

Planning Commission Meeting Minutes

April, 2018

Jefferson City Hall 150 N 2nd Street Council Chambers

Present: Ron Gilles – Chair; Rodrigo Arellano – Vice Chair; Edie O’Neil; Jacqueline Deeds;
David Jones; David Watkins, Council Liaison

Absent:

Staff: Lissa Davis, City Planner

Visitors: Bruce Forbes

1. Chair Gilles called the meeting to order at 6:30, followed by the Pledge of Allegiance.
2. There were no public comments.
3. Commission considered Bruce Forbes’ application for the Commission. Mr. Forbes he was retired from the communication field, first with Air Force and then with a telephone company. His wife is a small business owner in Jefferson. Chair Gilles asked if he had community experience. He said no but is very interested in the community and looks forward to the opportunity to serve. Commissioner Arellano moved to recommend that City Council approve the appointment of Bruce Forbes to the Planning Commission, Commissioner Deeds seconded the motion which passed unanimously.
4. Continued discussion of Accessory Dwelling Unit (ADU) code amendment. Staff explained this is not the same as the Medical Hardship revision the Commission considered last year. Staff explained that issue is off the table for now. Mr. Forbes asked for some clarification regarding ADUs. Commissioner O’Neil explained it is a way of providing more affordable housing. Another question raised was exceeding the allowed lot coverage with the addition of an ADU. Primarily, as long as setbacks can be met, code should not make it more restrictive, as is the goal of the legislation – reduce restrictions to promote units. Staff handed out attorney comments on most recent draft. Commission discussed it and Commissioner Deeds recommended staff prepare a draft including the attorney comments. Commissioner Jones added the model code if applicable. Staff will provide a final draft at the next meeting.

5.

5.1 Consideration of VAR18- 01, request from Tommy's Welcome Inn to construct an overheight fence on the northwest portion of the property. Lissa gave the staff report, recommending approval with the condition that a building permit be secured. Commissioner Deeds pointed out there are no windows on the south side of the neighboring building so no views would be affected. Commissioner Deeds moved to approve the application, Commissioner O'Neil seconded, motion approved unanimously.

5.2 Commission accepted the resignation of Commissioner Benjamin.

5.3 Moved up to Item number 2.

5.4 Commissioner O'Neil gave an update on the Technology Committee. She explained the purpose for the committee and said their goal was to find more technical internet opportunities, and, identify barriers. She said that some components are already in place, they would like to see incentives to come to Jefferson. They are looking at contracts and services, listening to company representatives, and researching what other cities are doing. The committee is also looking at city investment for short-term periods. Councilor Watkins would like to see an amendment to the Development Code requiring developers to install conduit to all new dwellings. He wondered why the City didn't run fiber under the railroad then City would get rent payments from the franchisees. His research showed wireless should be explored and a "dig once" policy. Bottom line, he said, is to have policies in place to manage broadband. Adaptive Broadband will be constructing a tower near the ATT&T tower at the cemetery. Commissioner Arellano reminded that wireless is very weather dependent. Mr. Forbes commented that he retired from Century Link, Commissioner O'Neil invited him to Technology Committee meeting.

5.5 Commission discussed visioning and projects they'd like to pursue this year. Commissioner Arellano said Conser House and turkey control. Staff said that both issues were being worked on. Commissioners Deeds and Gilles are interested in Short-term rental standards and code.

6. Motion to adjourn by Commissioner Arellano; seconded by Commissioner O'Neil.
Meeting adjourned at 7:40 pm.

Minutes approved this 5th day of May, 2018

Ronald Gilles

Ron Gilles, Chair

Attest:

Lissa Davis

Lissa Davis, Planner