

The Junction City Planning Commission met in regular session on Wednesday, April 15, 2020 at 6:30 p.m. in the Community Center, 175 West 7<sup>th</sup> Avenue, Junction City Oregon and remotely via internet and phone.

**Present were:** Planning Commissioners, Jeff Haag (Vice-Chair), James Hukill, Ken Wells, Beverly Ficek; Planning Alternate, Jack Sumner; Contracted Planner, Jordan Cogburn; and Planning Secretary, Tere Andrews

**Absent:** None

**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**

- January 15, 2020

**Motion:** Commissioner Hukill made a motion to approve the January 15, 2020 minutes as written. Commissioner Ficek seconded the motion.

**Vote:** Passed by a vote of 5:0:0. Vice Chair Haag, Commissioners, Wells, Hukill, Ficek, and Sumner voted in favor.

**5. FINAL SUBDIVISION PLAT: SUB-20-07, KALMIA SUBDIVISION**

Planner Cogburn reviewed, the site was zoned Multi-Family Residential (R3) and developed with a 4-plex constructed to individual dwelling standards. Fire protection services were provided by Junction City Fire and Rescue. The site was within the city limits and city services (water, sewer, and storm water) were provided. Other utilities were readily available within the City owned rights of way and recorded easements.

The Planning Commission conditionally approved the preliminary Subdivision Plat application at the January 15, 2020 meeting. The Conditions of Approval associated with File: 19-12-24-SUB, Kalmia, Preliminary Subdivision Plat were:

- Prior to Final Plat Approval: Shared Access, Utility, and Maintenance Easement satisfactory to the City for the existing shared driveway and parking to be recorded with the Final Plat.
- Prior to Final Plat Approval: Shared Building Maintenance legal document(s) satisfactory to the City in compliance with JCMC 17.20.120(D) for shared building maintenance and replacement. The required Covenants, Conditions and Restrictions recorded with Final Plat.

All required documentation associated with the Planning Commission Conditions of Approval have been submitted and reviewed by staff for compliance. Staff recommends approval of the submitted Final Plat.

**MOTION:** Commissioner Hukill made a motion to approve the Kalmia Subdivision Final Plat, file SUB-20-09 based on the findings as stated in the Final Order. Commissioner Ficek seconded the motion.

**Vote:** Passed by a vote of 5:0:0. Vice Chair Haag, Commissioners, Wells, Hukill, Ficek, and Sumner voted in favor.

## 6. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

## 7. COMMISSIONER COMMENTS

None.

## 8. ADJOURNMENT

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

**Vote:** Passed by a vote of 5:0:0. Vice Chair Haag, Commissioners, Wells, Hukill, Ficek, and Sumner voted in favor.

The meeting adjourned at 6:45 p.m.

The next Standing Planning Commission meeting was Wednesday May 20, 2020 at 6:30 p.m.

Respectfully Submitted,

---

Tere Andrews, Planning Commission Secretary

Jeff Haag, Planning Commission Vice-Chair