

CITY OF MONROE
PLANNING COMMISSION MINUTES
DRAFT May 24, 2010

The regular meeting of the Monroe Planning Commission was scheduled for May 24, 2010 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Vice Chair Philip called the meeting to order at 7:00 p.m.

ROLL CALL

Secretary Judy Gribble called the roll. The following were:

Present: Vice Chair Carl Philip, Commissioners James Kamp, John Knettles, Bill Kristiansen, Paul Loots, and Wayne Rodland

Absent: Chairman Demarest

Staff Present: Associate Planner Russ Wright, Assistant Planner Ben Swanson, and Secretary Judy Gribble

CITIZEN COMMENT

Steve Harris, 214 S. Blakeley Street, Monroe, WA 98272

Mr. Harris invited the Planning Commissioners and audience to the 6th Annual PowWow at the Monroe High School this weekend.

Mr. Harris said he talked to City Council about the light automotive repair definition and explained there was no discussion of limitations regarding RV or one-ton repair for businesses such as Rodland Auto Repair. He feels this should be discussed with City Council.

Mr. Harris also asked the Planning Commission to move comprehensive plan amendment CPA2008C forward with CPA2008B.

Planner Swanson responded regarding the light automotive repair definition. He said to reflect what Planning Commission had discussed the language now reads as follows: "Auto repair, minor that primarily includes vehicles up to 8,000 pounds (curb weight)."

Planner Wright noted that if more than four Planning Commissioners attend the PowWow, there will be an issue of quorum and to let Ms. Gribble know so that she can advertise.

PUBLIC HEARING

CPA2010C (Roosevelt Road Comprehensive Plan Map Amendment) – Associate Planner Russ Wright

Vice Chair Philip opened the public hearing. Planner Wright began by defining Comprehensive Plan: a document that sets goals, vision and policy on a level that has a range of possibilities that can be instituted. He explained that he is presenting a range of possibilities for two particular areas in Monroe. He then defined rezone: a rezone is the implementation phase of a comprehensive plan. Therefore under a designation there could be multiple zones that would implement the comprehensive plan goals and policies for a particular land use designation.

Planner Wright gave a brief history of the Roosevelt Road proposal that would change the land use designation from R2-5 dwelling units per acre to R5-7 dwelling units per acre for 71 acres.

The difference between the two is the underlying zoning: UR9600 which allows for 9600 square foot lots and UR6000 which allows 6000 square foot lot sizes.

Planner Wright found this project is consistent with the goals and policies of the Comprehensive Plan, the Growth Management Act (GMA), the State Environmental Policy Act, and meets utility capacity requirements for the projected population. The traffic level of service (LOS) at the Roosevelt Road and SR2 intersection operates below standard level at peak hours; traffic issues will need to be addressed at the time of development. Staff recommended the Planning Commission forward approval of this amendment to City Council.

Vice Chair Philip opened the public testimony portion of the meeting.

Public Testimony

Vice Chair Philip offered the affirmation of truth to the witness. Mr. Moore answered affirmatively.

Warren Moore, 13004 Roosevelt Road, Snohomish, Washington

Mr. Moore said that all maps shown at the Planning Commission meetings have never indicated where the critical areas are in this area. He also stated that the citizens on the west side of Roosevelt Road asked in 2008 to be included in the Monroe Urban Growth Area (UGA) and that the city has not listened. He will continue to come back until the city listens.

Vice Chair Philip offered the affirmation of truth to the witness. Mr. Thomas answered affirmatively.

Charles Thomas, 13105 Roosevelt Road, Snohomish, Washington

Mr. Thomas has been a resident on Roosevelt Road for 35 years. He spoke in favor of the Comprehensive Plan Amendment. His question was about the length of the rezone process because he has a concern about increased taxes. Planner Wright commented that City Council would have to give staff direction to move forward and then if approved, the rezone process would take approximately 120 days to complete.

Vice Chair Philip offered the affirmation of truth to the witness. Mr. Nelson answered affirmatively.

Todd Nelson, 16792 Saddle Ridge Road SE, Monroe, Washington

Currently, Mr. Nelson is the president of the Foothills Home Owners Association (HOA). The HOA is concerned because they have heard that White Mountain Road is going to be constructed as a through street into their development. This would create more traffic for their development that currently only has one-way in and out. He has not seen any traffic studies to support this.

Vice Chair Philip offered the affirmation of truth to the witness. Mr. Campbell answered affirmatively.

Jim Campbell, 12621 Roosevelt Road, Monroe, Washington

Mr. Campbell stated he has been here for over 35 years and traffic has not gotten any better. He asked about two traffic studies that were presented at the last meeting and the performance of the Roosevelt Road and SR2 intersection. Planner Wright said that during PM trips it currently is not performing up to standards.

Mr. Campbell said that when an accident occurs on US2 traffic backs up in front of his home on Roosevelt Road. He said that the only way the intersection can handle more capacity is to build an overpass.

Mr. Campbell reviewed the annexation process that he and Karen Washington participated in. He suggested that the city wants to tax them more and that development will not happen until the economy turns around. Currently, he is against having this move forward.

Commissioner Knettles explained that there were two traffic studies in the Planning Commission packet two weeks ago and that Mr. Campbell can access them on-line. Mr. Campbell responded that they are out-dated. Commissioner Knettles commented, yes, which means the traffic situation now is probably worse than reported in the studies.

Karen Washington, 12711 Roosevelt Road, Snohomish, Washington

Ms. Washington said she is against this idea of this land use designation change with traffic being a big issue. It has been stated that contractors would be responsible for developing this intersection to handle the new density she said. She also heard that the money collected for Roosevelt Road traffic mitigation may or may not be used to improve that intersection. She doesn't believe this is right.

Ms. Washington thinks that if the city would have included the acreage on the west side of Roosevelt Road in the annexation, there would have been more of an opportunity to develop all the properties. She explained that the city told them they had to contact the county to include the properties in the UGA. Ms. Washington said that they did not ask to be included in the UGA, the city included them. She wants the city to use the same process to include the acreage on the west side of Roosevelt Road as they used for their properties. She stated this zoning does not need to happen until 2025 and thinks the city is trying to make more money by raising taxes.

Vice Chair Philip offered the affirmation of truth to the witness. Mr. Neilsen answered affirmatively.

Steve Neilsen, 16025 124th Avenue NE, Woodinville, Washington

Mr. Neilsen owns the parcel in the northeast portion of the area. He said he is concerned to hear that Ms. Washington and Mr. Campbell do not see the benefits of doing this now. He personally feels the timing is appropriate for working on this now in order to get through the necessary processes and to identify the areas that will be able to accommodate future growth.

Mr. Neilsen has not completed a sanitary sewer study but believes the sanitary sewer can be accessed through the Foothills development. His property has a significant wetland and does not know what the density will be once development is complete. Mr. Neilsen explained that it is an awkward time to raise taxes and appealed his taxes to the Snohomish County Review Board and they lowered his taxes by a third. So there is relief for property owners that are in transition.

Vice Chair Philip offered the affirmation of truth to the witness. Mr. Harris answered affirmatively.

Steve Harris, 214 S. Blakeley, Monroe, WA 18008 124th Street SE, Snohomish, WA

Mr. Harris doesn't quite know why the west side of Roosevelt Road hasn't been brought into the UGA. For the record, he wanted to note an ex-City Council member and ex-Planning Commissioner that live in that area.

Mr. Harris doesn't know if this is feasible and knows there will need to be a pump station. He mentioned that the Jack in the Box is going in on that corner and there are traffic concerns on US2. He also hopes the Planning Commission will consider the height restrictions when development begins on both sides of the road because of the topography of the area.

Motion

Commissioner Loots made a motion to close the public testimony portion of the public hearing. Commissioner Kristiansen seconded the motion. By vote the motion passed 6/0.

Commissioner Loots asked whether the UGA is determined by the county and asked if the city has a say in determining the UGA. Planner Wright replied that during the last major Comprehensive Plan Update in 2005, the city and county negotiated a UGA boundary. There were recommendations to extend the city's northwest boundary; however, the county determined the UGA could not go beyond that point.

Commissioner Rodland explained that the biggest concern is traffic and asked if there is going to be a traffic study. Planner Wright replied, the Transportation Plan is our guiding document and there are no improvements scheduled for this intersection. However in future years, a recommendation for improvements can be made and at the time of development, the developer would need to construct new roads and/or make improvements to existing ones.

Vice Chair Philip asked if in Planner Wright's experience is it normal for a relatively small development to have to mitigate traffic for a larger intersection. Planner Wright responded that he thinks if it is a great enough benefit to the developer they would be willing to make the improvements; however, there would need to be dialogue between the city and the developer regarding what improvements would be needed.

Vice Chair Philip asked if the city has recently seen interest in properties where traffic needed to be mitigated like this. Planner Wright replied, not a recent development; however, The Farm at Woods Creek would be an example where traffic had to be mitigated at a distance. Vice Chair Philip asked how many units there are in that development. Planner Wright believed it was over 300.

Commissioner Loots asked if we know how many lots are vacant in the area and how many have homes. Planner Wright responded that the majority of the lots would be considered under developed with the current zoning.

Commissioner Knettles noted that the GMA encourages development in the UGA; however, the GMA demands that we look at other changes in the Comprehensive Plan as well. With that said, this does not make any sense because the traffic LOS is already substandard; traffic concerns need to be addressed first. He does not support moving this forward. Commissioner Rodland agreed with Commissioner Knettles.

Commissioner Loots asked about critical area transfers. Planner Wright noted that staff presented maps at earlier meetings showing the critical areas. There are about 22 acres with critical areas and buffers leaving 49 acres in this greater area that are developable. He said, most zones allow critical area transfers providing for smaller lot sizes; however, it is not applicable in this zone because of the proposed lot size. Planner Wright explained that through a Planned Residential Development (PRD) process, the smaller lot size could be accomplished.

Commissioner Kristiansen has concern about traffic and taxes; he is against this moving forward.

Motion

Commissioner Loots made a motion to close the public hearing. Commissioner Kamp seconded the motion. By vote the motion passed 6/0.

Motion

Commissioner Knettles made a motion that the Planning Commission recommend City Council disapprove CPA2010C to change the land use designation from R2-5 dwelling units per acre to R5-7 dwelling units per acre. Commissioner Kristiansen seconded the motion. By vote the motion passed 6/0.

CPA2010D (Roosevelt Ridge Comprehensive Plan Map Amendment) – Associate Planner Russ Wright

Vice Chair Philip opened the public hearing.

Planner Wright presented a graphic for the proposed area of change. He explained that this is similar to the last Comprehensive Plan Amendment because the change is the same, changing from R2-5 dwelling units per acre to R5-7 dwelling units per acre with critical areas to consider.

The differences between the amendments are:

- The area is currently part of the city's unincorporated UGA. The land use designations and zoning changes would take effect once the area is annexed.
- The parcels are designated R4-6 dwelling units per acre in the county with a complementary zone of R7200. This amendment will rectify the city and county's different land use designations for consistent zoning which allows for transition of the planned density in an easier manner.
- Traffic enters through 179th coming off of US2 and has a LOS of C which is above standard at the PM peak level, meaning there is potential for growth and additional capacity. Traffic would be mitigated at the time of development and planned for as future development in the Transportation Plan.

Planner Wright found this project is consistent with the goals and policies of the Comprehensive Plan, the Growth Management Act (GMA), the State Environmental Policy Act, and meets utility capacity requirements for the projected population. He recommended that the Planning Commission approve adoption of this amendment by City Council.

Commissioner Loots asked if the two largest parcels are undeveloped. Planner Wright noted that the two largest parcels in the western half are currently vacant; however, overall there is a mix of vacant, single family, and re-developable properties that are on septic.

Commissioner Kamp asked what percentage of the area are wetlands. Planner Wright replied that about 3 acres are wetlands with the larger critical area being about 31 acres of buffer and stream.

Commissioner Kristiansen had a concern about recusing himself. He lives on 136th off of 179th a nearby area and is affected by traffic in this area. Planner Wright explained that if the city attorney were present he would ask him if he has any financial or family ties to the area and does he believe that he can make an impartial decision. Commissioner Kristiansen responded no to the first two questions and yes that he could make an impartial decision. He asked the citizens if anyone had objections regarding his participation in the public hearing. No citizen objected.

Vice Chair Philip opened the public testimony portion of the meeting.

Public Testimony

Vice Chair Philip offered the affirmation of truth to the witness. Mr. Duncan answered affirmatively.

Kirby Duncan, 17230 125th Street SE, Snohomish, Washington

Mr. Duncan represents the Roosevelt Ridge HOA. They realize that the Planning Commission has to deal with the GMA; however, they want to go on the record and say:

- The HOA members recommend that the Planning Commission stay with the current R2-5 designation because the area is comprised of larger lots, agriculture land, large horse acre properties. The higher density that is proposed is not in keeping with the character of the area and is not compatible with the current rural/urban mix. They feel the R5-7 designation is too dense for the neighborhood.
- The Roosevelt Ridge area is land locked by the US2 bypass and the two main ingress/egress routes Robinhood Lane and Trombley Hill Road, which are steep windy roads not built for the type of density proposed. They are not opposed to development in the area; however, they feel the R2-5 designation is appropriate. The ingress and egress are not compatible with the high density designation.
- The HOA members are concerned about traffic, school district changes, and density.

Vice Chair Philip offered the affirmation of truth to the witness. Ms. Baucchio answered affirmatively.

Patricia Baucchio, 17332 125th Street SE, Snohomish, Washington

Ms. Baucchio thanked Planner Wright for the time and help educating her about this process. She felt that the GMA may need to be reviewed since it was adopted in 1983. She wondered what more the Planning Commission can do to have City Council accept their recommendations and what can they do to revise the GMA? She also inquired about the Planning Commission track record regarding how many recommendations City Council agreed with.

Vice Chair Philip responded that the Planning Commission had the same questions regarding the Planning Commission recommendations and asked staff to research that and as a result he was surprised that the City Council adoption of the Planning Commission recommendations were very high. He also encouraged anyone interested in changing the GMA to contact our representative at the state level to indicate their concerns.

Planner Wright noted that the City Council acceptance of the Planning Commission recommendations was in the 90 percentile.

Ms. Baucchio commented that just 2 days ago she picked up her granddaughter at Frank Wagner and it took her 45 minutes. She noted that if the LOS is C, everyone knows that level is inadequate. She said that emergency vehicles get stuck on these roads. Ms. Baucchio also commented that as an individual with disabilities there are no sidewalks and the roads are not even wide enough even for two cars to pass. She said she does realize that the city is working on handicap accessibility.

Commissioner Knettles stated the state legislature would not have any influence on the GMA issue. You might talk to them, he explained; however, this is a bottoms up type of process. He explained that the citizens are doing what they need to do by attending the Planning Commission and City Council meetings and participating.

Ms. Baucchio said she understands this is a grass roots effort with standards set by the state 20 years ago when all thoughts were predicated on how they could accommodate Boeing. However, now the economic condition is suffering and growth is not as high; and she asked that if this is a grass roots effort then apply the type of logic that goes with it. Commissioner Knettles agreed with her and wished that all Planning Commission meetings had this type of turn out.

Vice Chair Philip offered the affirmation of truth to the witness. Ms. Redfield answered affirmatively.

Sarah Redfield, 17417 125th Street SE, Snohomish, Washington

Ms. Redfield stated she is also a board member and supports what Mr. Duncan and Ms. Baucchio said. She pointed out traffic issues at 179th and US2 stating that every weekend there is a swap meet, a horse show, etc. and that the traffic is always backed up. Her concern for Robinhood Lane is that it is a twisting road with no shoulder and appears to have no potential expansion for sidewalks. If you add more population to the area, you need to expand the roads and sidewalks.

Vice Chair Philip offered the affirmation of truth to the witness. Mr. Redfield answered affirmatively.

Travis Redfield, 17417 125th Street SE, Snohomish

Mr. Redfield is also a resident of Roosevelt Ridge Estates and supports the previous HOA members. He also noted the danger of the roads for runners, pedestrians, etc. because there are no shoulders or sidewalks. As with the previous proposal without first addressing the streets, this proposal does not make sense to move forward.

Vice Chair Philip offered the affirmation of truth to the witness. Ms. Blair answered affirmatively.

Sandra Blair, 17332 125th Street SE, Snohomish, Washington

Ms. Blake agrees with the HOA members and stated she is worried about crime and police response. She said this area is too crowded and the crime is unbelievable. She is against the proposal.

Vice Chair Philip offered the affirmation of truth to the witness. Mr. Brice answered affirmatively.

Derek Brice, 17109 125th Street SE, Monroe, Washington

Mr. Brice supports the HOA members 100% in their thoughts regarding traffic and the surrounding issues. He wants to get more involved in the community. .

Vice Chair Philip reminded Mr. Harris that he is under oath.

Steve Harris, 214 S. Blakeley, Monroe, Washington

Mr. Harris is trying to understand the project and noted this is governed by the long range planners for Snohomish County. He didn't know if the city is qualified to designate a use that is in the county and wondered if this is just an exercise to go through. If the city is going to annex the area then it needs to be consistent. He doesn't foresee water and sewer being made available in the near future because of cost.

Mr. Harris believes this proposal does not make any sense right now because of traffic, no available utilities, and it is not in the city yet. This needs to wait 10 or 15 years. The responsibility for growth and planning in this area is in Snohomish County. He asked, "Is this process necessary and is it legal?"

Mr. Harris said in answer to Ms. Baucchio's question the Governor's Office of Regulatory Assistance governs cities, the Growth Management Board, and the Department of Commerce fixes the GMA. He suggested citizens scour the Comprehensive Plan because it is like a bible for the city and contains its vision. He believes responsible growth is what is important.

Vice Chair Philip offered the affirmation of truth to the witness. Ms. Kluver answered affirmatively.

Carisa Kluver, 13032 178th Drive SE, Snohomish, Washington

Ms. Kluver lives at the border of Roosevelt Ridge and represents herself. She is concerned because there was a promise for traffic mitigation in the late 70s and she has not seen any of the improvements. She lives off of a gravel road where the only way into the neighborhood is off of 179th onto 131st. Drivers do not stop, there are school bus stops, and she is concerned because the traffic mitigation for the proposed development of the area is being promised in the same way as before.

Ms. Kluver is also concerned about a large lake that is not on the map and asked how it is to be developed. There are many questions regarding this neighborhood that have never been answered. She does not feel the area should be developed beyond two houses per acre.

Vice Chair Philip reminded Mr. Campbell that he is still under oath.

Jim Campbell, 12621 Roosevelt Road, Monroe, Washington

Mr. Campbell stated that all the people who live in Roosevelt Ridge, Trombley Road and 179th, go up Roosevelt Road. Their traffic problems have a compounding effect on Roosevelt Road. He said that the city cannot do anything about US2 because it is a state road and that the only thing that will work is a bypass. He appreciates that Monroe is under pressure from the GMA but he can see the citizens are not with you.

Vice Chair Philip offered the affirmation of truth to the witness. Mr. Nielsen answered affirmatively.

Rod Nielsen, 12425 175th Avenue SE, Snohomish, Washington

Mr. Nielsen is in favor of the higher density because it gives options in nature. Because we have little time on earth to do what we can while we can and develop responsibility.

Vice Chair Philip reminded Ms. Washington that she was still under oath.

Karen Washington, 12711 Roosevelt Road, Monroe, WA

Ms. Washington noted that during the Roosevelt Road Comprehensive Plan Amendment, development plans regarding the roads were discussed. Why isn't there a similar discussion for the Roosevelt Ridge area, she asked. Planner Wright responded that the city's finding is that the roads are currently functioning with capacity for growth. That doesn't mean that in the future there won't be any need for improvement. He explained once this area is annexed into the city and development begins, there will be analysis completed at that time.

Ms. Washington commented that if this area develops before the Roosevelt Road area, some of that traffic is going to spill over to Roosevelt Road to an intersection that is already functioning incorrectly. She asked would the developer have to improve the Roosevelt Road intersection at that time. Planner Wright responded that there would have to be traffic studies completed to determine the need.

Vice Chair Philip reminded Ms. Kluver that she was still under oath.

Carisa Kluver, 13032 178th Drive SE, Snohomish, Washington

Ms. Kluver asked how they do a traffic analysis. Planner Wright explained they go to the area and do traffic counts at different times of the day and they also model them on a computer program. He noted that a traffic analysis is completed prior to development; however, the Monroe Transportation Plan is updated continuously for traffic conditions in the city. Ms. Kluver asked what she can do to get someone to analyze the traffic at her corner; what recourse does she have. She explained that her neighborhood looks very different than how it is represented on a map. Planner Wright responded that when information is collected demographics are taken into consideration.

Motion

Commissioner Kristiansen made a motion to close the public testimony portion of the meeting. Commissioner Rodland seconded the motion. By vote the motion passed 6/0.

Commissioner Kristiansen confirmed with Planner Wright that since this is a pre-zoning process and that once the area is annexed, the zoning would be looked at again. Planner Wright responded affirmatively and said that after annexation, they would also receive Monroe services with the exception of the school districts. Commissioner Kristiansen noted that the Monroe Police are a wonderful group and that once annexed, police response would be better. He understands that Robinhood Lane and 179th have traffic issues that need analysis especially during certain times of year, e.g. fair.

Commissioner Rodland said many years ago citizens from the Robinhood neighborhood wanted to be annexed. The city sent out a survey and the majority of the citizens polled did not want annexation. He also explained that it is difficult to annex areas that do not have the same

standards as Monroe and because the roads that lead to Robinhood are county roads, it is challenging to do anything about the roads.

Commissioner Knettles noted that his remarks are the same as earlier stated. He would like City Council to consider a different pre-designation of Limited Open Space.

Motion

Commissioner Loots made a motion to close the public hearing. Commissioner Knettles seconded the motion. By vote the motion passed 6/0.

Motion

Commissioner Loots made a motion that the Planning Commission forward a recommendation to City Council to approve CPA2010D to change the land use designation from R2-5 dwelling units per acre to R5-7 dwelling units per acre as it has been found to be consistent with Resolution 2005/06; Chapter 20.04 MMC; and other state, federal and local regulations. Commissioner Kamp seconded the motion. By a show of hands the motion failed 3/3.

Commissioner Loots asked what happens now. Planner Wright said he would take the motion through as proposed.

Commissioner Knettles asked the Planning Commissioners to go on record explaining why they were in favor.

Commissioner Kamp explained that he voted for the amendment because traffic will be affected no matter what we do; approval of this action will not have a direct impact right now; and there will an opportunity for review in the future.

Commissioner Knettles referred to his previous comments including the suggestion of changing the land use designation to Limited Open Space.

Commissioner Loots supports this because there are developable vacant parcels, protection for the wetlands, zoning review in the future, and it has come forward at this time.

Vice Chair Philip's comments are much like Commissioner Knettles' stating that as a Planning Commission we have a burden to plan and approving this amendment without understanding how the city is going to plan for congestion that further density will bring is somewhat irresponsible. The Planning Commission has done its due diligence. He doesn't think it is reasonable rationalization that just because this isn't going to happen for a while, the Planning Commission can approve the amendment without having a clear idea of how the citizens of Monroe are going to navigate the roads they travel every day.

Commissioner Kristiansen commented that he agrees with Commissioner Kamp and Commissioner Loots' comments. Since this is a pre-zoning exercise with the zoning being reviewed at annexation he votes to follow the recommendation of City Council

Commissioner Rodland thinks the city needs to look at other areas that do not have the traffic issues that this area has. He feels the area will develop whether Monroe is part of it or not.

Commissioner Kristiansen said he can be swayed; however, he has not heard a good reason to change his mind. Vice Chair Philip commented that he does not see a reasonable reason to move forward with change when something is not planned. He would rather look at a change when the area is annexed because we will have a better view of the economy, where housing starts are, and what is happening with the development of our other Comprehensive Plan Amendments.

Motion

Commissioner Knettles made a motion that the Planning Commission recommend to City Council that they disapprove CPA2010D Comprehensive Plan Amendment. Commissioner Rodland seconded the motion. By show of hands the motion passed 4/2.

At the request of Vice Chair Philip, Planner Wright explained what the process is for the Comprehensive Plan Amendments and said this will be going tentatively to City Council on June 8 for an introduction with adoption on July 6.

RZ2010-01 (Bart Brynestad on behalf of Panattoni Development) – Associate Planner Planner Wright

Vice Chair Philip opened the public hearing.

Planner Wright reviewed this item and explained that in 1980 the city adopted restrictions on development of the property at 17675/17731 – 147th Street SE. The zoning has changed several times over the years once to Professional Office, then to Light Industrial. As that happened the original restrictions were not looked at again. The owners have constructed two buildings on this property and have tenants who would like to have businesses other than Professional Office.

Planner Wright has completed an analysis of this rezone stating it complies with the Monroe Municipal Code, the Monroe Comprehensive Plan, and other state and federal regulations and recommended approval.

Vice Chair Philip opened the public testimony portion of the hearing.

Vice Chair Philip offered the affirmation of truth to the witness. Mr. Cyr answered affirmatively.

Paul Cyr, Barghausen Consulting Engineers, 18215 72nd Avenue, Kent, Washington

Mr. Cyr recommended following staff's recommendation and allow for development of this property according to the current zoning and would like the Planning Commission to approve removal of the restrictions. He distributed current photos of the property and thanked the Planning Commission for their time.

Vice Chair Philip offered the affirmation of truth to the witness. Mr. Gemma answered affirmatively.

Patrick Gemma, 6840 Fort Dent Way, Suite 350 Seattle, Washington

Mr. Gemma explained that the restrictions on the property were brought to their attention when they were going through a short plat process. They currently have 3 tenants that will bring approximately 75-80 jobs to Monroe and asked the Planning Commission for their recommendation.

Motion

Commissioner Loots made a motion to close the public testimony portion of the hearing. Commissioner Rodland seconded the motion. By vote the motion passed 6/0.

Motion

Commissioner Loots made a motion to close the public hearing. Commissioner Kristiansen seconded the motion. By vote the motion passed 6/0.

Motion

Commissioner Loots made a motion that the Planning Commission recommend to City Council approval of RZ2010-01 changing the present zoning district from Light Industrial with land use restrictions to Light Industrial as it complies with the Monroe Municipal Code, the Monroe Comprehensive Plan, and other state and federal regulations. Commissioner Rodland seconded the motion. By vote the motion passed 6/0.

Break 9:17 - Vice Chair Philip reconvened the meeting at 9:20.

WORKSHOP

RZ2010-03 (Introduction Joseph Smeby on behalf of HHD LLC Rezone) – Assistant Planner Ben Swanson

Planner Swanson explained that with Comprehensive Plan Amendments different land use designations may have more than one underlying zone. There is a direct correlation between the current zone of R8-11 dwelling units per acre and MR6000. The Comprehensive Plan Amendment was approved by City Council on Oct. 6, 2009 with a stipulation that the Rezone have a developer's agreement to limit the use to retirement housing/assisted living, single family or Type I group homes.

Planner Swanson explained that all studies have been completed and because there is a direct correlation to the Comprehensive Plan Amendment, no other studies need to be done. An additional SEPA has been submitted and is currently going through the process. There is no new additional information to submit. The city acknowledges that this parcel is capable of this designation. He asked for direction from the Planning Commission.

Commissioner Loots asked if City Council's restrictions allowed any commercial use on the property, if they will see the developer's agreement, and what is the timeline. Planner Swanson replied commercial use is not permitted, staff is waiting for the SEPA process to be complete and for a response from the Department of Commerce.

The next step, Planner Swanson explained, is to go to either a workshop or public hearing. Consensus was to move to public hearing as long as the Planning Commission's hearing materials will contain any comments relating to the SEPA determination, the Department of Commerce review and the developer's agreement

DISCUSSION BY COMMISSIONERS AND STAFF

Planner Wright received the PowerPoint presentation from the West Main Street Corridor consultants which he will email to the Planning Commissioners for comments. They can send any comments to Planner Wright so that he can forward them to the consultants.

Planner Wright reported that as follow-up to keeping communication open between the Planning Commission and City Council, he met with City Council giving an update on planning projects. They want to move forward with the West Main Street project to conclusion and they agreed to look at the SEPA code later in the year. They agreed to complete the 2010 docket, pickup on the Chain Lake project next year, and to look at annexation possibilities. He will be returning to City Council as follow-up on June 8 as requested by the City Administrator and the Mayor.

Commissioner Kamp attended the Parks Board meeting this week and thought it was very interesting. Vice Chair Philip asked if they covered the dog that was shot. Commissioner Kamp replied yes however, with no recommendations at this time. They felt rules and regulations are adequate and will monitor the park more with drive-bys.

Commissioner Rodland reported he will be on vacation June 1 – June 30.

Vice Chair Philip will be present at the June 14 public Charrette to be held in The Park Place Middle School library.

ADJOURNMENT

Motion

Commissioner Kristiansen made a motion that the May 24, 2010 Planning Commission meeting be adjourned. Commissioner Knettles seconded the motion. By vote the motion carried unanimously. The meeting was adjourned at 9:35 p.m.

Paul Loots
Vice Chair

Judy Gribble
Planning Commission Secretary