

The Junction City Planning Commission met on Wednesday, June 19, 2019 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

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

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

1. OPEN MEETING AND REVIEW AGENDA

Chair Beymer 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

- April 17, 2019

Motion: Commissioner Hukill made a motion to approve the April 17, 2019, minutes as written. Commissioner Ficek seconded the motion.

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

5. PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT AND REZONE OF SCHOOL DISTRICT PROPERTY, FILE #CPA-19-01 & RZ-19-01

Chair Beymer opened the public hearing for a Comprehensive Plan Amendment and Rezone of school district property, File #CPA-19-01 & RZ-19-01. She asked if any Commissioner had a conflict of interest or ex-parte contact.

Commissioner Sumner declared he walked past the property regularly as it was in his neighborhood.

Chair Beymer asked for the staff report.

Planner Cogburn stated the proposed concurrent Comprehensive Plan Map Amendment and Rezone application would re-designate a vacant parcel just south of the intersection of W 13th Avenue and Rose Street, from Public Land to Medium Density Residential and concurrently rezone the site from Public Land to Duplex Family Residential. The process was initiated by the property owner, the

Junction City School District. There were no other proposals for land use actions on the subject site. There were a number of policies relevant to the request. Junction City Municipal Code Chapter 17.145 which stated property owner could initiate the requested amendments. There were also multiple Comprehensive Plan Policies that were relevant to the application. These included Chapters one through four, and six through nine. The applicable Statewide Planning Goals were one through three, and five through 14.

The public hearing was noticed. Four comments were received from the public. Planner Cogburn read the comments into the record. The comments were also included in the staff report. He reviewed each comment and addressed concerns contained within each.

The Lenkers, 1297 Nyssa Street, Junction City Oregon, expressed concern that the fields were used frequently, and removal of the center section would be detrimental to the surrounding neighborhoods.

Planner Cogburn explained the subject site was not in the middle of the fields, rather a dogleg portion to the south of the walking path. The Comprehensive Plan stated a need for medium density residential lands.

The Neuberghers, 1250 Oak Street, Junction City Oregon, wrote in opposition to the proposal as it was short-sighted on the part of the school district.

The Eads, 1260 Quince Drive, Junction City Oregon, also wrote in opposition to the proposal. They stated concerns about additional traffic on Rose Street, which was already too busy. In addition, they foresaw increased parking issues in their neighborhood as the subject site was used as overflow parking during sporting events.

Planner Cogburn noted, Rose Street was designated as a collector street in the Junction City Transportation System Plan as such would be sufficient for a potential increase in traffic.

The Stoddards, submitted comment via email. They too wrote in opposition. In addition to issues already raised, such as parking, they objected to 'spot zoning.' The proposed Medium Density designation was not a good fit for the surrounding neighborhoods.

Planner Cogburn explained while parking would be a consideration if/when the subject site was developed, it was not a criterion for amendments to either the Plan Designation or Zoning maps. He gave an example of spot zoning as a parcel being rezoned to residential in the midst of industrial property. In the case

of the subject property the surrounding zones were residential uses. The proposed zoning of R2 allowed for single family homes as well as duplexes.

Agency partners received notice of the application. Comments received indicated there were no concerns with the re-designation and rezone request.

Planner Cogburn further reviewed the staff report with the Commission. The proposal would fulfill a portion of the of the Medium Density Residential deficit identified in the Junction City Comprehensive Plan.

Commissioner Haag asked what the motivation was for the applicant to re-designate and rezone. He did not believe that Goal 11 was met with the proposal. Medium Density Residential in an area of mainly single-family homes was not appropriate.

Planner Cogburn stated, in regard to sale of the subject site, Junction City Athletics had first right of refusal should the school district choose to sell.

Commissioner Scalf voiced opposition. He noted the City was growing and asked how the school district would handle that increase without the subject site as an option.

Commissioner Ficek was more inclined toward a low-density residential zoning.

Commissioner Hukill expressed concern about home values in the area.

Proponents

Chair Beymer asked for testimony in favor of the proposal.

Theresa Bishow, 375 W 4th Ave #204 Eugene OR 97401, representative for the applicant, explained that as a public entity the school district was required to review and plan for their future. They were required to be fiscally responsible and look to maximize their assets.

A residential zoning offered a safeguard because under the Junction City Zoning Code, lands zoned Public were allowed a wide range of public uses. The proposed re-designation and rezone limited potential uses to residential.

Commissioner Haag asked when, and or how, the school district purchased the property. He recognized it was not a question relevant to the criteria to be considered for the proposal before the Commission.

Ms. Bishow did not know when or how the school district acquired the property.

Commissioner Ficek asked why the school district proposal was for R2 rather than R1 zoning.

Ms. Bishow responded Junction City valued offering a diversity of housing choices which included affordable housing. The R2 zone allowed slightly smaller lots for single family homes. It was considered good land use planning for there to have a mix of housing options in a neighborhood. There were not many duplexes in the immediate area. She noted the Commission could recommend to Council a zoning of R1(Single Family Residential) rather than R2 (Duplex Residential).

Commissioner Wells reminded those present the decision had to be based on the criteria.

Cheryl Glasser, 770 Spruce Street, Junction City OR 97448, had lived in Junction City for 25 years. In her 35 years with the school district the subject site had not been useable. If there was a big JCA tournament the subject site may be used for overflow parking. There was a potential opportunity for extension of the sidewalk along the east side of Rose Street, which could offer additional safety for children walking to school.

Opponents

Chair Beymer asked for testimony in opposition to the proposal.

Eric Dye 1245 Quince Drive, Junction City OR 97448, expressed concerns about the potential for increased traffic. The JCA tournaments did use the subject site as overflow parking. His main concern was the proposed R2 zoning. He felt it was completely out of character for the neighborhood. He thanked the Commission for the opportunity to speak.

Commission Hukill asked Mr. Dye if a Single Family Residential (R1) zoning was preferable.

Mr. Dye responded his preference was for the zoning to remain Public.

Vanessa Brown, 905 W 17th Avenue, Junction City OR 97448 commented the subject site was currently used as open space. Junction City did not have an abundance of open space and needed all it could get. She indicated the subject site was used a great deal.

Cindy Montgomery, 1215 Oak Street, Junction City, OR 97448, offered some history. Approximately 20 years ago, citizens volunteered their time to develop the ballfields. The loss of the subject site as parking meant more on-street parking. Nearby neighborhoods already experienced parking issues during sporting events.

Dorris McCutcheon, 740 W 17th Avenue, Junction City OR 97448, was concerned about the volume of traffic in the area, particularly with additional growth.

Neutral Parties

Chair Beymer asked for neutral testimony.

There was none.

Rebuttal

Chair Beymer asked if the applicant wished to rebut testimony.

Ms. Bishow declined.

Chair Beymer closed the public hearing for proposed Amendments to the Plan Designation and Zoning Maps, File # CPA-19-01/RZ-19-01.

Deliberations

Commissioner Haag said as a taxpayer his questions had not been answered. Based on the Statewide Planning Goals, he did not feel Goal 1 was met, citizens were overwhelmingly against the proposal. Several years ago, when the City updated its Comprehensive Plan, the school district was contacted about their need for additional land. At that time the school district responded it did not need additional land.

Commissioner Scalf reiterated his opposition of the proposal. He was concerned about the ability of the school district to meet land needs over the next five years.

Chair Beymer clarified the Commission it would make recommendation to the Council not a decision.

Planner Cogburn concurred the suggested motion contained in the agenda item summary was incorrect, it called for a decision when in fact the commission would make recommendation to the City Council.

Commissioner Wells reminded the Commission that subdivision applications were reviewed by the Planning Commission.

Commissioner Sumner said if the school district was looking for money, they owned a 13-acre parcel that would bring more money. He did not feel there was enough information for the Commission to make a recommendation.

Commissioner Wells asked if the Commission planned to specify the information needed or leave it open.

Commissioner Haag did not know how much the school district anticipated receiving from a sale of the property. He questioned if it would make a difference to taxpayers in their property taxes. The school district claimed a land shortage yet wanted to sell the subject site. He wondered how the two could be reconciled.

Chair Beymer noted that Commissioner Haag's question was not part of the criteria.

Commissioner Sumner suggested the Commission forward a modified proposal to the Council.

Commissioner Scalf said the Commission should continue the public hearing to find out if the school district was willing to accept a R1 zoning.

Planner Cogburn explained the Commission could make recommendation to Council for an R1 zoning.

Motion: Commissioner Hukill made a motion to continue the public hearing, to allow for more information, to the next Planning Commission meeting. Commissioner Haag seconded the motion.

Vote: Passed by a vote of 5:2:0. Chair Beymer, Commissioners, Hukill, Haag, Scalf, and Sumner voted in favor; Commissioners Wells, and Ficek, voted against.

6. PLANNING ACTIVITY REPORT

Planner Cogburn reviewed the Planning Activity Report with the Commission.

7. COMMISSION AGENDA FORECASTER

Planner Cogburn reviewed the agenda forecaster with the Commission.

8. COMMISSIONER COMMENTS

Commissioners Haag and Sumner asked when the next school board meeting would be held. It would be held on June 24, 2019, 6:00 pm, at 325 Maple Street, Junction City Oregon.

9. 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 Beymer, Commissioners, Haag, Hukill, Scalf, Ficek, Wells, and Sumner voted in favor.

The meeting adjourned at 7:54 p.m.

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

Respectfully Submitted,

Tere Andrews, Planning Commission Secretary

Alicia Beymer, Planning Commission Chair