

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, February 12, 2018**

The regular meeting of the Monroe Planning Commission was held on **Monday, February 12, 2018 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 Commission Secretary Leigh Anne Barr called the roll.

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

Staff Present: Community Development Director Ben Swanson, Principal Planner Shana Restall and Secretary Leigh Anne Barr

COMMENTS FROM CITIZENS

Jack Richlen

1633 Bellevue Ste 300X-CBS
Seattle, WA 98122

Mr. Richlen represents a property on Stretch St in Monroe. Mr. Richlen would like to see a definition of office/warehouse in the code and see zoning that recognizes the unique area between the railroad tracks and Highway 2 in Monroe.

Steven Clark

3616 S Genesee St
Seattle, WA 98118

Mr. Clark is the owner of Genesee Energy and the property adjacent to the railroad and the former Del's building. Mr. Clark would like the opportunity to develop the front half of the lot and asks that the allowable uses keep in mind properties such as his and their unique nature.

APPROVAL OF MINUTES

Commissioner Rousey moved to accept the February 5, 2018 meeting minutes as written. Motion seconded by Commissioner Bull. Motion carried 7/0.

PUBLIC HEARING

NONE

OLD BUSINESS

1. Unified Development Regulations (UDR) Land Use Classifications

Chair Tuttle informed Planning Commission that this section is not yet ready for discussion. Principal Planner Shana Restall explained that the land uses will be condensed into broader categories with a possibility of footnotes or exception in charts for more detailed uses. Commissioner Jensen expressed his concern that footnotes could make the tables too complex for the public.

2. Unified Development Regulations (UDR) Revisions

A. General Commercial Zoning District (*First Revision*)

Principal Planner Restall walked through the allowed uses matrix per her notes from past discussions. Commissioner Jensen pointed out the N Kelsey has a walking path that may have been unintentionally removed from general commercial. Director Swanson explained that it would make more sense to allow the walking paths in the general commercial matrix so different location throughout the code match. Commissioner Jensen inquired about the 0 ft. front setbacks and a concern that store fronts could be immediately adjacent to roads. Commissioners' discussion how they used the Mill Creek shopping center as a modern example for a general commercial area and the inspiration for the setbacks.

Principal Planner Restall explained that the first Planning Commission meetings of the month will be for new material and the later meetings will be reserved for revisions. Chair Tuttle requested that Public Hearings be kept on the regularly scheduled meetings on the 2nd & 4th Mondays of the month.

B. Industrial Zoning Districts (*First Revision*)

Principal Planner Restall pointed out that Craft Industrial has been added as its own district rather than an overlay. Commissioner Jensen would like adult entertainment to be removed from the Craft Industrial district. Chair Tuttle would like to see tool rental and shingle mills removed from Craft Industrial district. Director Swanson suggested that the goals of the industrial area be discussed to finalize the use matrix.

Principal Planner Restall asked Planning Commission if they would like purpose statements for each zone or for each district within a zone. Planning Commission would like a purpose statement for each zone in a chapter but they would like them all included in the main purpose statement at the beginning of the chapter.

C. Institutional Zoning District (*First Revision*)

Planning Commission would like cemeteries as an accessory use only.

D. Tourist Commercial Zoning District (*First Revision*)

Principal Planner Restall reminded Commission that Tourist Commercial is a new zone and went through previously requested changes to the chapter.

E. Transportation Zoning District (*First Revision*)

Principal Planner Restall asked for direction on single family as an allowed use in this zone. Planning Commission would like to allow single family in this zone. Commissioner Jensen is concerned about group housing and it was suggested that a note about how it needs to be treated like a single family home per state law be added as clarification. Commissioner Jensen would like to remove religious institutions are they are not strictly required under state law. All residential should mirror limited open space and the matrix in the transportation chapter will be for all other land uses.

Director Swanson brought forward an email from Mr. Eder on his concerns for light industrial zone and commercial zones. With the airport overlay, it further limits what can be built in those areas. Mr. Eder requested that allowable uses for these zones consider the density allowed in the overlay area as part of their discussions.

F. Zoning Maps and Districts (First Revision)

Commissioner Jensen requested that this chapter be located near the beginning of the code as an introduction to the later chapters.

Commissioners discussed square footage versus percentage regulations for split zoning parcels. Commissioner Bull noted that a square footage approach would be simpler. Adding a definition of area was suggested to help clarify split parcel regulations.

Director Swanson explained that Urban Growth areas are usually pre designated which would allow for section H in this chapter to be changed to reflect that policy and remove any time restrictions.

NEW BUSINESS

None

DISCUSSION BY COMMISSIONERS AND STAFF

Director Swanson reminded commissioners that joint City Council and Planning Commission meeting to discuss the UDR update is tomorrow. Suggested topics to cover include design guidelines and light industrial zone. The Planning Commission Work Plan was approved at the last council meeting.

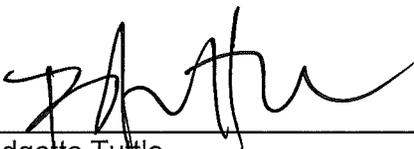
Commissioner Stanger and Commissioner Rousey will be absent from the next Planning Commission meeting on February 26th.

Commissioner Fisher will be absent from the March 12th Planning Commission meeting. Commission Fisher noted that the City of Shoreline changed their zoning map so there were no longer any parcels with split zoning. Commissioner Fisher also noted that the City of Othello and the City of Stanwood allow the property owner to choose which zoning they would like to follow on parcels with split zoning.

Commissioner Duerksen inquired about the pink ribbons along Highway 2 between the AM/PM station and the Fairgrounds. Director Swanson will look into it, however he noted that due to the volume they are probably planting markers.

ADJOURNMENT

Commissioner Jensen made a motion to adjourn at 8:59 p.m. Motion seconded by Commissioner Rousey. Motion carried 7/0.



Bridgette Tuttle
Chair



Leigh Anne Barr
Planning Commission Secretary