Commercial and Mixed-use Neighborhood Center; drafted policy statements for the zones; and suggested amendments to the land use matrix (MMC 18.10.050) to define allowed uses. In this final phase, the city will propose specific code requirements. The city will also consider stand-alone design guidelines for the mixed-use zones. This discussion will include review of the current development standards including setbacks, lot coverage, building height, and lot configuration among others, found in the Monroe Municipal Code. The city will also consider stand-alone design guideline for in-fill, multifamily, and mixed-use development.

Planner Wright explained that he would like to go through this document for finality before scheduling the public hearing. He will be pointing out the differences of the revisions from comments that were discussed at the previous meeting.

Following discussion with regards to density and the calculations for determining density for various zones, the commissioners commented on keeping the 20% for a subdivision process. The multifamily project does not have that influence and it will be internal to the lot with the ability to go upward so the 20% should be taken out. This will be used as a guideline for developers. The commissioners continued to discuss the changes that were brought forth and it

was agreed to have Planner Wright bring this back for further discussion to offer some options, take care of housekeeping items and requested revisions to the document.

Planner Wright inquired on whether or not they wanted to allow tri-plexes and not just duplexes in the mixed use zone? The consensus from the commissioners was to not include duplexes in this zone as it could possibly change the vision of a mixed use area.

Planner Wright informed the commissioners that there has been some discussion between himself and the city attorney regarding the city's comprehensive plan cycle. He explained that there is language that states you cannot adopt comprehensive plan amendments more than once annually. He is looking for guidance from the commissioners on whether they wanted to divide these two items up or treat them independently? Planner Wright said there will be a public hearing, but won't be effective until all of the comprehensive plan amendments have been approved. Following discussion, the commissioners agreed to continue with the items moving forward as they are.

DISCUSSION BY COMMISSIONERS AND STAFF

Per the commissioner's request, Planner Wright updated the commissioners on the Walmart project. Binding site plans, along with supporting documents have been submitted and are currently being reviewed by staff. A Notice of Application was issued with a 14 day comment period.

ADJOURNMENT

Commissioner Kristiansen made a motion that the January 24, 2011 Planning Commission meeting be adjourned. Commissioner Kamp seconded the motion. By vote the motion carried 7/0. The meeting was adjourned at 7:50 p.m.



David Demarest
Chairman



Kim Shaw
Planning Commission Secretary