

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
Monday, November 20, 2017**

The regular meeting of the Monroe Planning Commission was held on **Monday, November 20, 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 7:00 p.m.

**ROLL CALL**

**Planning Secretary Kim Shaw** called the roll.

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

**Commissioner Excused:** Commissioner Fisher

**Staff Present:** Community Development Director Ben Swanson, Senior Planner Shana Restall, and Secretary Kim Shaw

**COMMENTS FROM CITIZENS**

**APPROVAL OF MINUTES**

NONE

**PUBLIC HEARING**

NONE

**OLD BUSINESS**

1. Limited Open Space (LOS) Zoning District (continued)

Senior Planner, Shana Restall, explained that comments from previous meetings have been incorporated into the revised document. Director Swanson clarified that essential public facilities are regulated to an extent by law. Discussion continued with the Commissioners evaluating the various types of uses proposed within the LOS zoning.

2. Single-Family Residential (SFR) Zoning District (continued – Floor Area Ratio)

Planner Restall suggested the Commissioners review the uses being proposed within this Zoning District, similar to the LOS Zoning table. Results of the review determined which uses were allowed in low density, medium density and high density, along with determining whether or not they were a permitted use, permitted with a Conditional Use permit, or as an Accessory Use. Planner Restall then presented the Commissioners with a Power Point presentation illustrating variations of Floor Area Ratios (FAR), i.e., 2 story homes, ramblers and examples of various cities and what their lot coverage percentages and/or the FAR's were.

Commissioner Jensen made the motion to extend the meeting past 9:00. Motion was seconded by Commissioner Bull. Vote carried 6/0.

Consensus of the Commissioners was the use of Floor Area Ratio, rather than the lot coverage.

3. Multi-Family Residential (MFR) Zoning District (continued)

Planner Restall reviewed the proposed sections of the Land Use Matrix in this zone. Director Swanson also explained and defined the legal non-conforming uses. Discussion continued to determine whether or not they fall under permitted use, permitted with a Conditional Use permit, or as an Accessory Use.

4. Parks Zoning District Chapter (continued)

The Commissioners discussed the types of uses that were shown in the land use matrix and made decisions on the allowed uses that fit the category best suited for the Parks Zoning District.

**NEW BUSINESS**

1. Park Board Representative appointment

Commissioner Duerksen nominated Commissioner Stanger to fill the position the first of the year 2018. Motion was seconded by Commissioner Jensen. Vote carried 6/0 to appoint Commissioner Stanger as the new Parks Board representative for the Planning Commission.

**DISCUSSION BY COMMISSIONERS AND STAFF**

Planner Restall shared that next week there is a public hearing for the Housekeeping Code.

Commissioner Jensen inquired about the Tester Rd. project and the water main replacement. He stated that the overlay that the contractors did is not acceptable. Director Swanson did say that PW Director Feilberg will look into it.

Commissioner Jensen made a comment about the "No left Turn" at Blueberry Rd. & Kelsey St. heading north. He feels the sign is too close to the left hand turn because you aren't able to see the sign until you are almost to the actual turn.

Commissioner Rousey expressed her thanks to Planner Restall for her devotion on the UDR development code renovation.

Chair Tuttle shared that she had some information provided to her about a "Big Box" store proposed to go in to the old Albertson's building.

Director Swanson shared his notes from a meeting he attended for the Snoqualmie Valley Transportation Coalition.

**ADJOURNMENT**

Commissioner Rousey made a motion to adjourn at 9:45 p.m. Seconded by Commissioner Duerksen. Motion carried 6/0.



Bridgette Tuttle  
Chair



Kim Shaw  
Secretary