

Planning Commission Meeting Minutes

August 17, 2017

Jefferson City Hall 150 N 2nd Street Council Chambers

Present: Rodrigo Arellano – Vice Chair; Jacquelyn Deeds; Mitzi Smith; Danette Benjamin; David Jones; Dave Beyerl, Council Liaison

Absent: Ron Gilles; Edie O’Neil

Staff: Lissa Davis, City Planner

Visitors: See attached sign-in sheet

1. Vice Chair Arellano called the meeting to order at 6:30, followed by the Pledge of Allegiance.
2. There were no public comments
3. Error in minutes for June 1, 2017 noted. Commissioners Jones and Benjamin were absent. Commissioner Deeds moved to accept the minutes from the June 1, 2017 meeting, with corrections. Commissioner Benjamin seconded the motion. Minutes were approved.
4. Vice Chair Arellano opened the public hearings for DCA 17 – 01 and DCA 17 – 02. He preceded the hearings by reading the Oregon Rules (“Script”).

Staff stated that the amendments before the Commission are a way to increase flexibility of housing types. She explained that successful zoning/development codes are moving away from regulation to a more performance-based effort.

DCA17 – 01 Staff requested the Commission set aside the Planned Unit Development ordinance discussion until a later date. Input from individuals reviewing the proposal uncovered some issues that have to be addresses before it can be considered further.

There was minimal discussion on the general changes for clarification, etc. Staff will bring back final draft in October.

Accessory Dwelling Units (ADU). Staff shared information about SB 1051 that mandates all cities with a population of over 2,500 to allow ADUs in all single family zones by July 2018. By addressing the matter now, the City will actually be ahead of the game when the deadline comes. Commissioner Deeds asked the difference between ADUs and

Temporary Dwellings for Care (TDC). Staff explained that ADUs are permanent while TDCs are temporary.

Dennis Person (PO Box 1088, Jefferson) commented that this is also being worked through at the County level. Main concerns he has heard is they type of structure, i.e, stick built on site or that manufactured dwellings fit in with neighborhood.

Commissioner Benjamin wants them fixed to the land. Paul Terjeson (934 S Main Street, Jefferson) recognizes that ADUs are necessary but should be regulated for size and type of building as well as parking. Commissioner Benjamin voiced concern about how many persons would be allowed to occupy an ADU. Commissioner Deeds asked if we can limit the number of occupants. Councilor Beyerl stated that ADUs will have to be permitted as State law requires. Commission requested a copy of the actual Bill (SB 1051) in the next packet.

The Commission then discussed Temporary Dwellings for Care (TDC). There were questions regarding the use of recreational vehicles as TDCs. Conversation about the age of the RV, maintenance and working order; "owner of record" same as applicant and other issues. Commissioner Benjamin would like to see language that the TDC permit can be terminated at any time for violations of City Code, Conditions of Approval, and certain law enforcement contacts. Want a 90 day removal period after the need is gone. Paul Terjeson wants any TDC to be required to meet all setbacks and lot coverage requirements. Regarding RVs, Commission considered they be self-contained; have proper RV electrical hookup; and be located in the rear or side yard. Commission requested staff to look into building codes for "tiny homes". Commissioner Deeds is concerned it could turn into a short-term/vacation rental. Commissioner Benjamin asked about lodging tax. Wendy Sampels (1261 Hazel) stated that Senior & Disabled Services can provide a care assessment if required. Vice Chair Arellano recommended tabling the item until October, Commission concurred.

DCA17 – 02 addresses an ordinance presented by the City Council making changes to annexation procedures set out in 12.76.010 to allow the City Council the option to call an advisory vote of the citizens when considering an application to annex territory into the City. Commissioner Deeds said the problem with an advisory vote is that the voters would think it was the final word; when disregarded, it would cause confusion and more conflict. She also stated the process doesn't justify the costs to the city for an election and is a waste of time. Commissioner Benjamin said it is redundant because each application has at least 2 public hearings; Vice Chair Arellano said it's just splitting hairs. Commissioner Deeds polled the audience about it. Cyndie Hightower (664 High) voted approval and Dennis Pearson, Mersha Studer (453 Oakdale Ct), and Wendy Sampel were

against it. Dennis Pearson stated that it doesn't matter what people think, the public has ideas. Commissioner Benjamin stated that staff facilitated town hall meetings would be a better venue, agreed to by Dennis Pearson. Mersha Studer said it is confusing to citizens. Regardless of the vote, it doesn't mean the Council would listen. The key is that the application meets the criteria. Staff confirmed that it would be at Council's pleasure whether or not to listen to the voters. Wendy Sampels said it is confusing and senseless.

Commissioner Deeds move to recommend denial of DCA-17-02 for the following reasons: 1. Town halls would be more constructive and could be facilitated by staff; and 2. It is confusing to the citizens; senseless; doesn't mean the Council would listen to the voters. Motion was seconded by Commissioner Jones.

5. Resignation of Commissioner Smith. Commissioner Benjamin moved to accept, seconded by Commissioner Deeds. Resignation was grudgingly approved unanimously. Commissioner Benjamin told Commissioner Smith to go forth and be successful.
6. Commissioner Benjamin asked when Dollar General would open. Staff reported around October 1. Commissioner Deeds commented on the change in traffic pattern on 5th Street during the recent train track repair at Main Street/Hwy 164.

Motion to adjourn by Commissioner Deeds; seconded by Commissioner Benjamin.
Meeting adjourned at 8:20 pm.

Minutes approved this _____ day of _____, 201__

Ron Gilles, Chair

Attest:

Lissa Davis, Planner

