

**CITY OF JEFFERSON**  
Planning Commission Meeting  
Type A Hearing for PAR 2020-02  
Type B Public Hearing for VAR 2020-01  
May 7, 2020  
2:45 pm  
By teleconference

**COMMISSIONERS PRESENT:** Ron Gilles, Dave Jones, Joseph Moore, Jacqueline Deeds, Edie O'Neil, Bruce Forbes  
**COMMISSIONERS ABSENT:** Rodrigo Arellano  
**COUNCIL PRESENT:** David Watkins  
**STAFF PRESENT:** Amy Dixon, Contract Planner, Deanna Donato, Deputy City Recorder  
**APPLICANT:** Frank & Patti Ball  
**VISITORS:** None

**1.Call to Order:** Ron Gilles called the meeting to order at 3:04 after some technical difficulties.

**2 New Business: PAR 2020-02 554 S Main St (Type A Process)**

**2.1 Open Application Review:** Ron opened the review by reading the declarations and order for a type A process. He then turned the meeting over to Amy Dixon for the background summary report.

**2.2 Background & Summary Report:** Amy introduces herself and proceeds with the background information on the property. Amy stated the applicant was requesting to replat the existing tax lot into two individual parcels and that at this time there would be no planned development on the other lot. Amy stated what all the criteria for this partition were and the applicant seemed to have been able to meet all of them. She did note that there was an existing garage on the property, that once it becomes partitioned would need to be removed as an accessory building can no longer be on that property without a primary building. Staff recommendation was for the Commission to approve the partition with all 17 conditions of approval. Amy then asked if the Commissioners had any questions for her. Ron Gilles asked if the barn had to be torn down? Amy stated that once it is partitioned it can not remain on the property as an accessory building by itself so the applicant will either need to tear it down or move it to the other lot.

**2.3 Public Testimony & Commissioner Comments:** Deanna then unmuted all callers and Ron asked if there were any visitors on the line that would like to make any comments either for or against the partition. Hearing none, Ron asked if the applicant had anything to add and they said no. No Commissioners had anything to add either.

**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 Bruce Forbes seconded. Deanna did a roll call vote and all commissioners in attendance were in favor and it passed unanimously.

**VAR 2020-01 554 S MAIN ST (Type B Process)**

**2.1 Open Public Hearing:** Ron opened the Public Hearing at 3:20 pm and read the declarations and order for a type B process. He then turned the meeting over to Amy for her report.

**2.2 Background & Summary Staff Report:** Amy states that this is the same applicant that requested the partition, that is now requesting a variance. The request is for a minimum lot area of 20,000 square feet and minimum lot dimensions of 125 feet in width and 125 feet in depth within the F zone as required by JDC 12.16.020A and 12.16.030. Amy presented her report and went through the five criteria stating how the applicant seemed to have met each of these criteria. Staff recommendation was for approval of the application.

**2.3 Public Testimony & Commissioner Comments:** Ron asked if there were any visitors on the line that had comments either in favor or against this variance; hearing none he moved on. He asked the applicant if they had anything to add and they had no comments. He asked if the Commissioners had anything to ask of the Planner or any comments to add and they all said no.

**2.4 Close Public Hearing:** Ron closed Public Hearing at 3:41 PM

**2.5 Decision:** Ron asked the Commissioners to entertain a motion. Jacqueline Deeds moved to approve Var 2020-01 and Bruce Forbes seconded. Deanna did a roll call vote and all commissioners in attendance were in favor and it was approved unanimously.

**3. Visitors:** None

**4. Old Business: Approval of Minutes: March 5, 2020:** Bruce Forbes moved to approve the minutes as written and Edie O'Neil seconded. Once again, by roll call vote all commissioners in attendance were in favor and they were approved unanimously.

**5. Commissioner Questions & Comments:** None

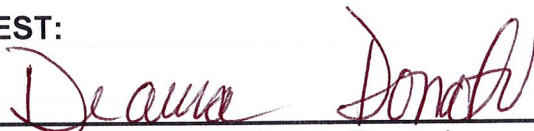
**6. Adjournment:** David Jones moved to adjourn and Bruce Forbes seconded. Meeting adjourned/call ended at 3:45 pm.

MINUTES APPROVED THIS 9th DAY OF December 2020.



Ron Gilles, Planning Commission Chair

ATTEST:



Deanna Donato, Deputy City Recorder