

**CITY OF JEFFERSON**  
Regular Council Meeting Via Zoom  
Public Hearing  
February 25, 2021  
3:30pm

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

**COUNCILORS ABSENT:** None

**STAFF PRESENT:** Sarah Cook, CM/R; Jeff Buskirk, PWD (phone)

- I. **MEETING CALL TO ORDER** – Mayor Myers called the virtual meeting to order at 3:30pm.
- II. **PUBLIC HEARING – DCA 2020-02:** Ordinance #718, Amending the City’s Comp Plan to Incorporate City’s Parks and Recreation Capital Facilities Plan and Amending JDC Chapter 12.80 to Require Dedication of Parkland or a Fee in Lieu of Dedication for Subdivision Applications

Mayor Myers opened the public hearing promptly at 3:30, confirmed there were no conflicts of interest among the Council, and proceeded to read through the required declarations and order for the hearing before turning it over to City Attorney, Dan Lawler to present the staff report.

Dan Lawler introduced himself to Council and explained his participation in the project thus far, noting he had presented before the Planning Commission as well and prepared the Ordinance for the Council’s consideration. He noted the changes would amend the Development Code to require dedication of acreage, or a fee, when new subdivisions were developed. In addition, it would amend the City’s Comprehensive Plan to incorporate the Parks Capital Facilities Plan into it. Moving on, Dan went through the various sections of the proposed Ordinance with the Council, explaining the 7% proposed fee, which he noted was very middle of the road, but Council could select a different fixed amount if they chose, or decide the fee on a case-by-case basis. It was at the City’s discretion whether dedication of land would be required, or the fee. He spoke on the lack of parks in the City, noting the Parks Master Plan indicated the City was some 20 years deficient, and specifically needed more neighborhood parks to accommodate subdivisions.

Councilor Perry confirmed the land that might be required to be dedicated to the City would then become publicly owned, City property. Councilor Kellogg questioned the process in terms of collecting from developers, but not apartment complexes to which Dan Lawler explained the criteria within the Parks Master Plan, which was based off of acreage, not population. Moving on through the staff report, Dan confirmed that all the notices for the hearing were posted and published, as legally required. The Planning Commission held their hearing and forwarded it to City Council without changes. He spoke on the criteria required for legislative amendments, noting the Comp Plan and Development Code were reviewed for consistency with the statewide planning goals and all had been met. Dan explained what the City was doing in the process was lawful, met all criteria, and he recommended approval, noting the City was in a good place to adopt the amendments.

Public Testimony – Mayor Myers confirmed no written testimony had been received and then called for any public testimony, to which there was none. He closed the hearing at 4:04pm and moved into Council deliberation and decision. Councilor Kellogg questioned if SDC fees were enough and expressed further concern about taxing or punishing the developer by requiring they donate land or pay a fee, but not the developers of apartment complexes. The City Attorney explained SDC’s were doing their job in terms of development happening, but they were just one tool that was intended to be used with other tools like it. There was discussion surrounding the SDC fees, and Sarah Cook confirmed they were charged per unit at the rate of \$4262 for parks, so a 30-unit apartment complex would pay that SDC 30 times, for a total of \$127,860

for parks. Councilor's Beyerl and Rossiter pointed out that apartment developers may actually pay more when considering the space being used, as opposed to a housing development where the homes are more spread out on larger land.

Mayor Myers moved on to the ordinance adoption procedures, reading Ordinance# 718 by title only for the first reading. Councilor Beyerl moved the ordinance be adopted and moved to the second reading by title only. Councilor Watkins seconded. All in favor: Ayes – 6, Opposed – 0. **APPROVED.** Mayor Myers proceeded, reading Ordinance# 718 by title only for the second and final reading. Councilor Perry moved that the ordinance pass, and the title of the ordinance become the ordinance. Councilor Beyerl seconded. Roll Call Vote: Beyerl – yes; Perry – yes; Watkins – yes; Kellogg – yes; McKenzie – yes; Rossiter – yes. **APPROVED.**

III. **OLD BUSINESS** – none

IV. **NEW BUSINESS** – none

V. **DISCUSSION/INFORMATION** – none

VI. **CONSENT AGENDA** – Councilor Watkins moved to approve, seconded by Councilor Beyerl. Discussion: Sarah Cook provided background on the contract lawncare at the Cemetery; a move away from having caretakers on the City's payroll after the Alexander's retired. All in favor: Ayes – 6, Opposed – 0. **APPROVED.**

VII. **VISITORS** – None

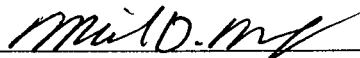
Mayor Myers had to leave and excused himself at 4:25pm; Council President, Dave Beyerl would wrap up the meeting.

#### VIII. **COUNCIL & STAFF COMMENTS**

Sarah Cook shared that the property purchase of the old gas station property was complete, recorded and the City now owned it. Jeff Buskirk shared that he was out clearing streets until 2:30am the night of the ice storm, then Alex, the Utility Operator went out about 4am to do the same. That Saturday, the whole Public Works crew was out assessing damage and clearing streets for safety.

IX. **ADJOURNMENT** – Councilor Perry moved to adjourn. Councilor Watkins seconded. All in favor: Ayes – 5, Opposed – 0. The meeting adjourned at 4:27pm.

**MINUTES APPROVED** this 25<sup>th</sup> day of March, 2021.

  
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Michael D. Myers, Mayor

**ATTEST:**

  
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Sarah Cook, City Manager/Recorder