

The Junction City Planning Commission met on Wednesday, March 27, 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, Jeff Haag (Vice-Chair), Shaylor Scalf, Ken Wells, Alicia Beymer, and Beverly Ficek; Planning Commission Alternate, Jack Sumner; City Planner, Jordan Cogburn.

Absent: Planning Commissioner Patricia Phelan and; Planning Alternate, Jeff Kister

1. OPEN MEETING AND REVIEW AGENDA

Vice-Chair Haag 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

- February 20, 2019
- November 21, 2018

Motion: Commissioner Beymer made a motion to approve the November 21, 2018, minutes as written. Commissioner Wells seconded the motion.

Vote: Passed by a vote of 7:0:0. Vice-Chair Haag, Commissioners, Hukill, Beymer, Scalf, Ficek, Wells, and Sumner voted in favor.

Motion: Commissioner Beymer made a motion to approve the February 20, 2019 minutes as written. Commissioner Ficek seconded the motion.

Vote: Passed by a vote of 7:0:0. Vice-Chair Haag, Commissioners, Hukill, Beymer, Scalf, Ficek, Wells, and Sumner voted in favor.

5. CONTINUED PUBLIC HEARING: SUB-17-01-MOD – RESERVE PHASE II PRELIMINARY SUBDIVISION MODIFICATION

Vice-Chair Haag asked for the updated staff report.

Planner Cogburn recapped, the applicant proposed a modification to the preliminary subdivision for The Reserve Phase-II, SUB-17-01. The re-submitted plat reflected the Conditions of Approval as stated in the original approval. Those Conditions were as follows:

- Street names now complied with the Junction City alphabetical and numerical street naming conventions.

- Pedestrian tract 'B' along West 15th Avenue was to be dedicated as part of the final plat.
- Utility easements for storm water drainage along NE corner as well as along the southern portion of the site now complied with the Conditions of Approval.
- The applicant minimized as much as possible Key parcels and Butt lots but sought Planning Commission approval for the remainder of such lots.
- The applicant provided a copy of the concurrence letter from the State Historic Preservation Office that the parcel to the NE was acceptable for recreational land development.
- The proposal was now for 105 residential lots rather than the original 122-lots (based on identification of culturally significant lands).

Vice-Chair Haag voiced support for the proposed key, and butt lots on the modified proposed plat.

Planner Cogburn corrected himself, there were 107-lots in the modified proposed subdivision.

Commissioner Hukill asked about the future park in that subdivision.

Planner Cogburn responded the applicant felt they met the criteria to provide space for a future park. As far as development of a park, there was no criteria in the Subdivision Code that required the developer to build a park. The parcel was no longer owned by the applicant. It was owned by the City.

Proponents

Vice-Chair Haag asked for testimony in favor of the proposal.

There was none.

Opponents

Vice-Chair Haag asked for testimony in favor of the proposal.

There was none.

Neutral Parties

Vice-Chair Haag asked for testimony in favor of the proposal.

There was none.

Vice-Chair Haag closed the public hearing for SUB-170-1-MOD Reserve Phase II Preliminary Subdivision Modification.

Motion: Commissioner Sumner made a motion to approve the West Linn

Corporate Park, LLC Reserve Phase-II Subdivision Preliminary Plat Approval Modification Public Hearing, file SUB-17-01-MOD, based on the findings as stated in the Final Order. Commissioner Wells seconded the motion.

Vote: Passed by a vote of 7:0:0. Vice-Chair Haag, Commissioners, Hukill, Beymer, Scalf, Ficek, Wells, and Sumner voted in favor.

6. PLANNING ACTIVITY REPORT

Planner Cogburn with direction from the Vice-Chair, returned to the topic of development of a park in The Reserve. He explained should the City choose to develop that parcel, the State Historic Preservation Office requested they be involved in those discussions. Additionally, should there be any ground penetration, they requested an approved Archeologist be on-site to recover any artifacts found.

Commissioner Hukill asked about the next step.

Planner Cogburn replied his understanding was that was a matter for the City Council.

Planner Cogburn reviewed the Planning Activity Report with the Commission.

- Two Property Line Adjustment applications were received from West Linn Corp. Park, LLC. Staff anticipated a decision in the next week or two.
- A Redesignation and rezone application was submitted by the Junction City School District for the ballfield (W 13th Ave & Rose). Staff anticipated a Planning Commission public hearing at the May 15, 2019 meeting.
- Jack Sumner was appointed, by the Mayor and City Council as the new Planning Commission Alternate.
- James Hukill resigned as the Planning Commission Chair. A new Chair may be nominated and elected by a majority vote of the Planning Commission.

Motion: Commissioner Hukill made a motion to nominate Commissioner Beymer as Planning Commission Chair. Commissioner Haag seconded the motion.

Vote: Passed by a vote of 6:0:0. Vice-Chair Haag, Commissioners, Hukill, Scalf, Ficek, Wells, and Sumner voted in favor.

Motion: Commissioner Beymer made a motion to nominate Commissioner Haag as Planning Commission Vice-Chair. Commissioner Ficek seconded the motion.

Vote: Passed by a vote of 6:0:0. Commissioners, Beymer, Hukill, Scalf, Ficek, Wells, and Sumner voted in favor.

7. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

Planner Cogburn announced his resignation, effective April 19, 2019.

The Commission voiced appreciation for Planner Cogburn’s service and wished him well.

8. COMMISSIONER COMMENTS

Commissioners offered support for the work Planner Cogburn accomplished during his tenure as City Planner.

9. ADJOURNMENT

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

Vote: Passed by a vote of 7:0:0. Vice-Chair Haag, Commissioners, Hukill, Beymer, Scalf, Ficek, Wells, and Sumner voted in favor.

The meeting adjourned at 7:14 p.m.

The next scheduled Planning Commission meeting would be Wednesday April 17, 2019 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Jeff Haag Planning Commission Vice-Chair