

Planning Commission Minutes
PUBLIC HEARING

January 16, 2020

6:30 PM

Present: Bruce Forbes, Joseph Moore, David Jones, Edie O'Neil,
Jacquelyn Deeds, Ron Gilles

Absent: Rodrigo Arellano

Staff: Amy Dixon, COG Planner, Jeff Buskirk, PWD, Deanna Donato,
Deputy City Recorder

Liaison: David Watkins

Applicant: Debbie Human

1. **CALL TO ORDER:** Ron Gilles called the meeting to order at 6:30 pm followed by the flag salute.
2. **Election of Officers:** Ron stated it was time to elect new officers for the year, he then asked if there were any nominations for Chair. Edie O'Neil nominated Ron Gilles and Joseph Moore seconded. Hearing no other nominations, Ron called for the vote and all were in favor. Ron Gilles remains the Chair for this year. Ron then opens the floor for any nominations for Vice Chair. Ron nominated Edie and David Jones seconded. Hearing no other nominations, he called for the vote and all were in favor of Edie becoming the new Vice Chair.
3. **PUBLIC HEARING: VARIANCE #19-03:**
 - 3.1 **OPEN PUBLIC HEARING:** Ron opens the public hearing at 6:35 PM and proceeded to read the required declarations for a Type B hearing. Ron asked if any member of the Commission needed to declare any conflict of interest and Bruce Forbes stated he was one of the surrounding property owners who had received the notification and felt that he could be an unbiased and fair participant. Ron then stated they were ready to hear the staff report from Amy Dixon.
 - 3.2 **BACKGROUND & SUMMARY STAFF REPORT:** Ron turned the meeting over to Amy. Amy introduced her self and proceeded with the staff summary. She said that there were five criteria that needed to be addressed, and since the applicant did not address

those, staff looked at the criteria and explained for the applicant. The five criteria are in section 12.96.040 of the Jefferson Development Code. Amy read each of the criteria followed by the staff findings. Criteria A seemed to have been met. Criteria B seemed to have been met. Criteria C had a condition placed stating that the portion of the property measuring 33 feet in depth for the full length of the property along 5th St shall be dedicated. With this condition, the criterion seemed to have been met. Criteria D seemed to have been met. Criteria E had a condition placed stating any structure shall meet the current building setback or be placed at 5 feet from property abutting 5th St. With this condition, the criterion seemed to have been met. Amy then stated that the Staff recommendation was to approve with both condition 1 and 2 in place. Amy stated that completed her report.

3.3 PUBLIC TESTIMONY & COMMISSIONER COMMENTS: Ron asked if any public testimony had been received in the mail or in person and Amy stated the City had received a comment from the Marion County Public Works that said they were not affected by this. She then also read into the record the statement that was typed by Sarah Cook regarding a phone call between herself and Mr. Ellis Hamby. He wanted it known that he was unable to attend the meeting but wanted his comments entered into the record that he feels this is wrong and poor planning and he is against this happening. Ron asked if there was any other testimony against and there was none. He asked for any testimony in favor and Chris Tope—532 E Union St—stated he was a neighbor to the Human's and that he was in favor of this. Dave Veenendall—446 E Union St—he stated he had no objection to this being approved. There were general questions for Public Works Director Jeff Buskirk about how far 5th St would go to and Jeff responded by saying there is funding available to push 5th St. through from Union to Columbia. There were various questions and comments about the size of the shop that is to be built and Amy explained that all the applicant was requesting is space for the shop to be reserved for a future building date. Edie O'Neil asked why this particular property is like this and Debbie Human gave a brief history about the property.

3.4 CLOSE PUBLIC HEARING: Ron asked if there was any other public testimony or Commissioner comments; hearing none, he closed the hearing at 6:55 PM.

3.5 DECISION: David Jones said he thought it all seemed fine to him. Jacquelyn Deeds stated that if the City, County, and neighbors are all in agreement, then she sees no reason to disagree. Ron asked if there was any other question or comments and hearing none, he called for a motion. Edie moved to approve the VAR 19-03 with the conditions and Dave Jones seconded. All were in favor and motion carried unanimously.

4. NEW BUSINESS: None

5. OLD BUSINESS: Approval of Minutes from November 7, 2019

Jacquelyn moved to approve the minutes as written and Joseph Moore seconded. All were in favor and approved unanimously.

6. COMMISSIONER QUESTIONS & COMMENTS: None. Amy did ask if all members would be available for a meeting on February 20th for the next planning meeting and all but Jacquelyn would be available.

7. ADJOURNMENT: Jacquelyn moved to adjourn and Bruce Forbes seconded. All in favor and meeting ended at 7:20 pm.

MINUTES APPROVED THIS 20th DAY OF FEBRUARY, 2020.



RON GILLES, CHAIR

ATTEST:



DEANNA DONATO, DEPUTY CITY RECORDER