

The Junction City Planning Commission met on Wednesday, June 20, 2018 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), Ken Wells, Shaylor Scalf, Patricia Phelan, Jeff Haag, and Sandra Dunn; Planning Commission Alternate Alicia Beymer; City Planner, Jordan Cogburn; Building Official, Stuart Holderby; and Secretary, Tere Andrews.

Absent: None

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

- May 16, 2018

Motion: Commissioner Beymer made a motion to approve the May 16, 2018 minutes as written. Commissioner Phelan seconded the motion.

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

5. PLANNING COMMISSION APPLICATION REVIEW

Motion: Commissioner Dunn nominated Beverly Ficek to fill the vacant regular Planning Commission seat, and Jeff Kister to fill the Alternate position. Commissioner Phelan seconded the motion.

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

6. SUB-18-01 EEC HOLDINGS, LLC PRELIMINARY SUBDIVISION – PER APPLICANT REQUEST ITEM ON HOLD

Planner Cogburn noted the applicant requested the preliminary subdivision application (SUB-18-01) be placed on hold pending further action by the property owner.

7. MP-18-03, SJOBLUM MINOR PARTITION REQUEST.

Planner Cogburn stated the application was for preliminary partition on an existing lot with frontage on the east side of Oaklea Drive. This partition would divide the existing lot into two legal parcels. Public utilities (i.e. fire hydrants, water, sanitary sewer, and storm sewer) were available to serve the site. Services were located adjacent to the subject property.

Oaklea Drive was a Lane County facilities. Lane County transportation conditions were included in the staff report as advisory items only.

Motion: Commissioner Wells made a motion to approve with conditions as stated in the final order the Preliminary Partition for Tax Lot 00601 of Assessor's Map 15-04-31-24, File # MP-18-03. Commissioner Dunn seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Hukill, Commissioners, Haag, Beymer, Dunn, Scaif, Wells, and Phelan voted in favor.

8. PUBLIC HEARING: CUP-18-01, THOMPSON CONDITIONAL USE PERMIT APPLICATION

Chair Hukill opened the public hearing for CUP-18-01, the Thompson Conditional Use Permit application. He asked the Commission if they had any bias, conflicts of interest, or ex parte contacts.

There were none.

Chair Hukill then asked for the staff report.

Planner Cogburn explained the applicant requested Conditional Use approval to develop a 9-Unit Storage Facility in the General Commercial Zone. The Planning Commission could vote to approve a proposal for a Mini-Storage Facility, provided, the facility was not within 260 feet of the centerline of Highway 99/Ivy Street (per section Junction City Municipal 17.35.020.C).

The site location was on Front Street and over 700 feet from the east shoulder of Highway 99. The applicant proposed access from the alley. Public Works would require the alley be paved per Public Works Design Standards.

The neighborhood was developed with a majority residential development.

Commissioner Haag asked how the 260-foot requirement came into existence.

Planner Cogburn offered to report back with that information.

Commissioner Scalf asked for confirmation that there would only be nine storage units.

Planner Cogburn confirmed that was correct.

Proponents

There were none.

Opponents

There were none.

Neutral Parties

There were none.

Chair Hukill asked about screening/fencing.

Planner Cogburn replied the applicant proposed a keyed gate.

Cleo McCutcheon, 1740 West 17th Avenue Junction City Oregon, asked why the applicant hadn't proposed a traditional mini-storage facility.

Planner Cogburn explained the structure had to meet City code and State Building Codes. Those codes did not stipulate a traditional (stick-built) mini-storage facility.

Commissioner Haag noted there were other storage facilities constructed with storage containers and they looked nice.

Chair Hukill closed the public hearing.

Motion: Commissioner Haag made a motion to approve with conditions as stated in the final order, the proposed Conditional Use Permit File: CUP-18-01 to allow for the use of an 9-unit Mini-Storage Facility Development in the General Commercial Zoning District based on the findings presented in the Final Order. Commissioner Wells seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Hukill, Commissioners, Haag, Beymer, Dunn, Scaf, Wells, and Phelan voted in favor.

9. PUBLIC HEARING: VAR-18-01, UMBRELLA PROPERTIES PARKING REDUCTION APPLICATION

Chair Hukill opened the public hearing for VAR-18-01, Umbrella Properties Major Variance application.

Planner Cogburn stated the applicant had withdrawn their application. He noted the applicant had also applied for a variance from the height standards. A public hearing would be at the July Planning Commission meeting for the height variance application.

A brief discussion was held on Planning review processes. The discussion included density standards set forth in the Junction City Comprehensive Plan and the Zoning Code. An applicant would have to meet standards as set forth in the Zoning Code and comply with policies of the Comp Plan.

Doris McCutcheon, 1740 West 17th Avenue, Junction City, Oregon shared that the notice for the minor variance public hearing was the first time she had heard about the proposed development. She was not in favor of the proposal to develop an apartment complex on the corner of Magnolia Street and West 17th Avenue. She was concerned the project would negatively affect neighboring property values.

Planner Cogburn noted that the public hearing, which was not being held due to the applicant withdrawing their application, was to consider the variance request for parking only. The development itself was an outright permitted use in the R4 (Multi-Structural Residential zone). The development would however be required to meet applicable provisions of the Junction City Zoning Code, and Oregon Building Codes.

Chair Hukill closed the public hearing.

10. PLANNING ACTIVITY REPORT

Planner Cogburn stated a minor variance from Umbrella Properties was approved by the City Administrator for a variance from height standards.

Neighboring property owners submitted letters of opposition. Therefore, a public hearing would be held at the July Planning Commission meeting on the minor variance application from Umbrella properties.

Development Review application was received for the tractor store. No ground had been broken on the project yet. Staff was waiting requested information from the applicant. Staff anticipated the information by the end of the week.

Planner Cogburn, and Building Official Stuart Holderby would be attending a training for Flood Plain Management at the end of July.

11. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

12. COMMISSIONER COMMENTS

There were none.

9. ADJOURNMENT

Motion: Commissioner Phelan made a motion to adjourn the meeting. Commissioner Dunn seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Hukill, Commissioners, Haag, Beymer, Dunn, Scaf, Wells, and Phelan voted in favor.

The meeting adjourned at 7:11 p.m.

The next scheduled Planning Commission meeting would be Wednesday July 18, 2018 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

James Hukill, Planning Commission Chair