

PLANNING COMMISSION MEETING
PUBLIC HEARING
JUNE 6, 2019
6:30 PM

PRESENT: BRUCE FORBES, DAVID JONES, EDIE O'NEIL, JACQUELYN DEEDS, RODRIGO ARELLANO, DAVID WATKINS (COUNCIL LIASON)

ABSENT: RON GILLES

STAFF: DEANNA DONATO, AMY DIXON COG PLANNER, JEFF BUSKIRK PWD

1. CALL TO ORDER & FLAG SALUTE: Rodrigo called meeting to order at 6:30 pm followed by pledge of allegiance.
2. APPROVAL OF MINUTES FROM 2/21/19: Jacquelyn Deeds moved to approve the minutes as written and David Jones seconded. **All in favor**, passed unanimously.
3. PUBLIC HEARING: **VAR #19-01**

3.1 OPEN PUBLIC HEARING: Rodrigo opened the hearing at 6:40 pm & read the script.

3.2 BACKGROUND & SUMMARY STAFF REPORT: Amy Dixon entered the staff report and all attachments into the record. She then gave the background & summary of the report. She stated that the applicants have met the criteria for the variance and she therefore recommended the variance be approved. Amy asked Commissioners for any questions. Bruce Forbes asked who owns the ROW (Right of Way) of the railroad and she stated that the railroad currently has control of this. Hearing no other questions, Rodrigo asked the applicant to respond. Mark Grenz represented the applicant; he stated a few years back they were going to start construction on this site and then the economy dipped so they held off. The applicants feel they have met all the criteria and also agree that the variance should be granted. He asked if there were any questions; David Jones stated the variance is for 3 separate buildings and all 3 story in height IF the variance is granted but if it isn't then would it drop to 2 stories? Mark Grenz stated that would be more than likely what the applicant would do. Hearing no other questions, Rodrigo moved on to public testimony & Commissioner comments.

3.3 PUBLIC TESTIMONY & COMMISSIONER COMMENTS: Rodrigo asked for public testimony in favor of the proposal- no one present was in favor. Visor representatives had questions regarding where utilities would be placed and Amy interrupted them and stated this was not the meeting for that. Visor representative apologized and left the meeting. Rodrigo asked if there were any visitors against the proposal:

Ian Perkins- 205 N 3rd St Jefferson, OR: He stated he and his family are opposed to 3 story building as people can look into their back yard and feels Jefferson needs more housing but not apartments. There should be a park there so kids and families have a place to play in order to bring the town together. No other testimony against the proposal.

Rebuttal by applicant: Mr. Grenz felt the opposition to the development was personal. The variance is to decide if the apartments will be 2 or 3 story buildings, as it is zoned for multi-family housing.

Rodrigo then asked for any neutral testimony for the proposal. Hearing none, he proceeded to closing the hearing.

3.4 CLOSE PUBLIC HEARING: Rodrigo closed the public hearing at 6:50 pm.

3.5 DECISION: Edie O’Neil stated she sees no reason to deny as there is adequate parking.

Jackie Deeds: Stated she understood where Mr. Perkins point of view, but because of the law, she believed the Commission needed to approve. The question of the variance is 28 or 30 apartments and she sees no legal reason to deny. Edie stated staff has justified how the plans met the criteria. Bruce Forbes asked again in regards to the railroad and the ROW. Amy explained that because of the ROW the property is considered unusual...as no other multi-family units have a railroad running through the property. If the applicant had owned the ROW they could have built 36 units.

David Jones moved to approve the variance as presented and Edie seconded. **All were in favor;** approved unanimously.

4. **SITE PLAN REVIEW #19-01:** Rodrigo reads script for Type A with Amy’s help. Amy reads the staff report regarding the SPR 19-01. She pointed out landscaping requirement. Edie asked about a sound buffering wall and Amy stated all that is required is a fence or masonry wall; the applicant has put the buildings as far from the tracks as possible. Jackie had a question for the applicant regarding the size of each unit. Mark Grenz stated each unit will be 950sq ft per and all 2 bedroom 2 bath. All ground floor units will be ADA accessible as per the fair housing. Other than that all units will be the same. Mr. Grenz had no objections to any of the conditions set out and stated they would be making the adjustments as needed to meet the requirements. The property has already paid the LID that was done years ago, and has been participating in street improvements as well to meet current standards. There was general discussion on upgrades to streets and visibility into neighboring yards. Edie asked Amy if this development had met the requirements without a variance would the Commission actually have seen this and Amy said no. Jackie—the landscaping states the trees are planted for privacy for the neighbors and Mark said that was correct. Edie stated her concern about going against the code would end the project at LUBA; if it is zoned then it is allowed. General discussion on what kind of trees and the size took place with the end decision that the builder would accommodate a little more in height.

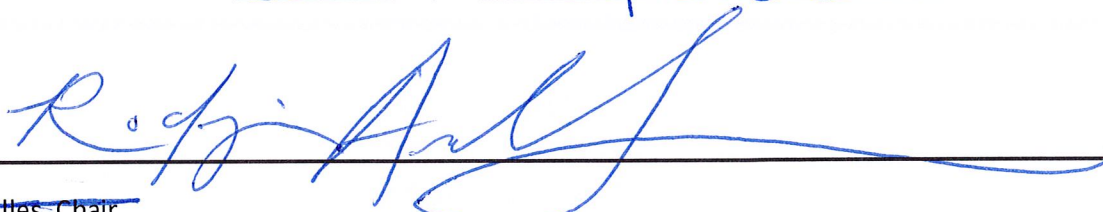
Jackie moved to adopt SPR 19-01 as presented with the modifications of the trees. Edie added that along Hazel Street, the trees be changed to conifer trees with a minimum 6 ft. and Jeff Buskirk said that would be ok. Mark is willing to work with landscape person. Edie wants to make sure all the rules are being met while at the same time making some sort of voluntary agreement to meet the privacy issues for neighboring properties. Bruce asked Amy that as long as this meets the code then the Commission has to say yes; Amy said yes. David Jones seconded. **All in favor and passed unanimously.**

5. NEW BUSINESS: NONE

6. OLD BUSINESS: NONE

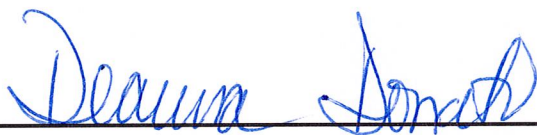
7. COMMISSIONERS COMMENTS & QUESTIONS: none
8. ADJOURNMENT: Edie moved to adjourn and Jackie seconded. Meeting adjourned at 7:28pm.

MINUTES APPROVED this 5th day of September 2019.



~~Ron Gilles, Chair~~
Rodrigo Arellano, Vice Chair

ATTEST:



Deanna Donato, Deputy City Recorder