

MONROE CITY PLANNING COMMISSION MINUTES

October 16, 2017 6PM City Council Chambers

1. Call to Order: Vice Chair Salot called the Planning Commission meeting to order at 6:00PM.
2. Pledge of Alliance: VC Salot asked Commissioner Cuthbertson to lead the audience in the Pledge.
3. VC Salot requested that the City Planner call the Roll: Present was Stan Salot, Linda Fredricks, Fred Cuthbertson, David Mills, Dan Sheets, Tim Eastridge. City Administrator Hohnbaum, Community Development Coordinate RJ Theofield were present. In addition, Councilor Billings, Angela Caisse and Jewell Thexton were present. Chair Kathy Smith was excused for a planned absence.
4. Public comments: None
5. Approval of Minutes: Commissioner Eastridge moved to approve the minutes of September 18, 2017. Commissioner Sheets seconded the motion. Ayes-All. Commissioner Eastridge moved to accept the minutes of the work session of October 9th. Commissioner Cuthbertson seconded the motion. Commissioner Fredricks suggested an edit to reflect that Commissioner Mills was not present at the October 9th work session and the makers of the motion agreed to the modification of the draft minutes. Ayes-All.
6. Public Hearings:
 - a. Quasi-judicial Public Hearing-Limited Land Use Review-An application for a partition to create two buildable lots on Block 40 West of 8th and South of Ash Street File #2017-17.

City Planner Hohnbaum read the City of Monroe Land Use Script. There was no exparte contacts shared by the commission. At 6:12pm Chair Salot opened the public hearing. City Planner Hohnbaum presented a staff report highlighting the conditions of approvals and sharing a map outlining the intents of the partition.

Applicant representative Dale Drake inquired about the definition of the frontage of the street for the non- remonstrance waiver. Mr. Drake spoke that they are moving forward getting permits for houses subject to planning commission approval. Mr. Drake stated that the applicant had no problem with the condition of approval for fire code required gravel streets for the frontage of the two houses and offered to go 50 feet beyond the second lot edge on 8th Street. The applicant

stated that have agreed to have engineers provide the plans and pay for the city engineer to review the plans. Mr. Drake stated that it was pretty much an extension of what they requested for approval on 10th Street the prior month. Commissioner Cuthbertson asked that the applicant clarify if the burden for the improvement of the street was not to be placed on the new homeowners. The Planning Commission and applicant discussed the process and payment for street improvements based upon when it was done. Commissioner Mills asked about an estimated price for the improvements. The applicant stated that since they were doing half street improvements on 8th Street near the manufactured homes, they were being done professionally. Commissioner Eastridge inquired about a hammerhead requirement but staff and applicant stated that since the street was less than 100 feet off Ash Street there most likely won't be a fire department requirement for a hammerhead. Commissioner Eastridge inquired about the storm water off the roof of the newly proposed tax lots when developed.

RJ asked about the proposed rain gardens and if they would be on site or one large one for all of the required retainage. The commission and applicant discussed rain garden issues and storm water options. Commissioner Fredricks asked about the house sizes and was informed 1500 square feet.

The commission and applicant shared ideas about the best way of addressing storm water which would increase with the development of the land partition including on site rain gardens or connecting to the existing storm water ditches that run down of Ash Street. Commissioner Fredricks inquired as to what the plan to address the storm water on each individual site for that individual structure. The applicant shared that while rain gardens are designed to flow over, typically the on-site facility will address the immediate flow needs.

Chair Salot reminded the group of the process and that all will get an opportunity to speak and participate in the public hearing.

The group discussed what the preferred preference would be to address the run off from the two choices of a rain garden or storm drain system.

Presentation of Proponents: Angela Cassia stated that she would be happy to live downstream from the property. Floyd Billings stated that he has lived here for 50 years and that the City has been dealing with storm water for 50 years. He expressed that the rain garden concept would be an innovative way to deal with a long-term problem. Councilor Billing stated that he was opposed to gravel streets and wanted to know how long it will be when the hard-surface streets were done. CA Hohnbaum responded to an inquiry about who was responsible for the payment of the half street improvements with a sign non-remonstrance waiver. The applicant stated that if DSL doesn't allow it, the streets will not get built no matter who has the responsibility. Jewell Thexton from Ash Street rose and spoke about a dip in front of her house. She stated that the south side of Ash may not have culverts. Ted Crane stated that as a proponent of the project there were some lessons for Monroe relating to the successful rain gardens in Eugene and how it also benefits the city water's system. Mr. Crane stated the only reason why there is a storm

water system is to catch what is involved with the development and not what the existing flow issues may be. Commissioner Mills asked if ground water would permeate the rain garden. Floyd Billing suggested that the city should try the rain garden proposal in attempting to address the long-term issue which the city has not yet resolved.

Chair Salot asked for any other proponents. Ms. Thexton asked about the plan for 8th Street and the applicant provided additional details. Ms. Thexton shared the issues about dust control for the 9th Street dust control.

Presentation of Opponents were called for: None

Questions to the applicant regarding issues raised by opponents and proponents:

Commissioner Eastridge stated that he wasn't against rain gardens but when things over flow, rain gardens don't provide enough capacity. Dale Drake reminded the commission that the conditions of approval included review and approval by city engineer. The commission inquired about the Benton County ability to permit and review rain garden type development. RJ stated that the city had previously been involved with low impact development standards.

VC Salot inquired of the applicant where they were in the DSL process for the full subdivision process and they responded that the delineation with DSL is scheduled in December. Commissioner Cuthbertson stated that with the condition of approvals would require engineering staff approval. VC Salot inquired of the applicant if they would be willing to do a bond rather than a remonstrance and the applicant stated no. Commissioner Mills stated that he had concerns about the remonstrance and the burden being place on new home owners. The commission discussed whether to vote or keep the record open. Commissioner Fredricks stated she was ready to vote. Commissioner Mills stated that he would like to see the costs for what the burden will be on the homeowners. Floyd Billings stated that the price will change every day so that there was no accurate cost and VC Salot stated that the longer the wait the more expensive the cost will be. A ball park price was discussed by the applicant sharing that it would be about \$4,000 for whatever. Mr. Crane stated that as long the owner of the lot was aware of the cost it would be ok. Commissioner Cuthbertson asked about the condition of Ash Street.

Applicant stated that could just build the two houses on Ash Street and not add the two additional houses behind them on 8th and 9th. Mr. Drake stated that they were trying to work with the city on the development. Angela Caisse stated that she had lived in Eugene that had substandard streets and that evidently, they all get fixed.

Commissioner Eastridge shared that the fire chief has set the standard for gravel road per fire code standards. He stated that he liked the fact that homes are being built and that the city has a standard for him to follow and that the city was moving forward even if it was a gravel road. The applicant stated that if he did get the subdivision even if he didn't own the lots that he has developed he would provide the streets.

Ted Crane suggested that the length of the proposed gravel is the length of a driveway. VC Salot closed the hearing at 8:09. Commissioner Eastridge moved to approve the partition application submitted by Pacific National Development Corporation to create two new tax lots on Block 40 tax lot 2000 be approved 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. The maker of the motion and second of the motion agreed to an amended condition of approval for the street coverage to include 50 feet more beyond the far edge of the second lot on 8th Street. Nays: Sheets, Mills, Salot. Ayes: Eastridge, Cuthbertson, Fredricks. Motion Failed. The commission discussed what it would take to get a majority decision of the commission. The commission discussed the code, wetlands, and other issues. Councilor Billings asked if the commissioner approved non-remonstrance previous on the other lots reviewed by the commission recently and was told yes.

Commissioner Sheets moved to that the partition application submitted by Pacific National Development Corporation to create two new tax lots on Block 40 tax lot 2000 be approved based upon the findings contained in the Staff Report and subject to the Conditions of Approval contained in the Staff Report and a Conditions of Approval requiring a bond for the amount set by the city engineer for 125 percent of the estimated cost for curbs, curbs, half streets including engineered approved storm water line prior to the issuing of individual building permits. Commissioner Mills seconded the motion. Ayes: Sheets, Mills, Cuthbertson, Fredricks, Salot, Eastridge. Nays: None Motion passed 6-0.

- b. Quasi-judicial Public Hearing-Limited Land Use Review-An application for a partition to create two buildable lots on Block 40 East of 9th and South of Ash Street File #2017-18.

VC Salot open the public hearing AT 8:25. CA Hohnbaum read the Monroe Land Use Planning Script. There was no exparte contacts by the commission members. City Planner Hohnbaum gave a brief staff report. The applicant asked what would be required just to put in one residence on each lot that faced Ash Street. CA Hohnbaum responded that if the applicant withdrew the application for the partition, the standards would be the city development code for a single house and no conditions of approval would be required by the planning commission. The applicant stated that he would build a house on each, sell the rest of the lots and not continue any development within Monroe and left the meeting.

Angela Caisse asked about the amount of city funds lost by not having the development occur. VC Salot shared that it was an unknown and shared the long-term development plans for the community and that he doesn't had the number for what was on the table on any certain day. Ted Crane spoke stated that if you make things too hard for development to happen that it could scare some development involved. Commissioner Mills stated that the wetland issues made it a tough project.

CA Hohnbaum suggested that the Planning Commissioner make a formal decision regarding the application to protect the City from not having made a decision within 120 days of the application being submitted. He was reminded that the applicant had withdrawn the application and Hohnbaum confirmed that action. However, the City did not wish to be given a notice at a later date that it had not made a formal decision on an application in a timely matter and therefore it could be decided by a court action as being approved.

VC Salot closed the public hearing at 8:42pm. Commissioner Fredricks moved that the partition application submitted by Pacific National Development Corporation to create three tax lots on Block 40 tax lot 2400 be denied based upon the withdrawal of the application by the applicant. Commissioner Cuthbertson seconded the motion. Ayes: All.

7. Old Business:

VC Salot asked if the rest of the agenda could be set to the next agenda. CA Hohnbaum stated that yes that would be find except he wanted to commission to be aware of the November 18th planning event to put on their calendars.

8. Adjournment: VC Salot adjourned the meeting at 8:44pm.

Minutes approved by Planning Commission action November 6, 2017

VC Salot

Date:

ATTEST:

Rick Hohnbaum, City Recorder