

CITY OF JEFFERSON
Planning Commission Meeting
Type D Public Hearing DCA 2020-01
December 3, 2020
Via Zoom 3:30 pm

COMMISSIONERS PRESENT: Ron Gilles, Dave Jones, Joseph Moore, Jacqueline Deeds,
COMMISSIONERS ABSENT: Rodrigo Arellano, Edie O'Neil, Bruce Forbes
COUNCIL PRESENT: David Watkins
STAFF PRESENT: Amy Dixon, Contract Planner, Kiel Jenkins, Contract Planner, Deanna Donato, Deputy City Recorder
APPLICANT: Frank & Patti Ball
VISITORS: Rob & Laurie Morton, Mindy Cordle

1.Call to Order: Ron Gilles called the meeting to order at 3:45 after some technical difficulties.

2 New Business: Application for Extension of VAR 2020-02 at 554 S Main St

2.1 Open Application Review: Ron opened the review and called for the COG Planner in charge to explain.

2.2 Background & Summary Report: Kiel Jenkins introduced himself to the Commission and gave a brief background history about himself. He stated that he will eventually be taking over for Amy Dixon as she will be cutting back hours for more of a retired life. Kiel then explains that the application is very simple. The original variance was approved earlier this year. The applicants, Frank & Patti Ball, however, need more time to complete their project. The applicants are allowed up to 3 extensions for 6 months per extension.

2.3 Public Testimony & Commissioner Comments: None

2.4 Decision: Ron asked that a motion be made. Jacqueline Deeds moved to approve the partition with the conditions in the staff report and Dave Jones seconded. Deanna did a roll call vote and all commissioners in attendance were in favor and it passed unanimously.

Type D Public Hearing for: DCA 2020-01: Mixed-Use Design Standards and Accessory Dwelling Unit Amendment:

2.1 Open Public Hearing: Ron opened the Public Hearing at 3:54 pm and read the declarations and order for a type D process. He then turned the meeting over to Amy for her report.

2.2 Background & Summary Staff Report: Amy introduced herself. She stated that the reasoning behind these Development Code Amendments were initiated in May of 2020 by Council for most of it and then as she was going through them, she found some housekeeping items that needed to be cleaned up along the way

as she went. Then in July of 2020 Council received a memo from the City Manager related to address the need to provide greater flexibility in mixed-use zones for business/retail space due to Covid-19. Council requested this idea be explored, keeping in mind the impact on building design that would allow the ability to change uses without major changes to building, parking requirements would not decrease and in doing so would allow flexibility to property owners and allow the City to grow at a healthy pace. Amy stated all state required notices were sent out stating what the amendments changes would be and goes through each one. At the end of the proposed amendments, Amy then listed the criteria and findings and if each of the criteria had been met and those that applied had been.

2.3 Supplemental Staff Report: Amy stated that a Supplemental Report was necessary because once the notices went out there was a request to show additional finding to support Statewide Planning Goal # 10 which is housing. The changes to the amendments are difficult to estimate how many housing opportunities will be generated but they do satisfy Goal 10 in the criteria. Amy stated that concluded her staff report and asked the Commission if they had any questions. Ron Gilles said he was concerned how accessory building was interchanged with accessory dwelling unit and wanted to know if they should just use ADU for living purpose to differentiate a garage from a living space. Ron would like to see consistent language throughout to cut down on confusion for someone new to the Development Code. Amy explained both terms were needed as there was a difference between procedure; all buildings start as an accessory building and until the use is decided after that the other term would be used. (If first accessory building becomes garage then the next one is either another accessory or an accessory dwelling unit.)

2.4 Public Testimony & Commissioner Comments: Ron called for testimony in favor and Rob & Laurie Morton stated that they had some property that was currently under contract for sale and they were very happy that Council and Planning were willing to consider options. Mindy Cordle stated she was the person in contract with the Morton's and she also was very happy that Council and Planning were doing this review and willing to make some changes to be more flexible. There was no opposing testimony. David Watkins, Council liaison, wanted to than Amy for her work on this project. Before closing the hearing, Ron asked Kiel if he had any comments and he did not.

2.4 Close Public Hearing: Ron closed Public Hearing at 4:28 PM

2.5 Decision: Ron asked the Commissioners to entertain a motion. David Jones moved to approve the staff report and send to Council. Joe Moore seconded. Deanna did a roll call vote and all commissioners in attendance were in favor and it passed unanimously.

3. Visitors: None

4. Old Business: Approval of Minutes: May 7, 2020: Jackie moved to approve the minutes and Joe seconded. Once again, by roll call vote all commissioners in attendance were in favor and they were approved unanimously.

5. Commissioner Questions & Comments: None

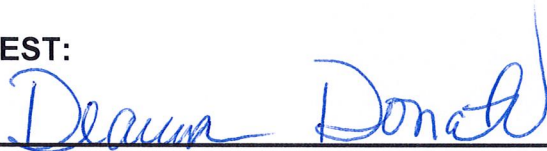
6. Adjournment: Jackie moved to adjourn and Joe seconded. Meeting ended at 4:35.

MINUTES APPROVED THIS 21 DAY OF December 2020.



Ron Gilles, Planning Commission Chair

ATTEST:



Deanna Donato, Deputy City Recorder