

# **Planning Commission** **Public Hearing Minutes**

Thursday, February 4, 2021

6:00 p.m.

ZOOM

**Call to Order/ Roll Call 6:00 pm**

**Present:** Commissioner Card, Commissioner Thom, Commissioner Schwartz, Commissioner Bennington, Councilor Casaleggio, and Commissioner Thomas

**Absent:** None

**Staff Present:** Planning Director Ian Foster, City Planner Zac Thompson, Contract Principal Planner (RVCOG) Ryan Nolan, and Planning Technician Diane Oliver

**Introductions and Review of Agenda**

**Michael Schwartz was introduced by Chair Thomas as our new Planning Commissioner**

**Minutes:** Oct 7<sup>th</sup> 2020 minutes approved with corrections, motion by: Commissioner Card, seconded by: Commissioner Bennington, **Vote:** All “Ayes” none opposed, minutes approved with corrections

**Officer Elections:**

**Nomination for Mark Thomas to be Chair of the Planning Commission Motion by: Commissioner Bennington, seconded by: Commissioner Card, Vote: All “Ayes” none opposed, Chair is Mark Thomas**  
**Nomination for Brad Bennington to be Vice Chair of the Planning Commission Motion by: Commissioner Card, seconded by: Commissioner Thom, Vote: All “Ayes” none opposed, Vice Chair is Brad Bennington**

**General Public Comment:** None

**Public Hearing Opened:** 6:08 PM

- a) **File Number # 2020-187: Major Revision to Prior Approval**  
**Request: To Adjust the Rear Lot Lines on Lot 1,2, & 3**  
**Address: 785 Bybee Drive**  
**Applicant: Dennis Clark**

**Ian Foster, Planning Director** presented his staff report for the record

**Applicant:** *Dennis Clark of 440 N. 4<sup>th</sup> Street # 103, Jacksonville OR, 97530 presented his proposal and answered questions of commissioners and staff*

**Public Testimony:** *John Jorgenson of 810 Bybee Drive, Jacksonville OR, 97530 is in favor of the proposal but asked questions regarding underground utilities, sidewalks, on-site parking requirements, and what the existing shop will be used for*

**Rebuttal Testimony:** *Dennis Clark answered all of John Jorgenson’s questions*

**Move to:** Close the public hearing

**Motion by:** Vice Chair Bennington, seconded by, Commissioner Card

**Vote:** All Ayes, none opposed, public hearing is closed

**Move to:** Approve the Application with File Number 2020-187 and adopt the findings of facts and exhibits from the staff report dated Jan 6<sup>th</sup>, 2021 and to direct staff to prepare the final order of approval for the proposed modifications to the Planned Unit Development with condition #1 contained in the staff report

**Motion by:** Vice Chair Bennington

**Seconded by:** Commissioner Card

**Roll Call Vote:** Commissioner Card Yes, Commissioner Thom Yes, Commissioner Schwatz Yes, Vice Chair Bennington Yes, Chair Thomas Yes

**Motion passed, application 2020-187 is approved**

**Public Hearing Opened:** 6:33 PM

- b) **File Number # 2020-190: Performance Review**  
**Request: Seismic Rehabilitation and Building Renovation/Expansion**  
**Address: 180 North Third Street**  
**Applicant/Agent: The City of Jacksonville/ ZCS Engineering**

**Ryan Nolan, Principal Planner RVCOG** presented his staff report for the record and answered questions of Commissioners

**Ian Foster, Planning Director** answered a question regarding the fact that the City will be working close with an arborist Mike Bartlett to protect the Redwood tree on the property to the best of our ability

**Agent: Mathew Crawford** the architectural designer and project manager with ZCS engineering 550 SW 6<sup>th</sup> Street, Grants Pass OR, 97526 presented his proposal for the City of Jacksonville and answered questions of commissioners

**Public Testimony:** Arils Duncan of 110 West C Street, Jacksonville OR 97530 spoke in favor of the proposal but wants to work with the City to make sure the new lighting on the firehouse will not shine down on her property that is already well lit due to the street lights

**Rebuttal Testimony:** Ian Foster, Planning Director assured Arils Duncan that the project will apply our standards in Chapter 18 regarding lighting and fixtures when HARC reviews the Certificate of Appropriateness

**Ryan Nolan, Principal Planner RVCOG** mentioned that at the HARC Hearing, there will be a requirement that all offsite lighting that is on the building will be downward directed lighting, specifically on the front entrance porch area, and not on any neighboring properties.

**Move to:** Close the public hearing

**Motion by:** Commissioner Thom, seconded by, Vice Chair Bennington

**Vote:** All Ayes, none opposed, public hearing is closed

**Move to:** Approve the Application with File Number 2020-190 and adopt the findings of fact from the staff report dated Jan 6, 2021 and direct staff to prepare a final order of approval for the Performance Review with the following conditions

**#1 Any exterior alterations including signs will require a separate applications and reviews**

**#2 HARC review is required prior to the issuance of the building permits**

**#3 Applicants shall attempt to mitigate adverse impacts directly attributable to the use by implementing applicable standards for the Jacksonville Municipal Code**

**Motion by:** Commissioner Card

**Seconded by:** Commissioner Thom

*Discussion on the motion*

**Roll Call Vote:** Commissioner Card **Yes**, Commissioner Thom **Yes**, Commissioner Schwatz **Yes**, Vice Chair Bennington **Yes**, Chair Thomas **Yes**

**Motion passed, application 2020-190 is approved**

**Business from Commission and Staff:**

**Planning Director Update:** A reminder that this commission will have 1 more hearing in the month of February on the 24<sup>th</sup>, 2021 via Zoom at 6:00PM. We are continuing to work on the Code amendments, and because we are not able to schedule Town Hall forums right now, we've created a website that should be live soon at [www.jacksonvillecodeupdates.com](http://www.jacksonvillecodeupdates.com) and we encourage the Planning Commissioners to take a look at it once it goes live, along with the community. Be watching out for updates.

**City Council Update:** Councilor Casaleggio congratulated Commissioner Bennington on his re-election to the City Budget committee, and also thanked Commissioner Schwatz for his service. Councilor also thanked the Commission on considering the Fire Station proposal this evening. The City was able to borrow a modular from another City to help keep the costs down while our firefighters work and live there while construction is going on.

**Adjourn: 7:10 pm**



**Brad Bennington, Vice Chair**



**Diane Oliver, Building/Planning Technician**

*Date of Approval:* 2-24-2021