

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
May 13, 2013**

The meeting of the Monroe Planning Commission was scheduled for **May 13, 2013 at 7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

**CALL TO ORDER**

**Chairman Kristiansen** called the meeting to order at 7:08 p.m.

**ROLL CALL**

**Secretary Dave McConnell** called the roll. The following were:

**Present:** Commissioners Bill Kristiansen, Dave Demarest, Dian Duerksen, Wayne Rodland, Jeff Sherwood, Bridgette Tuttle

**Staff Present:** Planning and Permitting Manager Paul Popelka, Senior Engineer Scott Peterson, Associate Planner Melissa Sartorius, and Planning Technician David McConnell

**CITIZEN COMMENT**

- None
- Manager Popelka introduced Associate Planner Sartorius

**APPROVAL OF MINUTES**

None

**PUBLIC HEARING**

***A. MMC Chapter 15.01 Stormwater Management Code Amendment***

Proposed amendments to Chapter 15.01 of the Monroe Municipal Code to comply with and be consistent with the requirements of the National Pollutant Discharge Elimination System (NPDES) Phase II Stormwater Permit, including but not necessarily related to minimum requirements and best management practices.

**Engineer Peterson** summarized the proposed code amendments for MMC 15.01 Stormwater Management Code Amendments.

**Chairman Kristiansen** opened the public hearing. There was no public testimony and **Commissioner Demarest** made a motion to close the public testimony portion of the public hearing. Motion seconded by **Commissioner Sherwood**. Motion passed 6/0.

Discussion following the public hearing included questions on the current code, effects on permit applicants, code adoption, potential litigation, the role of the WA Department of Ecology and reactions from other jurisdictions.

**Commissioner Demarest** made a motion to close the public hearing. Motion seconded by **Commissioner Rodland**. Motion carried 6/0.

**Chairman Kristiansen** asked for a motion for the Planning Commission's recommendation to the City Council on Chapter 15.01 of the Monroe Municipal Code.

**Commissioner Demarest** moved to recommend approval of the amendments to Chapter 15.01 of the Monroe Municipal Code with an additional recommendation to staff to clarify the definition of "effective impervious surfaces" to clarify the meaning of the definition. Motion seconded by **Commissioner Sherwood**. Motion carried 6/0.

## WORKSHOP

### A. CPA2013-A - Comprehensive Plan Text Amendments – Land Use

One of the two comprehensive plan amendments for 2013 is the Comprehensive Plan Text Amendments. The Land Use Element is being revised in preparation for the 2015 Comprehensive Plan Update.

**Manager Popelka** summarized editing completed to date of the Comprehensive Plan Land Use. Additional discussion followed on the proposed schedule for the Comprehensive Plan amendments. This workshop included only the goals and policies section of the element, with discussion summarized below:

- Commissioners objected to the level of background detail and the vagueness of some portions of the element.
- There was review of land use classes and zones with potential amendments to the current categories.
- Vacant homes are included in density calculations and land capacities in the 2012 Snohomish County Buildable Lands Report.
- A map should be developed to display all current and completed projects in the City with regular updates of the information.
- **Commissioner Demarest** reviewed several comments on the proposed text of the element.
- **Manager Popelka** will provide a redlined version of the entire element for the next Planning Commission meeting on May 20, 2013. Other Commissioners indicated they would provide input based on the completed edits of the entire element at that meeting.

**Commissioner Demarest** asked staff to bring back a summary of how the comprehensive plan is used with other planning documents, policies, and codes in order to clarify the level of detail need in a comprehensive plan.

## DISCUSSION BY COMMISSIONERS AND STAFF

**Manager Popelka** confirmed the meeting date for May 20, 2013. There is no meeting on June 10, 2013 due to vacation schedules. Staff will report on the findings of the 2012 Snohomish County Buildable Lands Report at the next meeting.

At their May 14 meeting, City Council will discuss potential expansion of the City's UGA to the southwest and review the Natural Environment element of the Comprehensive Plan.

He also noted that the Request for Proposal Selection Committee will include representatives from the City Council, Planning Commission, Parks Board and staff. The interview date is June 20, 2013. Commissioner Tuttle volunteered to represent the Planning Commission.

Steve Jensen was interviewed for the open seat on the Planning Commission.

A court hearing was held for the Wal-Mart lawsuit on April 29, with questions focused on benches and lighting. A decision is expected within two months.


#### **ADJOURNMENT**

**Commissioner Rodland** made a motion to adjourn the May 13, 2013 Planning Commission meeting. Motion seconded by **Commissioner Demarest**. Motion carried 6/0 and the meeting was adjourned at 9:40 p.m.



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Bill Kristiansen  
Chairman



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Dave McConnell  
Planning Commission Secretary

