

Planning Commission Minutes

February 1, 2024

6:00 pm

PRESENT: DAVE JONES, EDIE O'NEIL, JACQUELYN DEEDS,

ZOOM: ERICA CURRY, DUSTIN BRIDGE

ABSENT: WALT PERRY

STAFF: DEANNA DONATO, SCOTT WHYTE, MWCOG CONTRACT PLANNER

COUNCIL LIASON: CHARLES VICKERY


- 1. Call To Order:** Edie O'Neil called the meeting to order at 6:01 pm and turn the meeting over to Scott.
- 2. Development Code Update:** Scott took a few moments to introduce himself to the Commission and a little background on what happened at the joint Council & Planning meeting back in September. He explained HB 3395 and the changes that were made in 2023 that Jefferson now has to adjust in the Development Code as they are state law. There were some items not proposed for amendment such as condominium plats and emergency shelters. He went on to add that HB 4064 from 2022 allows manufactured and pre-fabs in R-1 zoning (single family home zones—low density.) These types of homes will be subject to the same standards as single-family dwellings. Scott explained that the HB 3197 pertains to the Development Code. He stated Jefferson is pretty good with keeping up on this, and that there would only be a few minor changes.
Scott moved on into the power point explaining that the blue highlighted areas are to be removed and the yellow highlights are the proposed changes to be added. Scott then asked the commission if they wanted him to proceed with the power-point or go straight to questions/comments and the consensus of the Commission was that his packet information was pretty clear and concise but there were a few questions.
Charles Vickery asked about the Sing Room Occupancy (SRO) being located within the commercial zone; to which Scott replied residential. Scott did not seem to think there were any of these in Jefferson. Dave Jones stated the Fire Department has one as people stay there all the time. An SRO is a residential development with no fewer than four attached units/rooms that are independently lockable and provide living & sleeping space for the occupant, but require the occupant share bathrooms and kitchen facilities with the other units.
Charles had questions on the Emergency Shelter sections and Scott replied that he is recommending the City Attorney decide if that portion needs to be moved to the Municipal Code as it is not a land use situation.
Dustin Bridge asked if duplexes in residential were going to be placed on 6,000 sq ft lots or bump up all lots in residential to 8,000 sq ft? Scott stated that currently they are putting duplexes on 6,000. He would like to see the single-family lots be upped to 8,000 so there would be room for parking on those lots. Charles Vickery agreed. Scott said it could be an option to up both to 8,000 but that could potentially form some non-conforming lots. Non-conforming lots would then need to have a variance. Charles and Dustin both stated that the Commission needs to be looking at these changes for how the future Jefferson will look. How do they want to see the town grow, are there going to be any affordable homes for future generations that may want to stay here. There continued to be more general discussion on this subject. Charles stated that the smaller lots would be fine but the parking is the issue. He asked if this meant the duplexes would need to be smaller in order to accommodate the

parking. Scott replied that usually when duplexes are put onto smaller lots, they become two-story structures to accommodate the parking. Scott also noted that there would need to be language added to say this rule "would not apply to developed lots prior to 2024." He also wants to verify that none of this will conflict with the Comprehensive Plan. Scott asked the Commission if they wanted to see the change to 8,000 sq ft lots be done prior to the hearing and the consensus was yes, they would like to see the options.

Jacquelyn Deeds asked if the increase in lot size encourage or discourage developers. Dustin and Erica both agreed that it is not the Commissions job to make sure the developers make a profit; their job is to make sure that livability is met for the City. Erica would like to see it appealing for the Developers but Dustin said houses have to be built to sustain livability. Scott suggested a second work-session where they could review the changes and he would have some visuals for the differences in lot sizes or move to the 35-day notice to DLCD for the hearing. The consensus was for a second work session on March 7th and bump the first hearing out to April.

3. **Approval of January 4 Minutes:** Jacqueln moved to approve the minutes and Edie seconded. All were in favor; approved unanimously.
4. **Visitors:** None
5. **Commission/Staff questions/comments:** None
6. **Adjournment:** Edie asked if there was any other business to discuss; hearing none she moved to adjourn and Dave Jones seconded. All were in favor and meeting ended at 6:57 pm.

MINUTES APPROVED THIS 7 DAY OF March, 2024.



EDIE O'NEIL, CHAIR

ATTEST:


DEANNA DONATO, DEPUTY CITY RECORDER