

CITY OF JEFFERSON
Planning Commission Meeting
January 6, 2022
6:30 PM

COMMISSIONERS PRESENT: Bruce Forbes, David Jones, Jacqueline Deeds, Ron Gilles, Joseph Moore, Edie O’Neil, Erica Lummer

COMMISSIONERS ABSENT: None

COUNCIL LIASION: David Watkins

STAFF PRESENT: Deanna Donato & Kiel Jenkins, COG Planner via Zoom

APPLICANT: Laura Laroque/Brian Vandeta, Udell

I. **Call to Order:** Ron Gilles called the meeting to order at 6:32 PM. New Planning Commissioner, Erica Lummer, was introduced to the Commission.

II. **New Business:**

2.1 Selection of Chair & Vice Chair: Ron called for nominations for Chair position. Edie O’Neil nominated Ron and Dave Jones seconded. No other nominations were made. Ron then called for nominations for Vice Chair. Bruce Forbes nominated Edie O’Neil and Joseph Moore seconded. No other nominations. Ron called for a vote and all were in favor. Approved unanimously.

2.2 Public Hearing for Partition 2021-01 & Subdivision 2021-01:

A. Open Public Hearing: Ron opened the hearing at 6:55PM and read the script before turning over to Kiel Jenkins for Staff Report.

B. Presentation of Staff Report: Kiel began staff report by stating the approximate location of the proposed partition and subdivision. He stated the proposal included two applications, one for a partition and the other a 67-lot subdivision. Approval of the SUB 2021-01 is dependent on approval of PAR 2021-01. The partition would also need to be recorded prior to the subdivision plat. Parcel 1 is located on the west side of the subject property and will include an extension of Greenwood St. from the West and 9th Street from the North. The subdivision will also include the additions of two streets running from East-West. Included within the subdivision is 8th St., but this

will not connect to the existing stretch of 8th St. The subdivision would include street improvements and dedication of about 1.2 acres for a park. Kiel stated both of the submitted applications were a Type B process, which means the Planning Commission will decide after the hearing closes. Kiel also informed everyone that comments had been submitted by Jay Jackson after packets went out but before the meeting to be included in the record, and that copies were in front of each Commissioner. Kiel informed the Commission that the Department of State Lands (DSL) received notice of this development and in return a response indicating the presence of wetlands on the subject property. Marion County was also asked for their comments and none were received. Kiel went over all the criteria needed for a partition and a subdivision. It was explained that there would only be one cul-de-sac proposed and only one flag lot as well. He stated the applicant was required to either dedicate 7% of gross land area to the City for a public park or provide a fee in lieu of dedication at the City's discretion. The applicant has dedicated 1.38 acres for a park which exceeded the required 1.23 acres. The City Engineer, Steve Ward, provided additional comments for proposed water, sewer, and drainage along with street layout. Steve said it was acceptable and must meet Public Works Design Standards (PWDS) at completion. As for the subdivision, Steve also added comments for the proposed access stating the proposed street layout is acceptable and the City will need to dedicate the required Right-of-Way for extension of Greenwood Street and shall be done as per PWDS.

Kiel then stated that based on the finding in the staff report, staff recommends the Planning Commission approve Partition 2021-01 and Subdivision 2021-01 with the conditions listed in the report.

Ron then asked if the Commission had any questions for staff, hearing none he moved on.

C. Presentation from Applicant(s): Laura Laroque and Brian Vandetta from Udell Engineering were representing the applicant, Dennis Derby, who was attending via Zoom. Laura had a slide show to present with better visuals to help explain things a little more. She stated that this subdivision will be residential single-family homes. The proposed internal streets will connect to the current City streets of 9th and Greenwood and would eventually would also include 10th and 12th streets also.

Brian Vandeta explained that since the area is a wetland, they will have to meet City standards and also the standards of the State that are way more

stringent than what the city has. He assured the Commission and visitors as well that they plan to meet all requirements as well as assured everyone that they would be expanding the drainage detention area in order to keep neighboring properties from being flooded. He again stressed that the area is a wetland and they have city rules to follow as well as the state rules that are much more stringent. Brian then asked the Commission if they had any questions for them.

Edie and Ron both had some questions regarding the park area. Brian stated they were working with the city on a developer agreement to get all requirements met. Ron then asked if an impervious surface test had been done. Brian replied they did not, but plans had been submitted to the city Engineer giving two options of volume of storm water.

Edie asked if the drainage proposed on Greenwood was different than the current detention pond. Brian replied that he did not believe the discharge would make it any worse than what it is now. Steve Ward added that all drainage would go through the detention facility and not down Greenwood. There were more questions regarding drainage and Steve said they would be working with the developer on this, and also reminded the Commission that this developer can not solve drainage problems that are not theirs. No other questions so Ron moved on.

D. Public Testimony: Ron called for any public testimony in favor and there was none. He then called for testimony in opposition.

John Lucas- 952 Filbert St-he had many concerns regarding drainage and how it would affect the neighboring properties. Steve gave general information regarding drainage and stated he wouldn't know for sure what the drainage plan will be until a final drainage plan is submitted. He informed everyone that the city has an ordinance that states all drainage must be reviewed before occupancy is allowed. He again assured Mr. Lucas that the drainage from the development will not be allowed to back up neighboring lots, but until a final design has been submitted not much more he can do.

Jay Jackson-949 Filbert St. – Asked that his comments he submitted be entered as part of the record. Dave Jones commented on his submittal that ODOT has been working with the City on the transportation system and most of what he asked is currently being reviewed by that committee. Kiel then stated the transportation system has not been updated since 2001, and by updating the system, communication is being shared to get several issues

fixed.

Ron called for any other questions and questions neither for or against the application; hearing none he moved onto rebuttal from the applicant.

Brian stated that he felt Steve Ward had addressed the issues and that they would be working closely with him to make sure everything is addressed.

Ron then closed the public testimony.

E. Close Hearing/ Commission Deliberation and Decision:

Ron closed hearing at 7:45 pm. Ron stated that it appears everything is all spelled out before them and asked if there were any questions. Hearing none a vote was called for.

Jacqueline moved to approve PAR 2021-01 and SUB 2021-01 with the conditions listed. Edie seconded. All were in favor and passed unanimously.

III. Old Business: none

IV. Approval of Minutes-September 16, 2021. Edie moved to approve the minutes as written and Joseph seconded. All were in favor and approved unanimously.

V. Visitors: none

VI. Commissioner Questions & Comments/Staff Comments:

Commissioners had no questions or comments. Deanna informed the Commission that the next planning meeting would be February 3.

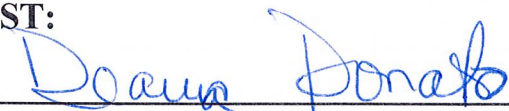
VII. Adjournment: Bruce moved to adjourn and Erica Lummer seconded. All were in favor and meeting ended at 8:08 pm.

MINUTES APPROVED THIS 3 DAY OF Feb 2022.



RON GILLES, CHAIR

ATTEST:



Deanna Donato, Deputy City Recorder