

Planning Commission Minutes
October 17, 2019
6:30 pm

Present: Ron Gilles, Edie O'Neil, Bruce Forbes, Joseph Moore, Jacque Deeds, David Watkins, Council Rep.

Absent: Dave Jones, Rodrigo Arellano

Staff: Renata Wakeley, Deanna Donato

Applicant Representative: Kyle Latimer from Udell Engineering

1. CALL TO ORDER: Ron Gilles called the meeting to order at 6:30 pm followed by flag salute.

2. NEW BUSINESS: LOT LINE ADJUSTMENT 19-01

Ron stated this is a Type A procedure and read the required declarations. He then turned it over to Renata for summary of the staff report. Renata introduced herself to the Commission and begins with the summary of the staff report. Renata stated this Lot Line Adjustment was originally done in 2007 but for some unknown reason the deeds were not recorded or completed in time. She stated there were two comments submitted by surrounding neighbors, one of which stated they were not affected by the adjustment and the other had issues with existing access from Area A to their property; As for public entities, they all stated they had no issues with the adjustment. Renata then gave the criteria needed for the commission to consider; the options were:

- a. Approve with conditions or applicant can apply for variance, but staff recommends to approve with conditions.
- b. All parcels will have required access to utilities and roadways.
- c. No changes to street access are proposed.
- d. A modification to the preliminary plat is necessary or a variance must be approved prior to final plat approval.

Renata then stated that the Commission could not place conditions upon the plat regarding Mark Manning's easement as that is private property and between the homeowners. She stated that staff does not recommend the Planning Commission put condition other than move 5ft South to make the industrial lot 80ft.

Ron Gilles asked Kyle what the goal of the applicant was. Kyle stated the applicant would like to go from three lots to two lots to avoid non-

conforming lots. Ron asked if the applicant planned on asking for a variance and Kyle replied that he would need to discuss with the applicant the options. Renata again stated the staff recommendations to the Commission was to not approve the 80ft depth, at that point it would be up to the applicant to decide if they meet the 85ft depth or apply for a variance. Ron then asked visitor Mark Manning if he had any problems or concerns with the way the property would be divided.

Mark Manning -245 N 3rd St. Jefferson, OR- stated he had no concerns other than access to his property from the back. He said he has been working with Kyle and the Ammons about an easement and having it recorded so that he will continue to have access to his property from the back as there is none from the front. Renata again informs the Commission that the access Mr. Manning is talking about is private property and does not pertain to this application. They would need to work out a neighbor to neighbor agreement with deeds and record them with the County. Jacque Deeds asked for clarification. She wanted to know if the applicant would need to move both lot lines B & C back 5 feet or move just the industrial lot back the 5 feet. Edie O'Neil stated she was reading this as they would need to either do the full lot line for both lots B & C or just the industrial lot line or they could leave it and apply for a variance. Jacque asked if this is approved the way it is, then they would have 1 residential lot and 1 industrial lot and then the applicant would either need to ask for a variance or zone change and Renata said that was correct. Renata stated she could amend the motion to state the conditions before they move to a vote so that all would be clear on what the conditions were. Renata then reads the potential modified motion to which they agreed was what they wanted; the conditions were: Area B lot depth shall be modified to wholly meet lot depth standards of 85 feet; modified to meet lot depth standards of 85 feet wholly within the Industrial zone area of Area B; or a variance to this standard shall be obtained. Ron then called for the motion. Edie moved to adopt the findings from the staff report as modified by the Commission and to approve Lot Line Adjustment 2019-02. Jacque seconded. All were in favor and passed unanimously.

3. OLD BUSINESS: MINUTES FROM SEPTEMBER 5, 2019

Jacque requested that the minutes be corrected to show the proper spelling of her name. Edie moved to approve the minutes with the correction and Jacque seconded. All were in favor and passed unanimously.

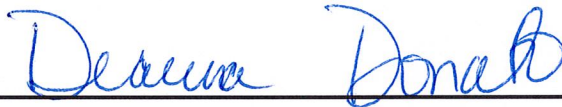
4. COMMISSION QUESTIONS & COMMENTS: None from the Commission. Deanna informed the Commission that the next meeting would be November 7, 2019 to consider a variance.
5. ADJOURNMENT: Bruce Forbes moved to adjourn and Jacque seconded. All were in favor and meeting adjourned at 7:20pm.

Minutes approved this 3rd day of November 2019.



Ron Gilles, Chairman

ATTEST:



Deanna Donato, Deputy City Recorder