

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, July 23, 2018**

The regular meeting of the Monroe Planning Commission was held on **Monday, July 23, 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 7:09 p.m.

ROLL CALL

Land Use Permit Supervisor Kim Shaw called the roll.

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

Commissioners Excused: Commissioner Duerksen, Commissioner Bull

Staff Present: Community Development Director Ben Swanson, Principal Planner Shana Restall and Land Use Permit Supervisor Kim Shaw

COMMENTS FROM CITIZENS

Tom Ederer
2111 Broadmoor Dr. E.
Seattle WA. 98112

Mr. Ederer owns the building located at 16524 SR 2. He explained that he has had some interest shown for warehouse/industrial types of business uses there; however, there are density restrictions due to the airport overlay zone. The proposed use classification is to rezone that site to Commercial. He would like to preserve the use that is currently on the property, which is Light Industrial.

APPROVAL OF MINUTES

1. June 25, 2018

Commissioner Rousey made the motion to accept the minutes of June 25, 2018 as written.
Commissioner Jensen seconded the motion. Motion carried 5/0

2. July 9, 2018

Commissioner Rousey made the motion to accept the minutes of July 9, 2018 as written.
Commissioner Jensen seconded the motion. Motion carried 5/0

PUBLIC HEARING

NONE

OLD BUSINESS

1. Unified Development Regulations (UDR) – Land Use Classifications

Principal Planner Shana Restall explained that recommendations from the commission on this portion of the UDR code will be beneficial to staff in which land uses will be permitted in each UDR zoning district.

General discussion ensued regarding Single Family Residential (Low Density, Medium Density, High Density); Multi-family Residential; Mixed Use General & Neighborhood; Limited Open Space. Overall consensus was made with changes and modifications to each zoning district discussed. The revisions will be brought back to the commission for final approval.

NEW BUSINESS

1. Industrial Lands Analysis

Director Swanson explained that the uses allowed in the Commercial & Industrial zones are generally allowed in both zoning districts. With the city considering changes to the Light Industrial zone, the firm of Community Attributes Inc. (CIA), was hired to conduct a market analysis, which Director Swanson provided to the commissioners for review showing the results of their study.

The analysis reflects that the Industrial zoning should remain the same without commercial being allowed and should also allow for some industrial use and actual manufacturing of alcohol and a small portion for sales. A tasting room would then become an ancillary use to the manufacturing. A hybrid zone (a mix of commercial and industrial) was also discussed, potentially fronting on Fryelands Boulevard.

General discussion continued regarding the airport overlay zone; and the commissioners providing feedback that the industrial uses should not be removed; also that the existing "strip malls" on Fryelands Blvd. to remain as commercial.

DISCUSSION BY COMMISSIONERS AND STAFF

Director Swanson:

- He has ordered name tags for the commissioners when they attend trainings, meetings, etc.
- Clarification was provided on the sale of the Safeway building vs. the property.
- The Monroe-Duvall connector bus will begin on August 1, 2018 with a suggested donation of \$1.00 per ride. There will be a kick-off on August 17th at the YMCA. The Snoqualmie Valley web page will also show the established route.
- The Economic Development Advisory Board recommendation from the Planning Commission to the council was very well accepted.

Planner Restall:

- Clarification of the future meeting dates for the UDR was provided. August 6th is the next date to bring back the land use classifications.

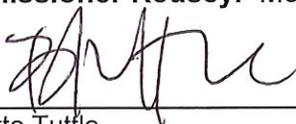
Commissioner Jensen conveyed that he is thankful for the overlay project on Tester Rd. and that it has been completed.

Commissioner Fisher will not be in attendance at the meeting on August 6th.

Commissioner Stanger reported that the Parks Board met Thursday, July 19th, and Becky Hasart, City Finance Director, provided a presentation regarding the Six Year Strategic Plan for the city. The Park & Recreation staff were asked to support the plan but they requested more specifics. Also addressed was the city's budget, which the board was shown the proposed fee structure for Park & Recreation.

ADJOURNMENT

Commissioner Jensen made a motion to adjourn the meeting at 9:00 p.m. Motion seconded by **Commissioner Rousey**. Motion carried 5/0.



Bridgette Tuttle
Chair



Kim Shaw
Land Use Permit Supervisor