

Planning Commission Minutes

TYPE A HEARING

February 20, 2020

6:30 PM

Commissioners Present: Bruce Forbes, Edie O'Neil, Joseph Moore, Ron Gilles, Rodrigo Arellano (arrived late)

Commissioners Absent: Jacquelyn Deeds, David Jones

Council Representative: David Watkins

Staff Present: Amy Dixon, COG Planner, Deanna Donato, Deputy City Recorder

Applicant Absent: Pac-Perl

Visitors: Frank & Patti Ball

1. **Call to Order:** Ron Gilles called the meeting to order at 6:30 pm followed by the flag salute. Deanna noted there were two errors on the agenda, the first being that this should be a Type A Hearing and the second was the election of officers happened last month.
2. **Type A Hearing: PAR 2020-01:** Ron began with reading the required Type A script and asked if there were any objections to the notice sent for written comments, the jurisdiction of this body to consider this matter, and any declarations of conflict or bias or ex-parte contacts by any members of the Commission or site visits. Ron stated he did go to the site and that he had spoke with one of the Deputies regarding any drug related activity at this house. Bruce stated he had driven by the property to get an idea of where it was located. Hearing no other objections or declarations, Ron continued reading the script. At the end of the script he turned the meeting over to Amy Dixon for her staff report.

2.1 Background & Summary Staff Report: Amy introduced herself and began with her report. Amy stated the purpose of this meeting was for a Partition of 555 S Main St into two individual parcels, one being 12,137 square feet in area and the other being 15,941 square feet in area. She gave some background information on the property and requirements for the partition review. She stated there were written comments submitted, four property owners' responses and two indicated that they were not affected by the proposal. One property owner addressed the proposed development and the other suggested a different configuration of the lots; neither of which had anything to do with the application for partition. The proposed use of the property would be a four-plex on each of the lots. The property is zoned R-2 and a 4 plex on each lot would be allowed. One

condition placed upon the partition would be a minimum of 25 ft access easement as Marion County will only allow one driveway and there would need to be a maintenance agreement for the access agreement that would need to be recorded prior to approval of the final plat. Also, the existing house shall be removed or relocated prior to final plat approval as lot lines can not run through the existing home. As for public utilities, both properties would need services and will be addressed at time of development and all other utilities shall be underground. The existing well will either need to be removed or used for irrigation purposes only with an approved backflow device. The applicants will be required to sign a Petition for Improvement/Waiver of Remonstrance for future frontage construction prior to the signing of the final plat. Also, the City Engineer is asking that a title report be ran to check for any other existing easements to ensure they are listed on the final plat. The preliminary plat would expire 18 months after the effective date of approval. Amy stated the staff recommendation would be to adopt the findings presented and approve PAR 2020-01 subject to the 13 conditions she listed. Amy stated this concluded her staff report and asked if the Commission had any questions for her.

Edie O'Neil asked about the current condition of the lines and Amy explained those would be discussed at time of development.

Ron had concerns that with 8 proposed units that could potentially lead to 16 cars on the two properties and only one driveway access onto Main St. Amy stated that this would again be something discussed at the time of development.

Edie asked if speaking about the written testimony would be ok and Ron said he planned on opening it up as one of the people who submitted comments was present. Ron then asked the visitors if they wished to speak.

Patti Ball-554 S Main St. Jefferson, OR: They spoke with the owners of this property who stated they were interested in re-doing the house at one point. The Ball's have come up with a different solution to keep the existing house by flipping the lots. She and her husband, Frank, both went on to explain their involvement in the Historical Society and the Landmark's Advisory Committee and the importance of old homes. She felt that if an alternative was feasible then it should at least be attempted rather than just destroy history. Edie asked if saving this home was going to be feasible for the owner as in just a few things or would it become a "whole HDTV project"? The Ball's believe it would probably be a combination of both. Patti Ball stated that when they first spoke with the owner, they had every intention of restoring the home and then when the notice went out about the partition it stated something different. Ron stated he had spoken with a Deputy about the house being a meth

lab or just a place that drugs were frequent at and as far as they could tell there had only been frequent arrest for drugs and other issues at that address.

After more general discussion on this property, parking, issues with only one driveway entering onto a highly traveled street with what they believed to be less than 300 feet from Tanglewood, Amy suggested the Commission leave the record open so that she could contact Marion County for more information.

Eddie also commented that if the owner has chosen to partition this property to put apartments on it, there is nothing we can do to force them to restore the home if they do not want to.

Ron and Bruce both like the idea of leaving the hearing open until more information can be given.

Amy also informed the Commission that this house is not on any historical registry as the City of Jefferson LAC does not have a local designation for historic homes and the only one to go by is the State registry. Only three homes in Jefferson are on that list, and this address is not one of them, therefore, it is not protected.

Eddie also thought that more research on driveway and traffic from Marion County would be helpful.

The consensus of the Commission was to leave the hearing open until March 5, 2020 and decide once more information was gathered.

3. **New Business:** None
4. **Old Business:** Approval of Minutes from January 16, 2020: Eddie moved to approve the minutes as written and Joseph Moore seconded. All were in favor. Minutes approved.
5. **Commissioner Questions & Comments:** Eddie had a question for Councilor David Watkins. She was asking about an update on the plan for transportation from Albany. David said it is still under discussion, the main problem is money. Joseph had a question about fiber optics going under the railroad and David stated this is something that is currently in progress.
6. **Adjournment:** Bruce moved to adjourn and Rodrigo seconded. All in favor. Meeting ended at 7:21 pm.

MINUTES APPROVED THIS 5TH DAY OF MARCH, 2020.



RON GILLES, CHAIR

ATTEST:



DEANNA DONATO, DEPUTY CITY RECORDER