

The Junction City Planning Commission met on Wednesday, January 16, 2019 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present were: Planning Commissioners, James Hukill (Chair), Shaylor Scalf, Ken Wells, Patricia Phelan, and Beverly Ficek; City Planner, Jordan Cogburn; and Secretary, Tere Andrews.

Absent: Commissioners, Jeff Haag, and Alicia Beymer; Planning Commission Alternate, Jeff Kister;

1. OPEN MEETING AND REVIEW AGENDA

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

2. CHANGES TO THE AGENDA

None

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

None.

4. APPROVAL OF MINUTES

- November 21, 2018

Approval of the November 21, 2018 minutes were tabled until the February meeting.

5. PUBLIC HEARING: SUB-17-01-MOD – Reserve Phase II Preliminary Subdivision Modification

Chair Hukill opened the public hearing SUB-17-01-MOD Reserve Phase II Preliminary Subdivision Modification. He then asked for the staff report.

Planner Cogburn explained the applicant had not submitted requested information in time for inclusion in the staff report. Staff requested the public hearing be continued to February

Chair Hukill continued the public hearing for SUB-17-01-MOD Reserve Phase II Preliminary Subdivision Modification to the February Planning Commission meeting.

Motion: Commissioner Wells made a motion to continue the West Linn Corporate Park, LLC Reserve Phase -II Subdivision Preliminary Plan Approval Modification Public Hearing, file # SUB-17-01-MOD to the standing February 20, 2019 Planning Commission meeting. Commissioner Phelan seconded the motion.

Vote: Passed by a vote of 5:0:0. Chair Hukill, Commissioners, Ficek, Wells, Scalf, and Phelan voted in favor.

6. PLANNING ACTIVITY REPORT

Planner Cogburn reviewed the Planning Activity Report with the Commission.

- Application for a very large Subdivision was submitted and would come before the Planning Commission soon.
- Two Property Line Adjustment applications were approved by staff for Oaklea Drive at West 6th Avenue.
- An Enterprise Zone application was submitted by Equilon Enterprises, LLC (DBA: Shell Oil Products, USA.) for the expansion of the JC Bio facility on the east side of Highway 99S. The City of Junction City may require annexation into the city limits.
- Development Review approval was issued for Discount Windows. for redevelopment of their current site.
- Mayor Crenshaw announced new Council Committee assignments; Councilors Ceniga, Rowe, and Gambee would serve on the Community Development Committee.
- Future Planning Commission item, SUB-17-01 – Reserve Phase-II Final Subdivision Plat
- The Planning Commission Alternate vacancy was noticed and first review scheduled for the February Planning Commission meeting.

7. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster. Staff requested input for pending business items.

Commissioner Wells asked about activity at the 'Y' property.

Planner Cogburn answered there was a potential for a fast food restaurant north of Grocery Outlet.

8. COMMISSIONER COMMENTS

None

9. ADJOURNMENT

Motion: Commissioner Wells made a motion to adjourn the meeting. Commissioner Scalf seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Hukill, Commissioners, Scalf, Ficek, Wells, and Phelan voted in favor.

The meeting adjourned at 6:44 p.m.

The next scheduled Planning Commission meeting would be Wednesday February 20, 2019 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

James Hukil, Planning Commission Chair