

CITY OF JEFFERSON
City Council Meeting Via Zoom
Public Hearings
January 28, 2021
3:30pm

COUNCILORS PRESENT: Mayor Myers, David Watkins, David Kellogg, Dave Beyerl, Bob Rossiter, Patrick McKenzie, Walt Perry

COUNCILORS ABSENT: None

STAFF PRESENT: Sarah Cook, CM/R; Jeff Buskirk, PWD, Deputy's Aaron West and Alex Fox, MCSO; Kiel Jenkins, COG Contract Planner

- I. **MEETING CALL TO ORDER** – Mayor Myers called the meeting to order at 3:32pm, noting it was a full agenda, so he proceeded immediately to the first item.

- II. **PUBLIC HEARING** – ZONE CHANGE 2020-01: 362 S. MAIN ST.

Mayor Myers opened the hearing at 3:32pm and called for any conflicts of interest, bias, or ex-parte contact, for which there were none. He further confirmed there were no concerns with the notice of the hearing or the City Council's ability to hear the matter, before proceeding to read through the required land use law statements.

Kiel Jenkins presented and summarized the staff report, first noting that the written comment period would have to be left open an additional 3 days, due to some technical errors he was having during the email transitions from the previous Planner. So, the Council would conduct the hearing, allow for comments an additional 3 days, and wait to make the formal decision at their February 11th meeting. With that, he proceeded through the staff report, noting the proposal was to change the zone of the noted property from it's current R-2 zone, to R-3, which would allow for multi-family housing. Kiel worked his way through his summary of the review criteria outlined in JMC 12.100.050, followed by the criteria of request, all of which had been met. He noted the Council was simply considering the request for the zone change at this time. Should a site plan be submitted for future construction, a separate site plan review would take place, which would involve the City Engineer and all others. Kiel noted the Planning Commission had conducted their hearing on the matter and recommended Council approval of the zone change request.

Questions from Council: Concern was raised by various Councilors regarding adequate parking and increased traffic an apartment complex might bring, to which Kiel Jenkins noted the applicant had submitted materials that met state law in relation to traffic flows and all of those questions would be addressed if and when a construction plan was submitted later.

Presentation from the Applicant: Matthew Conser addressed the Council, noting the proposal met all City code and state requirements and they were looking to pursue the highest and best use of the property and share it with others. He noted his family business had constructed in Philomath, Corvallis, Salem, Woodburn and more. They don't build targeted low-income properties and they build, hold and manage all of their own properties, in addition to offering property management services to many others, including the local Hazel Hollow apartments. Matthew noted the site and requested zone change were consistent with the City's own policies that encouraged higher density housing near the downtown core, not to mention the great need for housing in general. The site had the possibility of 30 modern, well-built units with adequate parking, a children's play area, and an on-site dog park. Their research and work included MC Public Works, the City, ODOT, various engineers, and performing traffic studies. There would be approximately 23 trips in excess of what would already be allowed in its current zone of R2.

Public Testimony – Mayor Myers called for testimony from those in favor; there was none. He called for testimony from those opposed; there was none. Last, he called for testimony from anybody neutral and Joseph Dyer, 385 S. Main Street, commented that he was neither for, nor against, the proposal; however, he had general questions about how his property value might be affected and what the current R2 zone might look like if it were developed. Matthew Conser addressed the questions, noting they wanted to be good neighbors and further speculated on what the apartments might look like with fire sprinklers, 1 main entrance and 2nd emergency only exit. He added they would be making a \$6 million dollar investment into Jefferson, which they took very seriously. They had strict renting criteria and rules and will rent to anybody that meets them. To better describe what could be put on the site with it’s current zoning, Matthew explained it could be four 4-plex’s with tandem parking and cars backing out onto Main St. The benefit of up-zoning allowed them to build a better looking project with safer access and more parking, not to mention they were more efficient for them to build and offer more amenities.

With no further comments, the public hearing was closed at 4:25pm. The written comment period would remain open for 3 additional days and the resolution would come back to Council for adoption at their next meeting.

III. OLD BUSINESS

3.1 PUBLIC HEARING – ORDINANCE #717, Repealing JMC Chapter 8.12.050, Storage of Motor Vehicles on Streets, and Establishing a New Chapter 9.25, Habitation on Right of Ways

Mayor Myers opened the hearing at 4:26pm and read the purpose of the hearing, background and summary. There were no abstentions from Council and no written testimony had been received. Mayor Myers called for oral testimony from anybody present; there was none. With no questions from the Council, the hearing was closed at 4:30pm. Moving on, Mayor Myers read the required language for adoption of an ordinance and then read Ordinance #717 by title only for the first reading. Councilor Beyerl moved to adopt the ordinance and pass it to the second reading by title only. Councilor Perry seconded. All in favor: Ayes – 6, Opposed – 0. **APPROVED.**

Mayor Myers read Ordinance #717 by title only for the second and final reading. Councilor Beyerl moved that the Ordinance pass and that the title of the Ordinance become the Ordinance. Councilor Perry seconded. Roll Call Vote: Beyerl – yes, Watkins – yes, Kellogg – yes, Perry – yes, Rossiter – yes, McKenzie – yes. **APPROVED.**

Briefly before moving on, Deputy Alex Fox introduced himself to the Council, noting he had taken the place of Deputy Vogel who had taken a military assignment. Council welcomed him.

IV. NEW BUSINESS

4.1 Proposed Abatement: 218 S 6th Street

Mayor Myers sought comments from each Councilor, all of which agreed it was cut and dry and the need for abatement was obvious. Samantha Rodriguez, a nearby neighbor residing at 245 Armor Pl, was appalled by the condition of the property and the owners lack of initiative to remedy it. Councilor Watkins moved to approve the recommendation from staff to order the property abatement, located at 218 S 6th St, and further request the Municipal Court Judge to issue an administrative warrant to grant access to the property. Councilor Beyerl seconded. All in favor: Ayes – 6, Opposed – 0. **APPROVED.**

4.2 Budget Committee Volunteer Application – Edna Campau

Councilor Perry moved to accept the application and appoint Edna to the Budget Committee. Councilor Beyerl seconded. All in favor: Ayes – 6, Opposed – 0. **APPROVED.**

V. **CONSENT AGENDA** – Councilor Beyerl moved to approve as presented. Councilor Watkins seconded. All in favor: Ayes – 6*, Opposed – 0. **APPROVED.** *We seemed to have lost connection with Councilor McKenzie at this point (4:35pm)

VI. **VISITORS** – none

VII. **STAFF/COUNCIL COMMENTS**

Sarah Cook provided a quick update on City business, staff changes, and the old gas station property. Jeff Buskirk offered a brief update on the water treatment plant project.

David Kellogg asked about availability of training or educational literature for a new Councilor. Sarah would send him a few things, since LOC's in-person essentials training had been cancelled due to Covid. Walt Perry expressed the need for consistent code enforcement, to which Sarah Cook explained City staff's involvement, in addition to MCSO. There had been no movement from COG in relation to hiring an Enforcement Officer that could be shared with several small cities, but she would check in with them to see if it was still on the table. David Watkins noted that while the Technology Committee was not meeting, rest assured the Broadband project with Marion County was moving full steam ahead and a Dig Once policy would be coming. Mayor Myers complimented the remarkable work being done at the Conser House and shared that the Chamber was looking to hold outdoor movies in the summer.

VIII. **ADJOURNMENT** – Councilor Watkins moved to adjourn, seconded by Councilor Perry. All were in favor and the meeting closed at 4:51pm.

MINUTES APPROVED this 25th day of February, 2021.



Michael D. Myers, Mayor

ATTEST:



Sarah Cook, City Manager/Recorder