

## Monroe City Planning Commission Minutes

Monroe Council Chambers      February 6, 2017    6PM

1. **Call to Order:** Chairperson Smith called the meeting to order at 6:00PM.
2. **Pledge of Allegiance:** Chair Smith led the commission and audience in the Pledge of Allegiance.
3. **Roll Call:** Present was Kathy Smith, Stanley Salot, Lauri Reynolds, Dan Sheets and Timothy Eastridge. Also present was Mayor Canter, Councilor Canter, Councilor Cuthbertson, City Administrator/Recorder Hohnbaum. Audience members included Seth Sherry, Kevin O'Meara, Evelyn Lee, Bob Eastridge, Marie Lemon, Dave Spencer, Lori Boyd, Amy Nystrom, Chris Neil and Alan Mayer as well as four or five citizens who did not sign in.
4. **Public Items and Comments:**
  - a. **Presentations:** Ryan Johnston with MonteVista Homes presented some future plans and options for a proposed development. Mr. Johnston presented some design options for residential development of the property known as the brickyard with access from Reiling and Mill Streets. 60 units would be in existing residential zone and additional 32 units in the area currently zoned as manufacturing. Mr. Johnston spoke of the challenge of having residential zones next to manufacturing and that a higher end residential product would be more likely if the manufactured zone properties were rezoned to residential. Mr. Johnston spoke of a need for a wastewater pump station and the cost would be less per house if that expense was shared by more residences. The commission inquired about potential open spaces and parks for the development. No estimated cost range for the houses has been set yet. Commissioner Salot asked about the proposed timeline for this development and Mr. Johnston indicated that they were still in the early planning stages and they did not own the land yet. He also stated that the build out time from start to finish would be 5 or 6 years if they built out all 92 units. Commissioner Eastridge inquired about a traffic impact study and was informed that one has not been completed yet but would be an expected part of the development plan. Mr. Johnston showed two videos describing the MonteVista Company and their work products. Commissioner Salot inquired about the qualitative review of the work done by the company. Geotech work still needs to occur in order to address any soil sifting issues as a part of the project. Mr. Norm Herbert rose to speak in favor of the proposed project to increase the tax base of the community. Seth inquired about a phased project development process to potentially develop the properties zoned for residential and later consider the property zoned for manufacturing. Mr. Johnston stated that until they get the engineering done, they would not actually know the

feasibility of a phase process. Commissioner Salot inquired what it was that was being asked by Mr. Johnston and he responded about a potential zone change. Staff recommended that the commission request staff to prepare some research and provide some future options regarding the manufacturing zoned property. Kevin O'Meara, the property owner involved, suggested that perhaps completing a first phase would give some insights as it relates to the price and the market. Mr. Herbert rose again to speak about the closeness of the high school to the proposed project would entice development as Monroe the bedroom community for the region.

- b. Chris Neil rose to share his safety concerns relating to truck parking on the west side of Highway 99 on the block where the Long Branch is located. He stated that turning off Orchard Street onto the highway was not a safe options due to the amount of truck parking and lack of a safe vision corridor for that intersection. The audience discussed the truck parking issue on that side of the block and staff will research the signage and enforcement.

## 5. Business:

- a. **Announcement regarding existing open seat and applications for planning commission.** Commission discussed potential volunteer recruitment to fill the vacant planning commission seat.
- b. **Side yard issue and fences discussed at October City Council meeting.** The commission discussed the three foot height limit for solid fences and that chain link can be four feet. CA Hohnbaum read the code regarding fence heights. A long term work plan will look at language from other cities regarding fence heights.
- c. **Land use application fees:** Seth shared the need to set a codified list of fees for the general commercial projects. Commission, audience and Councilor Cuthbertson discussed the need to follow up in clarifying and codifying the application fees for the City of Monroe.
- d. **Color and design palettes:** Councilor Canter shared that the beautification committee was going to review and provide some input for the color and signage for the proposed General Dollar store. Seth stated that some clear direction is needed from the planning commission regarding these design standards. In lieu of codified code some set standards for the proposed development would be appropriate. The commission suggested meeting in two weeks to review recommendation from the Beatification Committee. (February 21, 2017, 6PM)

- e. **Approval of minutes of December 5, 2016:** Commissioner Sheets moved to approve the minutes of December 5, 2016. Commissioner Eastridge seconded the motion. Approved 5-0.
- f. **Updating comprehensive plan project:** The commission discussed the need for an overarching development/comprehensive plan such as a bedroom community or industrial or manufacturing and what is the desired intent for the long term development of the city. There was general discussion of the architecture that exists and the desired architecture as well as the potential green belt and other elements of community development. Commissioner Salot shared about the balance of having residential development now and perhaps industrial development at a later date and the tradeoffs and suggested that some public input was needed to achieve a direction for the overall direction for the updating of the comprehensive plan. Mr. Herbert suggested that the city was too far from I-5 for serious industrial development. Mr. Johnston suggested that the City has had manufacturing property available to develop for 35 years and yet the draw at this time is for residential development. The commission and audience discussed the need for comprehensive plan updating to consider all potential development options for the City. The commission discussed the need for a town hall meeting to discuss future growth and receive community input or a community visioning process. Commission and audience discussed the building and economic cycles experienced in the past and the opportunity to plan for the future. The commission discussed the scheduling of a town hall gathering. Ryan asked about the meeting on the 21<sup>st</sup> and what could be expected and Hohnbaum stated that the process would be that the criteria and consideration for the commission relating to a proposed zone change would be clarified.

**5. Adjournment:** Chair Smith adjourned the meeting at 8:00PM.

Respectfully Submitted;

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Rick Hohnbaum, City Recorder

Approved by Commission February 21, 2017

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Chair Kathy Smith