

CITY OF JEFFERSON
Planning Commission Meeting
February 3, 2022
6:30 PM

COMMISSIONERS PRESENT: Bruce Forbes, Jacqueline Deeds, Ron Gilles, Joseph Moore, Erica Lummer, David Jones (via Zoom)

COMMISSIONERS ABSENT: Edie O'Neil

COUNCIL LIASION: David Watkins

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

APPLICANT: Mindy Cordle

- I. **Call to Order:** Ron Gilles called the meeting to order at 6:30 followed by flag salute.
- II. **New Business: Applications: SPR2021-03, CUP 2021-01, VAR2021-01,02,03**
 - 2.1 Ron opened hearing at 6:35 pm and read the script for a type B hearing and explained the order that those in favor, opposed, and neutral would be allowed to speak along with the Applicant's turns. He then turned meeting over to Kiel for staff summary report. Kiel Jenkins stated the SPR2021-03 was regarding a proposed 7 building, 84-unit apartment complex located at 972 N 2nd. Kiel stated that because there were several applications involved, the Commission would need to make a motion after each application so that it would be clear what was to be approved or denied; Kiel did stress the 120-day rule needed to be kept in mind as April 29, 2022 was the deadline for a decision. He explained how all applications were separate, but dependent on each other in order for the proposed project to be buildable. Along with the apartments for the SPR 2021-03, the site work would also include construction of the associated parking, landscaping, grading, and drainage work as required by the City's Development Code. He went through all the criteria for a Site Plan Review, stating the requirements, what his findings were for each and if there would be any conditions of approval required prior to permits issued and certificate of occupancy (C of O) for each building. He also mentioned that since this is located on N 2nd Street, Oregon Department of Transportation (ODOT) has jurisdiction and requires a permit review for driveway approach. The Applicant has no on street parking proposed for the development and all off street parking is in accordance with the development code of 1.5 parking spaces per unit. The Applicant will be providing excess parking with the Conditional Use Permit (CUP) for the commercial use. Kiel also stated the Applicant is proposing one monument sign at the entrance of the complex and that they will need to obtain a permit from Marion County for that. As for the landscaping, this is required and must be completed before any C of O would be issued and is a condition of approval. There was discussion on buffering requirements, and there are none for mixed use properties. Another condition of approval is that the Applicant must have a screening fence along the northern property line adjacent to 2294 Julia Lane as this is residential and not commercial. There would also be a screening fence along the western property line of the industrial zone area as this also would be a condition of approval. Kiel moved onto drainage and stated the property would need to have storm drainage put in so as not to affect other properties with flooding from their apartment complex. All drainage is a condition of approval as well.

Since the applicant submitted a Traffic Impact Analysis and that road is under ODOT jurisdiction, the City can not impose extra conditions as it is not a city road.

Kiel moved onto the CUP 2021-01 stating that since this is mixed use highway, they would like to use this for the 50% ground floor exception. Kiel stated that the Development Code was recently amended about a year ago allowing the bottom floor 50% to be residential and also easily converted to the required commercial use.

The variances each have a different request, Kiel stated that VAR 2021-01 was to request to be able to vary requirement for landscaping in parking area be reduced from the 7,250 sf and 20ft in width be replaced with a 20ft wide landscape strip with 200 sf for the parking area.

VAR 2021-02 is requesting to vary the requirement of parking space within 25ft of a canopy tree. The Applicant is requesting to increase the distance to a maximum of 60 ft for parking spaces located in the northern portion of the parking area. Kiel stated that due to the narrow dimensions of the property this variance is needed to meet the parking requirements.

VAR 2021-03 is requesting a reduction in the required 10-ft setback distance from edge of the required pedestrian path.

Kiel stated that based on the findings in staff report for SPR 2021-03, CUP 2021-01 and VAR-2021-01,02,03 he recommends the Planning Commission approve the applications with the conditions of approval listed for each application. He then asked if the Commission had any questions for him.

Jacqueline Deeds thought trees on property were staying and then heard that they were being remove and asked Kiel for clarification to which he stated there were two different sets of trees of which one will stay and one will be removed.

Ron Gilles asked if there was any discussion of reducing the number of buildings to six rather than seven. Kiel stated the applicant chose to go with seven, it is allowed and within the code requirements. He also noted that they had went through several plans before selecting the one that was submitted.

Bruce Forbes asked if any thought given to open space for kids to play. Kiel stated that this is a Mixed-Use Highway zone and it is not specifically needed.

Jacqueline asked how this development would affect the School District and Kiel replied that the schools are notified and if no comments are received then its not included in report.

Ron asked if ODOT had comments and Kiel stated the comments were submitted and included in the body of the report. ODOT had not completed the traffic mitigation at the time of the meeting.

Ron has concerns with traffic as there will be more apartments across the street as well. Kiel informed them that the City and ODOT are working on a plan to make 2nd St safe.

Hearing no other questions, Ron called on the Applicant.

Mindy Cordle-owner and Lyle Hutchins-Engineer: Lyle brings out 6 larger scale photos of areas in the plan. He explained that he feels the ground floor conversions would be a live-work situation which means work on ground floor and live on the second floor OR could make the ground floor half business and half living; it would all depend on the type of business the person would have. Lyle believes this opens up more opportunities.

Erica asked if the kitchen was removed and Lyle responded stating the living room and 3rd bedroom would be the office area and the rest would be the living area.

Lyle then produced a large color-coded photo of the landscaping variance that they had requested in order to meet the parking compliance and tree canopy.

Lyle then went on to say the traffic impact study stated they would need to have a 10ft sidewalk across the frontage of the property. This would allow for some pedestrian safety. He felt that the design presented was the most efficient use of the land and also be in compliance with the density of the property. Mindy added that a playground would be decided once

everything was finalized as what they have now are preliminary as changes may need to be made to meet the Planning Commissions conditions placed upon them.

Ron then asked if the fire department affected the layout and Lyle said no as a secondary emergency use entrance is not required unless it is 100 units or more. Lyle then went on to say that the building would be sprinkled and fire hydrants would be placed as directed by fire department. He also said that the fire department stated the proposed turn around area for a firetruck was ok as the approach was large enough for them to turn in, back up, and then turn around.

There was some discussion a few things Lyle spoke about. Hearing no other questions, Ron called for anyone in favor of the project from the visitors and there were none.

Steve Woolfe-4570 Sylvester Dr. Lebanon and also owner of Il-s Mechanical on Julia Lane- stated that he has met the Cordle's vaguely as they are neighboring property owners. He is not necessarily against or for the development and feels that Jefferson is in need of Development. He feels this project would be a good thing for the community.

Ron then called for anyone against the project from visitor section.

Kyle Piser -748 N 2nd St Jefferson- stated he was against this development as it already takes a long time to get out of his driveway now. He feels the city infrastructure needs fixed before adding more people and vehicles. Ron explained that Hwy164/N 2nd St and Jefferson Marion Rd are under the state and county control so not a lot the city can do.

Chris Piesker – 2765 Robinson Rd Jefferson- had concerns for the drainage of the storm water into Morgan Creek as that will flood, and flood their properties even more and wanted to know what the proposal for that was going to be. Dan Watson-Engineer for Cordle's- stated they would be installing a detention basin to match flows. He also stated that area is in the Santiam River flood zone and has always flooded. It has flooded less due to drainage installed by the Corps of Engineers. Dan explained that the Cordle property has flooding as well and one of the reasons they can not develop the entire property to its full usage. He also stated that they do have a plan for some open areas that they will use for park/picnic areas.

Ron added that the City Engineer has mandated drainage and it cannot affect neighboring properties and he will be ensuring that they do not add to the flooding of everyone's property.

Matt Mersenburg – 2294 Julia Lane Jefferson- felt that there would be no privacy with 3 story apartment buildings in his back yard.

Mindy stated that this is a brand-new code so no one knows how to do this.

Erica stated that she lived on 3rd St and is surrounded by apartments and the area is still quiet and she feels that having more eyes out there that might see suspicious activity makes her feel safer.

Mindy also said that there would be on-site managers for the apartment complex.

Evelyn Bonney – 820 Jefferson Marion Rd Jefferson- was curious to know with all these apartments going in and schools along with police presence how that would affect the infrastructure of the town.

Ron stated the city was working on the police issues. Evelyn replied that funding should come for all of that before more people and buildings happen.

Kiel explained that the funding comes as development happens.

Nancy Hamby- PO Box 982 Jefferson- would like to see an active area for residents be a condition of approval.

Mersha Studer- 453 Oakdale Ct Jefferson- stated that 1.5 parking stalls per unit was not sufficient parking; most households have more than one car these days. She wanted to know if this was something they could change or consider changing.

Lyle answered in response to the parking that they are providing 30% more parking than required.

Robert Reichenberg- 2283 Julia Lane Jefferson- stated he had turned in a letter with comments. He wants to be proud of development in the community not something to make you cringe.

Joseph Moore stated that he came to Oregon from California and that the multi-use buildings do work. They are common in California. He also noted that he would like to see minimum requirements for green space

Kiel added that the screening and buffering could be changed if that was a concern. He also said that before the applicant gets to the point of coming before the Planning Commission, there are a lot of behind-the-scenes meetings with developers, Engineers on both sides, public works, and a list of other agencies as well that all get to put their requirements in so that the developer can go back and make changes before coming here.

Jacquelyn had some questions regarding Variance 2021-03 and the range of setbacks from the edge of the property. Lyle responded that the sidewalk between parking and buildings is 10ft and from the back of the sidewalk to the buildings is what will vary according to the width of the property that each building is located on.

Mary Haven- 2243 Julia Ln Jefferson- is concerned about the kids walking to schools with all the added traffic and opposes the development. She feels that development is going faster than the infrastructure can handle, concern with vandalism and noise as well. She is against the development.

Angela Dawson- 715 N 2nd St Jefferson- asked some general questions regarding the parking buffer and the variance.

Sherry Reichenberg- 2283 Julia Lane Jefferson- felt the development code is there for a reason and would like to see the variance denied and that the record be kept open for further comments on the subject.

Hearing no more comments, Ron stated the Applicant was allowed a rebuttal, Lyle said they had no rebuttal.

2.2 DECISION: Jacquelyn stated that it seemed the biggest concern for everyone was the highway that the Planning Commission can do nothing about. She said that she was all for development, but had concerns about livability. She also thought there was a lot of information presented and did not have time to truly digest all that was discussed and therefore not sure she could vote one way or the other.

Kiel stated the Planning Commission could keep the record open for more information by requesting a continuance but cautions them about the 120-day rule in mind.

Erica asked if it was possible to just keep the record open for more information and Kiel said it is typically for more information.

Bruce said that he came to the meeting several concerns but felt that Kiel explained it quite well. He also wanted to see screening options for the neighbors. Kiel said a stipulation could be added for screening, it could be a fence, or trees, or hedges. Mindy also stated that the final plans will have fencing.

Kiel told the Commission that if they were against his recommendations, then they would need to be very specific to which areas they want to see changed.

Some general discussion about what they would like and not like to see. Kiel again stated that if they needed more evidence then they could continue the hearing and if they didn't need more evidence, then they needed to make a decision. There were more general comments to what they wished could happen.

Ron then asked for a motion. Jacquelyn stated she didn't need more information, just needed more time to digest everything discussed tonight and all the information in the packet and asked if the meeting could be continued. Kiel said yes it could but again be very specific.

The next planning date was asked for and was told the date would be February 24th. Jacquelyn then motioned for the meeting to be continued for further review and to keep the record open until February 24th at 6:30. Bruce seconded. All were in favor. Kiel informed all that had attended the meeting that this motion serves as notice to all of them.

III. Old Business: None

IV. Approval of Minutes: January 6, 2022: Joe moved to approve the minutes as written and Bruce seconded. All were in favor.

V. Visitors: No other visitors had comments.

VI. Commissioner Questions & Comments: All the Commission had general comments about the quality of life not being covered by the Development Code, and that in a single-family residential zone, amount of land for green space is required but not in the mixed-use zone.

VII. Adjournment: Bruce moved to adjourn and Erica seconded. All were in favor. Meeting adjourned at 9:00 pm.

MINUTES WERE APPROVED THIS 3 DAY OF March, 2022.



Ron Gilles, Chair

ATTEST:



Deanna Donato, Deputy City Recorder