

# MONROE CITY PLANNING COMMISSION MINUTES

October 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, Dan Sheets, Linda Fredricks and Tim Eastridge. CA Hohnbaum announced that Commissioner Mills would be unable to attend. City Administrator Hohnbaum, Community Development Coordinator Taylor Evans Jackie Coronado Administrative Assistant were present. The audience included Shay Peeler, Curtis Peeler, Todd Nystrom, Amy Nystrom, Paul Canter, Cindy Canter, Floyd Billings and.
4. Public comments: None
5. Approval of Minutes: Commissioner Eastridge moved to approve the minutes of September 10, 2018. Seconded by Commissioner Cuthbertson. Ayes-All.
6. Public Hearing: A Public Hearing to receive input for Requested Land Use Action for a Conditional Use Permit at 645 Ash Street.

Chair Smith called the public hearing to order at 6:05PM. CP Hohnbaum gave a brief overview of the application and purpose.

Mr. Peeler shared their application asking for the waiver for the maximum lot side by the conditional land use and was fine with the condition of utility requirements at the future development of the property. The commission reviewed the application and asked questions about the site location on the property.

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 Benton County and the Monroe Rural Fire Protection District and Monroe Telephone Company for their review and consideration.

Commissioner Smith asked for testimony in favor. Paul Canter.

Chair smith asked for any testimony in opposition. None

Testimony in neutral. CP Hohnbaum pointed out the Benton County testimony.

Commissioner Cuthbertson moved to approve per conditions recommended by staff.

Commissioner Eastridge seconded the motion. Consensus that the county requirements included the memo from county. Ayes: All.

7. A public hearing to receive public input regarding the vacation of an alley. CP Hohnbaum stated that the staff is requesting an informal public hearing and a recommendation to the city council for the vacating of an alley as a part of the Brew Pub Development Project. Todd Nystrom presented map to the commission and presented their request to vacate the alley off of Kelly Street. Chair Smith asked if any commissioners had a conflict of interest and Commissioner Eastridge has driven past the place over the past 40 years. Commissioner Sheets stated he has walked by it. Chair Smith declared knowledge of the applicants and that Commissioner Fredricks declared she was friends of the applicants. Questions of staff about easements. Chair Smith called for testimony in favor. Paul Canter testified in favor stating that this was great community development. Chair Smith called for testimony in opposition. Chair Smith requested neutral testimony and CP Hohnbaum stated that notifications were sent to four agencies but no testimony was received. Commissioner Eastridge moved Commissioner Fredricks seconded the motion to recommend approval to the city council. Ayes: All.
8. Discussion of recent Planning commission training event. Commissioner Eastridge shared some highlights regarding exparte conflicts that should be made a part of the record. Eastridge shared a speaker at the LOC conference about the exploration of temporary insertion of changes to traffic and pedestrian paths in a community. Commissioner Sheets shared the mural tour he took in Eugene as a part of the LOC conference. Chair Smith asked about the pop-up gallery that was being considered and Taylor provided an update of that project and interest.
9. Development Project Updates: City Planner Hohnbaum shared the running list of planning files provided in the Planning Commission Packet. Taylor shared the November 17<sup>th</sup> strategic planning workshop.
10. Other Business: Eastridge asked about remodeling of streets and survey project number of remonstrances that are out there in the city files. Creating a list and notifying all of the property owners would be a good practice for city planning. Floyd Billings stated that there would not be the Ash Street mess if the council had adhered to the Planning Commission recommendation.
11. Adjournment: Chair Smith adjourned the meeting at 6:45PM.

Minutes approved by Planning Commission action February 4, 2019.

  
Chair Smith

16 April 2019

ATTEST  Date:  
Rick Hohnbaum, City Recorder