

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
Monday, June 26, 2017**

The regular meeting of the Monroe Planning Commission was held on **Monday, June 26, 2017 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 7:02 p.m.

**ROLL CALL**

Planning Commission Secretary Leigh Anne Barr called the roll.

**Commissioners Present:** Chair Tuttle, Commissioner Duerksen, Commissioner Fisher, Commissioner Jensen, Commissioner Rousey, Commissioner Bull and Commissioner Stanger

**Staff Present:** Community Development Director Ben Swanson and Secretary Leigh Anne Barr

**COMMENTS FROM CITIZENS**

NONE

**APPROVAL OF MINUTES**

Commissioner Rousey moved to accept the June 12, 2017 meeting minutes as written. Seconded by Commissioner Fisher. Motion carried 7/0.

**PUBLIC HEARING**

NONE

**OLD BUSINESS**

**Findings of Fact: Code Amendment CA2017-01 Monroe Municipal Code Chapter 14.01– Floodplain Regulations**

Community Development Director Swanson reviewed the changes to the Floodplain Regulations as presented at the June 12, 2017 meeting. Staff recommends that Commission adopt the findings of fact as presented.

Commissioner Jensen moved to adopt the Findings of Fact and Conclusions of Law contained in Attachment 1 to the Planning Commission agenda bill, authorize the Planning Commission Chair to sign the Findings on behalf of the Commission, and recommend that the Monroe City Council approve the proposed amendments to Monroe Municipal Code Chapter 14. Seconded by Commissioner Duerksen. Motion carried 7/0.

## **NEW BUSINESS**

### **1. Introductory Discussion of Buildable Lands Analyses, Population Capacity, and Future Zoning**

Community Development Director Swanson explained that the Land Use Code has not been updated and completely brought up to current standards in some time. The adoption of the new Comprehensive Plan furthers the necessity to update the Land Use Code. Chair Tuttle and Commissioner Stanger expressed a desire for diverse residential zones to fit different needs. Goal of discussion was to start gathering thoughts on density to hit growth goals. Discussion continued with an overall consensus that a middle density would be ideal to leave room for negotiations. Setbacks with variable dimensions that meet minimum requirements were agreed to be the preferred direction for residential development.

Chair Tuttle requested that Staff present an overview of the Comprehensive Plan to remind the Commission of goals and objectives.

### **2. Unified Development Code**

Community Development Director Swanson clarified that discussion for New Business Item #2 Unified Development Code was covered under discussions for New Business Item #1 Introductory Discussion of Buildable Lands Analyses, Population Capacity, and Future Zoning

## **DISCUSSION BY COMMISSIONERS AND STAFF**

Date for Planning Commission Field Trip was settled on July 17th 2017 at 6:45pm by all Commissioners.

Discussion about new sign code included concern about code changes to make code more clear.

Chair Tuttle requested that citizen comments that come into the City that are related to Planning decisions be passed onto the Commission in an informal path so Commissioners can choose to conduct extra research to be prepared for future discussions.

## **ADJOURNMENT**

Without objection Chair Tuttle adjourned the meeting at 8:56 pm.

  
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Bridgette Tuttle  
Chair

  
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Leigh Anne Barr  
Planning Commission Secretary