



MONROE PLANNING COMMISSION MINUTES  
September 5, 2017 COUNCIL CHAMBERS 6pm

1. Call to Order: At 6:02 Stan Salot called the meeting to order and asked Commissioner Cuthbertson to lead the commission and audience in the Pledge of Allegiance.
2. Roll Call: Present was Stan Salot, Tim Eastridge, Dan Sheets, Fred Cuthbertson, Linda Fredricks and David Mills. Also present was Rick Hohnbaum, City Administrator.
3. PUBLIC ITEMS AND COMMENTS: none
4. PUBLIC HEARINGS: Continued
  - a. Quasi-judicial Public Hearing---Limited Land Use Review---An application for a partition to create three buildable lots on Block 43 West of 9<sup>th</sup> and North of Pine Street File # 2017-10. CA Hohnbaum read an abbreviated version and reminder of the rules for land use public hearings from the City of Monroe Land Use Hearing Script. Recessed hearing from August 24. Vice Chair Salot opened the hearing at 6:05. Vice Chair Salot asked for any public input. There was no public input. VC Salot invited the applicant to speak. The applicant representative stated that they would hard surface the street on 8<sup>th</sup> street with sidewalks curbs and gutters for the two lots that would be partitioned and developed. The representative stated that for the block 43 street they would agree to a remonstrance waiver agreement and a 20-foot gravel to meet fire standards.

Chair Smith arrived and served as the presiding officer.

The commission and applicant discussed affordability of housing which Division of State Lands is requiring and the need for housing in order to allow mitigation of the wetlands in the area. The commission and applicant discussed various scenarios for street installation. The applicant shared their future partition plans for four houses off Ash between 8<sup>th</sup> and 9<sup>th</sup>. Mrs. Ruby Doyle spoke about her concern of storm water that comes down the hill behind her residence on 9<sup>th</sup> Street. The applicant stated that the infrastructure being installed may deter storm water flow. Vice Chair Salot led a discussion of the risk management element of the investment of housing and the potential of the development never being completed. The commission discussed the options and the risks for the city and the applicant and the improvements which would be better than the current status of the area for the community. Staff reviewed the proposed conditions of approval when questions were discussed relating to storm water concerns raised by Ms. Doyle. Chief Smith and applicant discussed fire hydrant application locations required and existing. Commission Mills inquired of Fire Chief Smith as to any issue he may have with the

partitions as proposed and he shared his concerns about not allowing parking when the road is only 20 feet wide and that the gravel street needed a turn around. The commission and applicant discussed street widths. Chair Smith closed the public hearing at 7:10 Commissioner Eastridge moved to approve the partition application submitted by Pacific National Development Corporation to create three tax lots on Block 43 with the approval based upon the findings contained within the Staff Report and developed at the public hearing and subject to the Conditions of Approval contained in the Staff Report with one additional condition of approval developed at the public hearing requiring signed remonstrance waivers for the properties facing Tenth Street between Ash and Pine. Commissioner Fredricks seconded the motion. Ayes: All:

- b. Quasi-judicial Public Hearing---Limited Land Use Review---An application for a partition to create three buildable lots on Block 39 West of 8<sup>th</sup> Street and South of Pine File # 2017-11. Chair Smith opened the public hearing at 7:17pm. CA Hohnbaum read the City of Monroe Planning Script relating to the requirements for all parties and testimony. The applicant shared that they were doing the “full-meal deal” for the street improvements on 8<sup>th</sup> Street in front of the two proposed new lots to match and connect with the existing hard surface street on 8<sup>th</sup> Street. Chair Smith closed the public hearing at 7:19. Commissioner Eastridge moved to approve the partition application on Block 39 tax lot 2100 based upon the findings contained in the Staff Report and subject to the Conditions of Approval contained in the staff report. Commissioner Cuthbertson seconded the motion. Ayes: unanimous.

The applicant inquired as to the final conditions and CA Hohnbaum shared the additional condition established by the planning commission for the first public hearing on Block 43. Commissioner Fredricks inquired of the applicant as to their projected timing the applicant indicated that they would be proceeding as soon as possible. The applicant thanked the planning commission for their due diligence and consideration of their applications.

5. ADJOURNMENT: Chair Smith adjourned the meeting at 7:25.

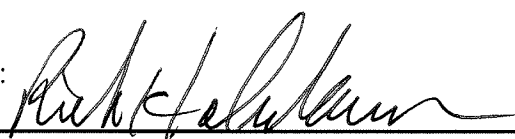
Respectfully submitted;

City Recorder Hohnbaum

Approved by Planning Commission Action September 18, 2017.

  
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Planning Commission Chair Kathy Smith

1-8-18  
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Date:

ATTEST:   
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City Recorder Hohnbaum

1-9-18  
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Date: