

MONROE CITY PLANNING COMMISSION MINUTES

September 10, 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, Dan Sheets, Linda Fredricks and Tim Eastridge. CA Hohnbaum announced that Commissioner Mills would be unable to attend. City Administrator Hohnbaum, Community Development Coordinators RJ Theofield and Taylor Evans were present. Cam Bishop from Corp of Engineers, Dana Dedrick from the Long Tom Watershed, Shay Peeler, Curtis Peeler, Steve Girard and Carole Girard were present to participate in the meeting. Audience members included Todd Nystrom and Amy Nystrom.
4. Public comments: Shay and Curtis Peeler shared their situation in which they wish to build a home. With a city requirement of a maximum lot size and their desire to build a house where one existed previously from their family ownership of the property, they stated that it was cost prohibitive to install utilities to all the lots that would need to be created in order for them to build on a lot that was less than 14,000 square feet. They stated that they are not looking to develop the property but just replace the location of a residence where one previously existed. CA Hohnbaum rose to share the status of their request and their interests including a couple of considerations relating to the city's code for non-conformance of land use within the City. Hohnbaum stated that he could permit the house based upon the fact that the code exempts residential nonconformance which could be appealed to the planning commission or the Peelers could apply for a conditional use permit to the planning commission and they could review and approve a formal decision for the site plan review for the house to be built. The Planning Commission discussed the options and suggested that a formal decision by the Planning Commission would be in the Peeler's best interest and encouraged them to submit an application for Conditional Land Use Permit in order to move their process forward. The Peelers thanks the commission and staff for their consideration and time and left the meeting.
5. Approval of Minutes: Commissioner Eastridge moved to approve the minutes of August 6 Planning Commission and Parks Committee Joint Work Session, Planning Commission Minutes of August 6th and the Work session with the City Engineer held on August 6th. Commissioner Fredricks seconded the motion. Ayes-All.

6. Public Hearing: A Public Hearing to receive input regarding the request to vacate 125 feet of Corvallis Street.

Chair Smith called the public hearing to order at 6:25PM. Steve Girard rose using the whiteboard and shared the outlay of the properties in the area of their requested street vacation.

Chair Smith called for the staff report. CP Hohnbaum presented the staff report highlighting the consistent communications and planning and conversations which occurred with the applicant even prior to submitting the land use request. CP Hohnbaum shared that copies of the staff report and application were provided to both ODOT and the Monroe Rural Fire Protection District and Monroe Telephone Company for their review and consideration.

Commissioner Fredricks moved to recommend to the City Council with the provision of easement for the utilities to grant the street vacation as requested. Commissioner Cuthbertson seconded the motion. Ayes: All.

7. Rick Introduced Taylor Evans, the new RARE Participant for the City of Monroe. Taylor Evans was asked to share a little bit about herself and her background which she provided.
8. Presentations: Corp of Engineers and the Long Tom Watershed presented an update about the process and the alternatives addressing the long term plan for the 1135 Grant and the Long Tom River Plan for the benefit of the City of Monroe. Cam and Dana shared the conversations and the discussions that have taken place and the expectation of the 1135 Grant that could be awarded and the diversity of many processes both planning and implementation of connected projects. Cam and Dana shared a water front project that they are doing in cooperation with the school district to create a more pleasant natural environment immediately behind the high school which would lessen the stagnant water and the insects that affect the sports field next to the river. Cam and Dana shared objectives of all three organization and alternatives including addressing local needs and maintenance of the final product. Dana shared a new "Stakeholder Engagement" Grant that they have an opportunity to share with the City which could be a real resource for funding technical assistance as it relates to our river improvement project as well as increase community engagement. Commissioner Eastridge inquired as to what the next step was as it relates to the information provided to date and Cam shared that sometime there will hopefully be a convergence of the funding and support from the watershed, the funding from COE and the desired outcome determined by the City of Monroe. The staff and commission discussed the diversity of options and the potential elements of the project including potential effectiveness of the alternatives and costs.

9. Development Project Updates: City Planner Hohnbaum shared the various projects and Planning Land Use Decision Files currently being addressed by city staff including the pole barn project on Orchard Street and the 18 2018 planning files opened so far.
10. Broadley Winery Sidewalk Overhanging Project: CA Hohnbaum presented a proposed store front overhang project being planned by the Broadley Winery. Hohnbaum stated that while there is no approval permitting process for the city in regards to this project, they were seeking City input and counsel on their proposed project.
11. Transportation Growth Management Grant Award and Project: RJ Theofield shared the press release outlining the TGM Grant awarded to the City. RJ shared the \$140,000 grant elements and goals and the next step of creating a scope of work for the project. Commissioner Fredricks inquired as to what the deliverables will be for the grant.
12. Other Business: Eastridge inquired about Pacific Addition and CP Hohnbaum provided an update including the upcoming preconstruction meeting scheduled for later that week. The Planning Commission reminded staff that they had voted in opposition to the Pacific Addition 8 house development project.
13. Adjournment: Chair Smith adjourned the meeting at 8:10PM

Minutes approved by Planning Commission action October 1, 2018.



Chair Smith

Date:

ATTEST: 
Rick Hohnbaum, City Recorder