

# Monroe City Planning Commission Minutes

**August 6, 2018**

**7PM City Council Chambers**

1. Call to Order: Chair Kathy Smith called the Planning Commission meeting to order at 6:57PM.
2. Chair Smith lead the commission and audience in the Pledge of Allegiance.
3. Roll Call: Present was Chair Kathy Smith, Vice-Chair Sheets, Commissioners, Cuthbertson, Fredericks, Mills and Eastridge. Staff Present included City Coordinator of Community Development RJ Theofield and Finance Officer Tracy Jensen. Audience Members included Paul Canter, Cindy Canter, Damien Gilbert, Levi Warriner, Ross Bochsler. Absent Commissioner Cary Thayer.
4. Public Comments: Paul Canter commented on the wetlands work session you don't have to have their permission but you take your chances, but they could probably fine you. Commission discussed this and how quickly wetlands change and how this could impact a project.
5. Approval of Minutes: Commissioner Eastridge moved to approve the minutes of July 9, 2018. Commissioner Sheets seconded. Ayes: All
6. Public Hearing to receive public input regarding the recommendation to accept Tract A (2.81 acres) as a proposed city owned park on the Red Hills Subdivision.

Chair opened the public hearing at 7:02pm. R. Bochsler, one of the owners of the Red Hills Subdivision, shared the company's vision on the park land and that once established maintenance would be minimal. C. Canter clarified what they would be donating with the property and Red Hills will not supply bark, or playground equipment. Eastridge asked about how the pond would function. Bochsler explained, it is to collect storm water from the new development. With the pervious surface the pond will be there to help with erosion. The topography won't work to connect to current storm water on Orchard. The retention pond will hold the 2-year, 5-year 10 year and 25-year floods. C. Canter asked how the current population is going to feel about developing this new park and not finishing the existing parks. What is the expectation to the new residents, Bochsler clarified that the discussion of it being a park is an internal discussion and it is being advertised as open green space. Eastridge clarified the road on the back of the property, it will be gravel and there will be bollards place so only city and emergency crews have access to this road. Fredericks asked about the original plan for this property. Bochsler said it was not originally planned to be donated as a park but the decision was made because of the wetlands. RJ shared insight into what is on the Parks Master Plan from 2011. Mills asked if the city doesn't take ownership what their plan is. Bochsler was unsure of what the next steps were for the

property. Eastridge asked what has happened on the property now. Bochsler said they left it as is and they have built the pond, just mowed it. There is a landscaping for storm water treatment plan on this pond. There will be water in the pond probably less than 20 percent of the year. Eastridge clarified the second entry between lots 33 and 34. L Warriner, from Red Hills, stated that is the existing storm drain and a culvert and it will stay an open ditch. Eastridge asked about lights and if the city wants light at this property it would be at the expense of the city. Staff discussed the possibility of putting street lights up away from the wetlands. C. Canter clarified who would be responsible if the city didn't accept it. Fredericks asked about the vision of who would utilize the park. Chair Smith asked about what is wetlands and what isn't in this proposed area. Eastridge asked about the other vacant land. Bochsler said no determination has been made yet on the other land and they would be happy to discuss donating that as well at a different time. Eastridge suggested a Frisbee golf course. Theofield showed maps of wetlands. Chair Smith asked if other questions or comments, suggestions.

Chair Smith closed the public hearing at 7:18M.

Staff deliberated on decision to recommend that it is suitable for park and recreation services

Commissioner Fredericks moved to recommend to the city council to accept Tract A (2.81 Acres) as a proposed is suitable for park and recreation services on the Red Hills Subdivision; Commissioner Mills seconded the motion. Ayes: all Nay: none


Frederiks asked about the for-sale sign on the property. Bochsler said they are looking to sell to large developer or possibility to sell to individual people. There will be a one or two-person architectural committee to provide oversight on the homes. They envision 1200 to 1400 square feet homes in the \$200 to 250,000 range. Recommend contact agent on that. Commission deliberated with Red Hills Staff on progress of the development. Its moving along.

7. Development Project Updates – Theofield reviewed the staff report provided by Rick Hohnbaum outlining the current planning projects.
8. Other Business: none
9. Adjournment: Chair Smith adjourned the meeting at 7:24pm.

Respectfully Submitted;

Tracy Jensen, Interim City Recorder

Approved by Planning Commission Action on September 10, 2018

  
Chair/Vice-Chair \_\_\_\_\_ Date \_\_\_\_\_

Attest: \_\_\_\_\_  
RJ Theofield Community Development Coordinator

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