

The Planning Commission for the City of Junction City met on Tuesday, January 20, 2015 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

PRESENT WERE: Chair, Jason Thiesfeld, Commissioners, Sandra Dunn (Vice-Chair), James Hukill (arrived at 6:54 pm), Jeff Haag, Ken Wells and Jack Sumner (arrived at 6:31pm); Alternate, Stuart Holderby; City Planner, Jordan Cogburn and; Planning Secretary, Tere Andrews; **ABSENT:** NONE.

I. OPEN MEETING AND REVIEW AGENDA

Chair Thiesfeld opened the meeting at 6:30 pm and led the Pledge of Allegiance.

(Commissioner Sumner arrived)

II. PUBLIC COMMENT (FOR ITEMS NOT ALREADY ON THE AGENDA)

There were none.

III. APPROVAL OF MINUTES

• NOVEMBER 18, 2014

Motion: Commissioner Dunn made a motion to approve the November 18, 2014 minutes as amended. Page 2, paragraph 11 stated “The Commissioner directed Planner Cogburn...” it should read, “The Commission directed Planner Cogburn...” Commissioner Haag seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Sumner, Holderby, Haag, and Wells voted in favor.

IV. PUBLIC HEARING: PROPOSED AMENDMENT TO THE PLAN DESIGNATION MAP (CPA-14-01)

Chair Thiesfeld opened the public hearing for the proposed Amendment to the Plan Designation Map CPA-14-01 and asked if any Commissioner had a bias, ex parte contact or conflict of interest to declare.

Staff Report

Planner Cogburn reviewed the staff report for the proposed amendment to the Plan Designation Map for 1701 Juniper Street, and the proposed Final Order with the Commission. The proposal would re-designate the property at 1701 Juniper from High Density Residential to Commercial. He asked that the Rezone of 1701

Juniper Street (RZ-14-04) run concurrently once the public hearings for each were concluded.

Testimony

Chair Thiesfeld asked if there was anyone who wished to offer testimony.

Ms. Cynthia McDonald, 550 Hatton Lane, Junction City Oregon 97448 stated she was the daughter of the property owner and they were in favor of the re-designation of 1701 Juniper Street from High Density Residential to Commercial.

Chair Thiesfeld asked if there was anyone else who wished to offer testimony.

There was not.

Chair Thiesfeld closed the public hearing for CPA-14-01

V. PUBLIC HEARING: PROPOSED AMENDMENT TO THE ZONING MAP (RZ-14-04)

Chair Thiesfeld asked Planner Cogburn to confirm the file number was correct, RZ-14-04.

Planner Cogburn responded it was.

Chair Thiesfeld opened the public hearing for the proposed Amendment to the Zoning Map RZ-14-04 and asked if any Commissioner had a bias, ex parte contact or conflict of interest to declare.

Commissioner Sumner stated he had been by the property. There was no conflict.

Staff Report

Planner Cogburn reviewed the staff report for the proposed amendment to the Zoning Map for 1701 Juniper Street, and the proposed Final Order with the Commission. The proposal would rezone the property at 1701 Juniper Street to General Commercial from the current zoning of R4 (Multi-Structural Residential).

Testimony

Chair Thiesfeld asked if there was anyone who wished to offer testimony.

Ms Cynthia McDonald, 550 Hatton Lane, Junction City Oregon 97448 stated she was the daughter of the property owner and they were in favor of the re-zoning of 1701 Juniper Street from R4 (Multi-Structural Residential) to General Commercial.

Chair Thiesfeld asked if there was any additional testimony.

There was none.

Chair Thiesfeld closed the public hearing for RZ-14-04.

Motion: Commissioner Dunn made a motion to recommend approval to City Council for the proposed Comprehensive Plan Map and Zoning Map amendments to re-designate and rezone 1701 Juniper Street from High Density Residential to Commercial and R4 to General Commercial(file numbers CPA-14-01 and RZ-14-04) respectively. Commissioner Wells seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Sumner, Holderby, Haag, and Wells voted in favor.

VI. PUBLIC HEARING: PROPOSED TEXT AMENDMENTS TO SECTION 17.30.010 & 17.45.010 OF THE JUNCTION CITY MUNICIPAL CODE

Chair Thiesfeld opened the public hearing for the proposed amendments to the Junction City Municipal Code (JCMC), Sections 17.30.010 & 17.45.010 (AMD-14-02) and asked if any Commissioner had a bias, ex parte contact or conflict of interest to declare.

There were none

Staff Report

Planner Cogburn reviewed with the Planning Commission the staff report for the proposed text amendments to JCMC Sections 17.30.010 & 17.45.010 and the proposed Final Order. The proposed amendments would add as an outright permitted use in the C2 (Central Commercial) zoning district Brew Pubs, Public Houses and similar uses. It would also strike the word 'fermentation' from Section 17.45.010, the effect would allow fermentation production in M1 (Light Industrial) zoning districts.

Testimony

Chair Thiesfeld asked if there anyone who wished to offer testimony.

There was none.

Chair Thiesfeld closed the public hearing for AMD-14-02
(Commissioner Hukill arrived).

Deliberations

The Commission held a discussion about the proposed amendments. The discussion included in addition to striking 'fermentation' to also strike 'distillation' from JCMC 17.45.010 (O). The effect would allow fermentation and distillation in the M1 (Light Industrial) zoning districts. It was noted any proposal to operate a business involved with fermentation or distillation would require development review. The Development Review process would address such issues as by-product removal, water needs and so on.

The Findings as stated in the proposed Final Order would be amended to include distillation as a permitted use in the M1 zones.

The question was raised whether the distillation process would create an offensive odor. Planner Cogburn noted this could also be addressed at the time of development review.

Motion: Commissioner Haag made a motion to recommend approval of the proposed text amendment JCMC Sections 17.30.010 & 17.45.010 (AMD-14-02) based on the amended findings as stated in the Final Order and recommended approval to Council. Commissioner Hukill seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Sumner, Holderby, Haag, Wells and Hukill voted in favor.

VII. POSSIBLE AMENDMENT TO THE PLANNING COMMISSION BY-LAWS

Motion: Commissioner Hukill made a motion to approve the proposed amendment to the Planning Commission By-Laws to change the standing meeting date from the third Tuesday of each month to the third Wednesday of each month. Commissioner Wells seconded the motion.

Discussion: Commissioner Sumner noted the change was for one Planning Commission member.

Commissioner Dunn asked how the change would affect the meeting schedule as related to the City Council and committee meetings.

Commissioner Haag said the change would work well with his schedule.

Commissioner Sumner called the question.

Vote: Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Sumner, Holderby, Haag, Wells and Hukill voted in favor.

VIII. PLANNING COMMISSION ALTERNATE – RECOMMENDATION TO CITY COUNCIL

Planner Cogburn reviewed the applications for the vacant Planning Commission Alternate position. He noted two (2) of the applicants lived outside the city limits and Urban Growth Boundary. According to the Planning Commission By-Laws, two (2) members could reside outside the City Limits and UGB but within the 97448 zip code. Commissioners Haag and Dunn both reside outside the city limits and UGB but within the 97448 zip code thus the two (2) positions stated in the by-laws were filled.

It was noted the make-up of the Commission as stated in Article IV Section 1 could be amended. Amendments to the By-Laws required notice at a previous meeting before a vote of the Planning Commission to amend the By-Laws could take place.

Commissioner Hukill asked Mr. Kevin Cross what his interest was in Junction City.

Mr. Cross expressed his interest in being a part of the process to guide Junction City through future growth.

Motion: Commissioner Haag made a motion to recommend to City Council Kevin Cross to fill the vacant Alternate position. Commissioner Sumner seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Sumner, Holderby, Haag, Wells and Hukill voted in favor.

After the vote, the Commission held a discussion on the timeline required to appoint an applicant to a vacancy on the Planning Commission. Several Commissioners voiced concern that the current process was too lengthy.

There was consensus from the Commission to direct staff to research the application process and bring that information back to the Commission at the standing February 18, 2015 meeting.

IX. PLANNING ACTIVITY REPORT

Planner Cogburn reviewed the Planning Activity report with the Commission.

X. COMMISSIONER COMMENTS

Commissioner Hukill thanked the Planning Commission Alternate applicants for attending the meeting.

Chair Thiesfeld thanked Planner Cogburn for his hard work.

VIII. ADJOURNMENT

Motion: Commissioner Hukill made a motion to adjourn the meeting. Commissioner Sumner seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Sumner, Holderby, Haag, Wells and Hukill voted in favor.

The meeting adjourned at 8:11 p.m.

The next regularly scheduled Planning Commission meeting would be Wednesday, February 18, 2015 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Jason Thiesfeld, Chair