

MONROE CITY PLANNING COMMISSION MINUTES

January 8, 2018

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 and Tim Eastridge. City Administrator Hohnbaum, Community Development Coordinate RJ Theofield were present. Gordon Kurtz Benton County Engineering, Councilor Billings, Todd and Amy Nystrom and Mr. Eastridge was also present.
4. Public comments: None
5. Approval of Minutes: Commissioner Eastridge moved to approve the minutes of December 4, 2017. Commissioner Mills seconded the motion. Ayes-All.
6. Public Hearing: Red Hills Subdivision Tentative Plan

Chair Smith read the Monroe Land Use Public Hearing Script. There was no exparte contacts, conflicts of interests expressed by any member of the planning commission. Smith lives cross the street from it. No issue from applicant. CA Hohnbaum reminded the commission that once they close the public hearing they are only allowed to communicate with staff so any questions, especially for the applicant that they may have, would need to be addressed prior to the closing of the public hearing.

Chair Smith called for the staff report. CP Hohnbaum presented the staff report and shared the public notice process which exceeded required standards and practices due to the significance of this project. Hohnbaum presented the general plan, the history of the project, that the planning commission was dealing with a new application and fresh start for a project which there has been considerable discussion, the options relating to Orchard Street Improvements based upon a memo from the City Engineer and all of his recommended conditions of approvals. Hohnbaum stated that there were a lot of conditions of approval for the tentative plan because even if the Planning Commission approved the tentative plan, there was still a lot of requirements placed upon the applicant to preform and provide in order to meet municipal, state and federal regulations. CP Hohnbaum highlighted the elements of the Planning Commission decision making as it relates to the proposed project which are based upon the community issues and standards as only the appointed and elected volunteers can define and interpret including Orchard Street Improvements, UGB expansion on neighboring property, park lands being gifted to the City and other livability issues and concerns. CP Hohnbaum encouraged the Planning

Commission to take their time in deliberating and not allow any desires to see a national championship football game deter the due diligence and review of the application. For the record, CP Hohnbaum shared the input received from other jurisdictions and agencies including Benton County, the Monroe Rural Fire Protection District and the Oregon Department of State Lands. Hohnbaum stated that no public input had been received prior to the public hearing.

Chair Smith inquired of the Planning Commission, if they had any questions for the City Staff. Commissioner Eastridge asked about fencing and city staff responded that there weren't any suggested requirements by city for fencing.

Victor Stone, in the audience spoke about fencing being required in the 2008 version of the project to protect the neighboring farm lands from intrusion.

The applicant, Bill Lulay from North Santiam Paving rose to spoke on behalf of the applicant and presented their request and desire for creating an entirely new subdivision within the City of Monroe. He has been brought in recently by the owner. Mr. Lulay expressed regards to the staff on working on this project and literally agreed with all of the conditions of approval requesting a minor tweak on one of them. Commissioner Mills asked if he agreed with the staff recommendation for asphalt sidewalk. On the flag lots street, it is 20 wide hard surface and 25-foot-wide space. He stated that they were well aware of the storm water issues involved and Mr. Lulay shared with the commission the plans for storm water. Mr. Lulay shared his concerns about being required more access points to the property to the west since it was outside of the city limits and urban growth boundary. The only item they are requesting is some flexibility regarding water line sizes. The commission inquired about proposed housing development plans. Eastridge asked if all utilities will be under ground. Eastridge asked how street lights are done with underground utilities. Mr. Lulay mentioned fiberglass poles which are low maintenance. Commission discussed the need or requirements for a planter strip and the applicant stated they were flexible with whatever model they would prefer for them to install. Commissioner Sheets asked about width of the street to the flag lots. Commissioner Eastridge about off street parking. Chair Smith inquired as to the development plan and the number of lots that will be developed.

Commissioner Eastridge inquired about the 2.81 acres' limitations for development and Mr. Lulay stated that it would have to be approved by the DSL. Commissioner Eastridge inquired about storm water drainage from the individual houses and Mr. Lulay shared options that are flexible ways for the flow to occur.

Carol Wilson rose to speak about their ownership of the properties to the east. She shared her concern about how the development would affect their property. Victor Stone stated that water now comes off the hill and goes through their properties in to the proposed development property. Brian Greene rose to speak in opposition of planter

strips being proposed as they are often not maintained and some people try to park on the sidewalks and the planter strips. Mr. Greene suggested that the sidewalks being next to the curb. Victor Stone inquired if 55 houses were actually needed as there are available houses that are empty in the area. He stated that there was no service station in town and no grocery store. Councilor Billings stated that the intent of the city is to having more commercial and retail development within the community. Bill Bullock from Orchard Street inquired about the impact on the city infrastructure with this number of new houses. Mr. Bullock asked if the church has been consulted as it relates to sidewalks. CP Hohnbaum stated that the city engineer and applicant would have to meet with each property land. Gordon Kurtz spoke with one respectful disagreement regarding the planning street connection to the west. He shared that the grid of Monroe would be a potential problem if there is limited access to the property to the west. He advocated for another access point to the west of the subdivision. He expressed concern for the community in developing the path along Orchard Street which will be an ending compromise for the applicant and city.

Commissioner Mills inquired as to where Mr. Kurtz would like to see additional access to the west and he responded next to the drainage. Discussion between Commissioner Mills and Mr. Kurtz about where the additional access would be if the property west of the subdivision did develop.

Mr. Lulay was offered an opportunity to rebut any previous and discussed that the sidewalk on orchard would happen in public right of way and that there was no property owner that would want an addition street next to their house on the urge. Commissioner Mills inquired as the storm runoff issues that were brought up during the public testimony. Mr. Lulay stated that the engineered design flow for the storm water was done. Mills about the sidewalk Orchard Street being on street or on property lines and Lulay stated city's choice. Eastridge inquired as to where does the storm drain from the curbs and gutters flow into and the commission discussed their concern. CA Hohnbaum inquired as to whether or not storm water flow going off site to connect to city storm drain system and he stated that there is no system to connect to. Billings and Greene stated that there is a line available that flows to the river.

CA Hohnbaum suggested two additional conditions of approval.

#33 Park standard to be met

#34 Condition to connect to city system for storm water if feasible by city standard issues.

CA Hohnbaum inquired if they were ready to close the public hearing or had additional questions of the applicant.

Kathy Smith closed the public hearing at 7:58pm

Chair called for questions of staff.

Commission Sheets inquired about the decision regarding the sidewalk or access along Orchard Street. The Commission discussed the options of a bike path along the highway and the property line asphalt.

The Commission discussed the inside of the development having no planter strip and curb lined sidewalks and reached a consensus of no planter strip.

The Planning Commission discussed the issue of fencing and whether or not fencing should or not be a requirement for the development. The Commission discussed the safety elements of fencing to separate the land uses of farming and the housing development.

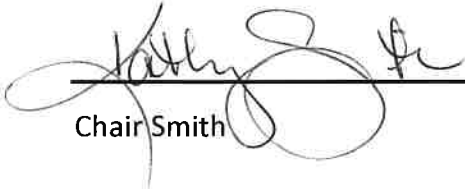
Commissioner Eastridge moved to approve and recommend approval by the city council of the subdivision tentative plan submitted by North Santiam Paving Co. for the Red Hills 2018 subdivision with the conditions of approval drafted by staff and conditions of #33 and #34. Commissioner Mills seconded the motion.

Ayes: All

Smith announced the cc will continue the review. 8:12PM

7. Monroe Future Vision and Planning Draft Documents: Community Development Coordinator RJ Theofield shared the 6th draft encouraging the commission members to critically review the draft document and forward it to the city council for adoption. Commissioner Cuthbertson moved to accept the draft and forward it to the city council with additional public comment. Commissioner Sheets seconded the motion. Ayes: all.
8. Other Business: Work session.
9. Recommendations to City Council: Recommendation of approval for new tentative plan for Red Hills.
10. Adjournment: Chair Smith adjourned the meeting at 8:18PM

Minutes approved by Planning Commission action February 5, 2018.



Chair Smith

Date:

ATTEST: 
Rick Hohnbaum, City Recorder