

CITY OF JEFFERSON
Planning Commission Meeting
January 21, 2021
Via Zoom 3:30 pm

COMMISSIONERS PRESENT: Ron Gilles, Dave Jones, Jacquelyn Deeds, Bruce Forbes, Joseph Moore
COMMISSIONERS ABSENT: Edie O'Neil
COUNCIL LIASON: David Watkins
STAFF PRESENT: Deanna Donato, Dan Lawler, City Attorney, Kiel Jenkins, COG Planner
APPLICANT: Jordan Reed

I. **Call to Order:** Ron Gilles called the meeting to order at 3:32 pm. He then stated that before starting the first order of business was to elect officers. He then called for nominations. Jacquelyn Deeds nominated Edie O'Neil for Chair. No second. Bruce nominated Ron for Chair and Dave seconded. All in favor. Ron then asks for nominations for Vice Chair. Ron nominated Edie O'Neil and Bruce seconded. No other nominations. Vote called for and all were in favor. Ron then turned meeting over to Dan Lawler for Parks Amendments update.

II. **Old Business:**

Public Hearing Update from City Attorney:

2.1 DCA 2020-02- Parks – Amendments

A. Staff Report: Dan stated that the staff report is the same as last time, nothing changed as far as the findings. Dan stated that the last meeting, the main discussion was in regards to the percentage amount versus the acreage or if a combination of both could be used. Dan said any of those option would be fine; it would just be a matter of how the ordinance is worded to reflect what they are wanting. He once again cautions the Commission about the language in the ordinance, stating that if it is not consistent then it could be interpreted differently on a case-by-case basis. This could bring up the issue of it not being fair for all. He said with a fixed percentage of 7 percent for everyone it would be less likely to open the City up to any legal issues. Leaving it on a case-by-case basis could lead to more controversy. He said that if they look at the proposed Ordinance 718 on page 2 under 12.80.195, the sections A, B, C, this is where the wording would change to show case-by-case basis. He then asked if the Commission had any questions for him.

Ron Gilles asked if the intent is to provide park space for the City, then why do single family homes not do this. It was explained that everyone pays Systems Development Charges (SDC's) before the time of construction. Multi-family units pay the same charges, just on a per unit basis. Ron then wanted to know if the percentage (7%) could be lowered since everyone pays this. Dan said it could, but SDC's are different than what the parks amendments are.

Jacquelyn Deeds then asked if instead of saying a certain amount of money could it be based on property value, and Dan stated the current version of the ordinance under Section B already showed it based on value.

Dan Lawler suggested that if the Commission was having difficulty deciding, they should give Council their preferred choice and then he would note the other choices the Commission had discussed.

Ron was concerned that there were not a lot of multi-family units coming in, so SDC's just weren't going to cover costs of parks. Planner Keil Jenkins interrupted to say the City currently has two multi-family projects under review. Jackie asked if this applied to single family as well and Dan said yes.

Joseph Moore stated his concern with allowing the fee in lieu of dedication of land is an "out" for developers not to build a park and the City will still have a deficit in parks.

Dan Lawler stated that was correct.

Kiel Jenkins added that it does not change the open space code as far as multi-family housing is concerned. They would still have to provide open space. He reminded them that a subdivision of residential homes is different than the multi-family open space rule. After hearing no more questions or comments Ron moved to approve to present the Proposed Comprehensive Plan and Development Code amendments to City Council. Joseph seconded. Roll call vote showed all were in favor.

III. New Business:

3.1 Site Plan Review (SPR) 2020-01 for 270 N 2nd St.

Kiel went through the staff report regarding Adaptive Broadband's application for site plan review. He stated there was no hearing required. Notice was sent to anyone within 100 ft of the site. The building will be a 1 story commercial building in the Mixed Use – Highway zone. (MU-H) at 270 N 2nd St. The applicant is proposing shop and office space for Adaptive Broadband in the rear of the building and 2-3 street-front commercial spaces to lease. Kiel continued to cover the staff report noting that the landscaping plan had not full been submitted, but if approved, a full one will then be submitted for approval. Jacquelyn asked if the total number of employees listed as 6 was for the whole building. Kiel clarified that 6 would be for the applicant the additional office space would have their own employees. At the end of his staff report, Kiel states that the applicant has met all the findings listed and therefore, staff recommends approval of the site plan review. He then asked for any questions or comments from the Commission. Ron Gilles asked about signage and stated that since the building would be located on 2nd St, which is a State highway and controlled by ODOT, they may have to apply for permits there as well. Applicant Jordan Reed stated he was aware of that and would make sure it was done correctly.

Bruce asked if the building needed to have a sprinkler system or if the fire department would need to sign off on that. Kiel stated that the building was designed so it would not need to have sprinklers installed.

Dave Jones (former fire Chief) clarified that there was no need as the building is small and plenty of water within the surrounding area for fire trucks to hook into if the need should arise. He also stated that as long as the other office spaces were not containing hazardous materials, then it was his belief the it would not need to be signed off by the Fire Department. Jordan also added that the building was designed small to not have to put a sprinkler in.

Council Liaison, David Watkins, asked if there was any intention to add additional antennas to the roof. Kiel interrupted to say that since this was not a hearing, no comments were allowed but the applicant could answer if he chose. Jordan stated they have no plans for antennas on the roof. There was more general discussion regarding sound barriers and visibility issues. Hearing no more questions or comments Jacquelyn moved to approve the site plan review and Dave seconded. All were in favor.

IV. Approval of Minutes: December 17, 2020:

Jacquelyn stated that the minutes reflect what happened at the meeting, but she had a concern that as Commissioners they need to be looking at what is proposed and not allow personal feelings to interfere. If the Commission indicates no bias, then that

means no bias. She then moved to approve the minutes as written. Dave seconded. All were in favor.

V. **Visitors: none**

VI. **Commissioner Questions/comments:** Jacquelyn said at the last meeting there had been a request regarding a referral of Commissioner Rodrigo Arellano to Council and would like to know the outcome. Deanna Donato explained that once Rodrigo received his notice from the City Manager stating it would come before Council on January 14, 2021, he called and spoke with her. He then stated he would like to resign and try to come back once things settle down for him. City Manager sent his resignation letter to Council and it was accepted. Deanna stated that position is now vacant and that she has posted on the City website as well.

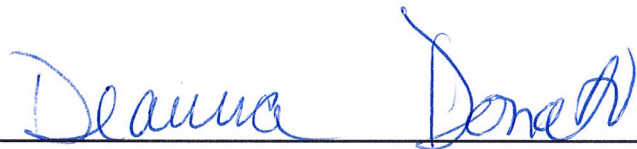
VII. **Adjournment:** Bruce moved to adjourn and Jacquelyn seconded. All were in favor and meeting ended at 4:32 pm.

MINUTES APPROVED THIS 6TH DAY OF May, 2021.



Edie O'Neil, Vice Chair

ATTEST:



Deanna Donato