

# Monroe City Planning Commission Minutes

**July 9, 2018**

**6PM City Council Chambers**

1. Call to Order: Vice-Chair Dan Sheets called the Planning Commission meeting to order at 6:00PM.
2. Acting Chair Sheets requested Commissioner Eastridge to lead the commission and audience in the Pledge of Allegiance.
3. Roll Call: Present was Vice-Chair Sheets, Commissioners Thayer, Cuthbertson, Mills and Eastridge. Staff Present included City Planner Rick Hohnbaum and Coordinator of Community Development RJ Theofield. Audience members included David Williams, Mike Stapleton, Terry Koroush, Charlie Pecorilla, Sam Pecorilla, Bill Lulay and Kent Aldrich.
4. Public Comments: None
5. Approval of Minutes: Commissioner Eastridge moved to approve the minutes of June 4, 2018. Commissioner Cuthbertson seconded. Ayes: All
6. Public Hearing to receive public input regarding the building permit application for a 3,000 square foot pole barn in a Residential Zone A property in the 700 Block of Orchard.

Chair opened the public hearing at 6:10pm. No conflicts of interests or exparte contact were declared by the commission members. No requests were made of the audience to contest any conflicts or exparte contacts. The Planning Commission Chair read the city planning notification script for a quasi-judicial public hearing.

Chair Sheets called for the applicant to present his request. Mike Stapleton (contractor) rose to speak on behalf of the applicant. Mr. Stapleton shared the proposed building plans including size, color and location. Mr. Stapleton shared some engineering plans. Commissioner Eastridge inquired as to the proposed use to be for storage only which Mr. Stapleton affirmed. Commission Cuthbertson inquired about utilities. Commissioner Eastridge inquired about size and Chair Sheets ask about heights. There was a conversation regarding setbacks and easements, orientation of the building. Mr. Stapleton described the location of the driveways including that it currently exists on two tax lots. Mr. Stapleton shared that a representative from the Department of State Lands will be onsite for a wetlands inspection the next day.

City Planner Hohnbaum presented his written report outlining the decision criteria and staff findings. The commission asked a couple of questions of staff and then inquired more from the applicant regarding drainage plans.

Chair Sheets asked for testimony in favor of the proposed application. Terry Koroush rose to speak stating that he was the former land owner of the proposed building site. Mr. Koroush inquired as why property owners have to come to the Planning Commission to get permission to build what they want to build on their own property and stating that he was in favor of the proposed development. Dave Williams rose to spoke stating that he owned the property immediately to the east of the proposed project and has no objection to the building.

Chair Sheets asked for testimony in opposition to the proposed project. Mr. Kent Aldrich owner of the property west of the proposed project shared the planning process which included the comprehensive plan for long term zoning for future development. He stated that it gives assurance to people as to what future development would be allowed in their neighborhoods. Mr. Aldrich stated that it would be very unusual for a 3,000 square foot pole barn to be built in a residential zone. He shared the development plans of 55 houses in the area and that they had been diligent in following the rules and dealing with all the agencies and jurisdictions. Mr. Aldrich stated that a 3,000 square foot structure was not appropriate for that area. He expressed granting an exception of this size would be opening up a door that the city would not want to see. Bill Lulay of Stayton, the contractor for the 55 unit neighboring subdivision shared his concerns regarding the height and requesting similar type material be considered for the pole barn if approved. Mr. Aldrich inquired if it would appropriate to ask for a continuance and chair stated it would be considered by the commission. Terry Koroush asked about how the opposition had more knowledge of the application than the applicant.

Chair Sheets called for testimony from neutral parties and City Planner Hohnbaum stated that he had notified county staff and told them that there would be discussions about access to the proposed building but had not received anything from them nor were they present.

Chair Sheets closed the public hearing at 6:56PM.

Commissioner Cuthbertson shared the reason for the public hearing and their deliberation for this proposed project. The commission discussed the Comprehensive Plan and its role in their decision making. The commission discussed the drainage and wetland issues as well as building and property lot sizes within the immediate area. The commission reviewed the criteria for their decision based upon the code and inquired of the applicant the color of the proposed barn.

Commissioner Mills suggested that the most important element is the storm drain, wetlands and the lot line adjustment process issues be resolved.

Commissioner Eastridge moved to approve the application land use request with conditions;

- a. Approval from DSL on no wetland issues
- b. An engineered drainage plan approved by the City Engineer

- c. That the applicant complete the required lot line adjustment prior to the construction of the proposed building creating a legal lot to establish the proposed building as an accessory building to an existing residence.
- d. That the applicant considers color and appearance concerns when constructing the building.

Commissioner Cuthbertson seconded the motion. Chair Sheets asked for additional discussion and there was none.

Ayes: Cuthbertson, Eastridge, Thayer and Mills. Nay: Sheets

Chair Sheets read the decision statement stating that appeals may be made to the city council in writing within 15 days of the signing of the decision letter for this land use action.

7. A Public Hearing to receive public input for a proposed amendment to the Monroe Land Use Development Code clarifying and limiting the development of Accessory Dwellings and Buildings within the City of Monroe

Chair Sheets opened the public hearing at 7:12pm. No conflicts of interests or exparte contact were declared by the commission members. No requests were made of the audience to contest any conflicts or exparte contacts. The Planning Commission Chair read the city planning notification script for a legislative hearing.

CA Hohnbaum presented his written staff report outlining the proposed amendment changes to the development code and the reasoning behind them as well as the recommendations from the Ordinance Committee which initiated the formal process.

City Planner Hohnbaum provided a detailed review of the proposed amendment to the development code with highlights reflecting the current code and the proposed new code as well as scenarios that are creating the need to change the code.

Chair Sheets called for testimony in favor. At this point the only member in the audience was RJ Theofield and there was no testimony in favor of the proposed ordinance changing the code.

Chair Sheets called for testimony in opposition to the proposed development code amendments. None.

Chair Sheets called for testimony neutral to the proposed amendments. City Planner Hohnbaum read for the record the letter received by the City from Jennifer Bragar, President, of Housing Land Advocates. (He did not read the attachment but the entire letter and attachment was entered into the written record).

Chair Sheets closed the public hearing at 7:40pm.

Commissioner Eastridge inquired about proposed requirements for utility connections. RJ shared the situation with the ADU that he lives in and that there is no homeowner present onsite. Commissioner Cuthbertson (a member of the Ordinance Committee) shared the intent of the

