

# MONROE PLANNING COMMISSION MINUTES

March 2, 2020

6 PM

Monroe City Hall

**Present:** Chair; Kathy Smith, Commissioners: Fred Cuthbertson, Tim Eastridge, David Mills, Dan Sheets. Staff: Laurie Eastridge, Administrative Assistant, Patrick Depa, Benton County Associate Planner. Audience: CP; Floyd Billings, and Steve Wilson, MonteVista Homes.

**Call to Order:** Chair Smith called the meeting to order at 6:00 pm.

**Public Comments:** None

**Approval of Minutes:** Commissioner Eastridge moved to accept the December 3, 2019 minutes and Commissioner Mills seconded the motion. Ayes: All

**PUBLIC HEARING:** Chair Smith opened the Public Hearing at 6:02. Discussion on Draft System Development Charges Methodology. No script for the chair to follow was presented. Patrick Depa mentioned that from before when the SDC were developed it wasn't through this methodology, rather just gathered information from other cities to use. This current draft is a more scientific version of what was done in the past. Commissioner Cuthbertson questioned if the Planning Commission was to determine to recommend this to the Council, but not the rate of the SDC fees. Commissioner David mentioned that the system was fine, but the charges are high. Commissioner Eastridge would like to send this plan to the council, with the stipulation to stay with the current fees. Commissioner Sheets said that when there was a work session with City Council it was discussed to keep the current fee, but every year a 2% increase.

**Staff Report:** None given

**Public Testimony:** Steve Wilson with MonteVista Homes, which is based out of Bend and currently the builders in the Red Hills Subdivision. He gave several reasons why building homes in Monroe was appealing, between Corvallis and Eugene and people wanting to live in a more relaxing life style community. SDC charges can significantly impact the affordable level of homes. Commissioner Eastridge commented that the Red Hills Subdivision is the most up-to-date and current set up: curbs, gutters, sidewalks, etc... for the City of Monroe. Steve replied that the idea for system development charge is for the impact of future homes have on the city, not to bring it up to a higher standard. Chair Smith said that she's noticed that they are over in Red Hills, seven days a week. Commissioner Eastridge was impressed with the quality of the homes and how different each home looks. Steve replied that they have only so many plan designs, but each home can have different modifications to make it unique. Commissioner Cuthbertson asked Steve what is your target SDC fees? Steve comments: each community will be different depending on many factors; Land cost, material cost/delivery and labor.

Other public comments: CP Billings: this is the first group that encourages growth in the City. If we need to look at the SDC fees to keep growing, we need to look at it that way.

Chair Smith closed public hearing 6:28 pm.

Other discussion with the Draft SDC Methodology plan, included Fees, Transportation cost, increased city growth, etc... It was suggested that the Red Hills development be "grandfathered" into the current SDC fees.

Commissioner Eastridge made a motion to accept the methodology with the current SDC fees. After much discussion, the motion was amended that we table this until we can have another meeting, with Civil West and get some clarification to our questions. 2<sup>nd</sup> the motion by Commissioner Cuthbertson, Vote: All Ayes. Commissioner Cuthbertson suggested that there be a meeting with Rick and City Council Members to make a list of questions before meeting with Civil West.

**Riparian Review:** Patrick Depa led discussion on this. He will send Rick some information on this to give to all Planning Commissioners before the next meeting. Shaffer Creek and The Brickyard areas were mentioned.

**Training and Review and Preparation for the Development Code Composition Project.** Patrick Depa talked about Oregon's Statewide Planning Goals and Guidelines. Talked about the Planning Commission Responsibilities:

- Understand land use planning
- Reflect the values of the community
- Educate the public on land use
- Understand opportunities and limits of PC authority
- Understand the legislative and quasi-judicial processes
- Interpret and apply zoning ordinance provisions
- Make decision/recommendations.

Having a questionnaire for the community not just Monroe citizens might be something worthwhile to develop. Have a booth at Festival, Farmers Market, School events, etc...

**Other business:** Commissioner Eastridge asked what happened to the resolution to send to the council about inspections of driveways, yards for new development, and a fee. Did anything happen with this? It was called a Site Development Review. We need to find out what happened with this. Then Commissioner Eastridge asked about how many remonstrance accounts it has.

**Adjournment:** Chair Smith adjourned the Planning Commission meeting at 7:45 pm.

Minutes approved by Planning Commission action on April 6, 2020

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Chair Kathy Smith



Date: Aug 3 2020

Submitted by:



Laurie Eastridge