

## Planning Commission Meeting Minutes

June 1, 2017

Jefferson City Hall    150 N 2<sup>nd</sup> Street    Council Chambers

**Present:** Ron Gilles – Chair; Jacquelyn Deeds; Mitzi Smith; Edie O’Neil; Rodrigo Arellano;  
Danette Benjamin

**Absent:** Bob Burns

**Staff:** Lissa Davis, City Planner;

**Visitors:** See attached sign-in sheet

1. Chair Ron Gilles called the meeting to order at 6:32, followed by the Pledge of Allegiance.
2. There were no public comments
3. Chair Gilles noted a couple of typographical errors in the minutes. Commissioner Deeds moved to accept the minutes from the May 18, 2017 meeting, with corrections. Commissioner O’Neil seconded the motion. Minutes were approved as submitted.
4. Commission discussed upcoming Development Code amendments they will hear in August:
  - a. Miscellaneous changes and clarifications;
  - b. Planned Unit Developments;
  - c. Accessory Dwelling Units; and
  - d. Medical Hardship Permits

Staff stated that the amendments before the Commission are a way to increase flexibility of housing types. She explained that successful zoning/development codes are moving away from regulation to a more performance-based effort.

Chair Gilles stated he does not like PUDs – CCRs adopted at time of development are only enforced by an active HOA. These HOAs tend to disband over time.

Commissioners Deeds and Smith asked if Marion County had an ordinance in place regarding Medical Hardships. Staff answered affirmatively. Chair Gilles asked for a more concise definition of “care”. If separate electrical is needed, it would be permitted through Marion County. Commission discussed age restrictions for care recipients; type

of review needed; annual renewals; and, removal. Commissioners suggested a 30 day removal of any hardship unit when there is no more need. Commissioner Smith stated that 30 days wasn't enough. Commission agreed on 60 days. They also decided that renewals would be addressed with a form and medical signatures, no renewal fee.

Commissioner O'Neil asked about the West Linn ordinance. She stated that Corvallis appealed their loss in Circuit Court and asked where it stands now. She then shared public comments received at a hearing at City of Albany, telling the Commission they were the best written comments ever.

5. Motion to adjourn by Commissioner Deeds; seconded by Commissioner O'Neil. Meeting adjourned at 7:30 pm.

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_

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Rodrigo Arrellano, Vice Chair

Attest:

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Lissa Davis, Planner