

MONROE CITY PLANNING COMMISSION MINUTES

December 4, 2017

6PM City Council Chambers

1. Call to Order: Chair Smith called the Planning Commission meeting to order at 6:00PM.
2. Pledge of Alliance: Chair Smith led the commission and staff in the Pledge.
3. Roll Call: Present was Kathy Smith, Fred Cuthbertson, David Mills, Dan Sheets, Tim Eastridge. Linda Fredricks was excused as she was traveling out of state. City Administrator Hohnbaum, Community Development Coordinate RJ Theofield were present. Clare Baker was the only audience member.
4. Public comments: None
5. Approval of Minutes: Commissioner Mills moved to approve the minutes of October 16, 2017. Commissioner Eastridge seconded the motion. An edit was made regarding the November 18th event within the minutes. Ayes-All.
6. Monroe Future Vision and Planning Draft Documents: Community Development Coordinator RJ Theofield provide a review of the draft documents from the facilitator John Morgan for the community and stakeholders gatherings relating to the future vision of Monroe. Mr. Theofield shared a 4th draft encouraging the commission members to critically review the draft document prior to it being forwarded to the city council for adoption.
7. Shipping Containers Policies: CA Hohnbaum shared some policies from other communities including some which Commissioner Sheets had provided based upon his research on the matter. CA Hohnbaum stated that there is an interest in locating some non-habitable shipping containers for storage purposes. CP Hohnbaum shared that while zone GRA allowed accessory buildings, GRB did not. Staff requested some policy direction so some draft language could be crafted for future discussion and review. There was a general discussion by the commission regarding the various policy options for the City. CA Hohnbaum shared some recent legislation regarding habitable accessory buildings passed by the 2017 legislature and potential future changes.
8. Planning Projects: CA Hohnbaum shared the process regarding the ownership of the local gas station. CA Hohnbaum shared the county call he received about encroachment permits being required for the work being done on Ash Street a county road that is within

the city. CP Hohnbaum provided an update on the Red Hill Subdivision Predevelopment meeting that was held that morning. Hohnbaum shared the original approved application and layout and the current one which is now being moved forward by the developers. CP Hohnbaum sought guidance as to the degree of change being proposed from the tentative plan approved in 2008 and the current plan including the letter from the current developers seeking city's signoff on the modifications they are proposing. CP Hohnbaum stated that since the proposed subdivision faces Orchard which is a county road that currently the standards for the frontage for the project would be county standards without curb, gutters and sidewalks. Hohnbaum also shared that in lieu of this standard, alternative pedestrian options are being considered by the developer including accessing the school property which is near the south end of the parcel being built upon. Commissioner Eastridge moved to recommend approval of the modified tentative plan to the city council from the original approved tentative plan of 92 units to the current configuration of 55 units. Commissioner Mills seconded the motion. Ayes: all.

9. Main Street Update: RJ Theofield, Community Development Coordinator shared a brief update of the Main Street Program and activities. The commission and staff discussed the name of the Main Street program which can be confusing with Monroe's Main Street not being the "main street" of the community.
10. Other Business: Commissioner Eastridge inquired about the city engineer's visit to the city. Chair Smith inquired about the vacant commission seat. Chair Smith nominated Commissioner Dan Sheets for vice-chair and Commissioner Cuthbertson seconded the motion. Ayes-All. Commissioner Mills brought up the drop structure public meeting held last week and some of the issues and concerns. Commissioner Mills shared his concerns that the he had and that he shared with the Executive Director of the watershed council. A joint council/planning commission/watershed work session was suggested in January.
11. January Meeting Date: CA Hohnbaum reminded the commission of the workshop Monday December 11th with the City Council and City Engineer. The commission by consensus decided that they would meet on January 8th.
12. Recommendations to City Council: Work session with watershed council and city council, Recommendation of approval for modified tentative plan for Red Hills.
13. Adjournment: Chair Smith adjourned the meeting at 8:12PM

Minutes approved by Planning Commission action January 8, 2018.



Chair Smith

Date 4-2-19

ATTEST:



Rick Hohnbaum, City Recorder