

The Junction City Planning Commission met on Wednesday, July 18, 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, Bev Ficek, and Sandra Dunn; Planning Commission Alternates Alicia Beymer, and Jeff Kister (arrived at 6:33 pm); 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**

- June 20, 2018

**Motion:** Commissioner Scalf made a motion to approve the June 20, 2018 minutes as written. Commissioner Wells seconded the motion.

**Vote:** Passed by a vote of 7:0:0. Chair Hukill, Commissioners, Haag, Ficek, Dunn, Scalf, Wells, and Phelan voted in favor.  
(Commission Alternate Kister arrived)

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

The applicant requested the preliminary subdivision application (SUB-18-01) be placed on hold.

**6. VAR-18-02, UMBRELLA PROPERTIES MINOR VARIANCE**

Chair Hukill opened the public hearing for VAR-18-02, Umbrella Properties - Variance from the height standards in the R4 (Multi-Structural Residential) zone.

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 stated the applicant, Umbrella Properties, applied for a Minor Variance to the maximum height of 35-feet in the Multi-Family Residential Zone. The applicant proposed to exceed the standard by three and a half feet, a 10% expansion.

The application was a Type II application which was an Administrative decision. The City Administrator determined the variance was marginal and therefore approved. A notice was sent to adjacent property owners. There was a total of nine letters received in opposition to the decision, four of which were from property owners adjacent to the subject site.

Planner Cogburn handed out additional information provided by the applicant's representative. The intent was to demonstrate the visual difference between the 35-foot standard and the variance total of 38.5-feet.

Commissioner Ficek noted the proposed apartments looked to be quite a bit higher than either the Fire Station or the apartments to the west.

### **Proponents**

Mr. Richard Satre, Schirmer/Satre Group 375 W 4<sup>th</sup> Avenue, # 204, Eugene OR 97401, noted the drawings provided to the Commission during the meeting, were planned to be used for building permit purposes as well. The extra 3.5-feet allowed for a more interesting design. The second drawing demonstrated the 90-foot setback from the south property line with existing adjacent homes.

Commissioner Ficek asked if there would be a fence near the slough.

Mr. Satre responded the drainage channel would be open with landscape for a more visually appealing appearance.

Commissioner Scalf asked if they would still be able to build the buildings if the variance were not approved.

Mr. Satre replied yes, but it removed some of the visual appeal of the buildings.

Commissioner Phelan asked what the distance was between the individual apartment buildings.

Mr. Satre said he did not have the exact number but the distance met building, fire, and land use codes.

Commissioner Ficek asked about the lighting on the streets within the complex.

Mr. Satre responded that those details would be established at the time of building permit application submittal. He added the Planning/Lane Use approvals were also required.

### **Opponents**

Doris McCutcheon, 740 W 17<sup>th</sup> Avenue, Junction City OR 97448 noted neighboring property owners were concerned about the number of people it added to the neighborhood, and the increased water consumption. She expressed concern that the third-floor residents would be able to look into her kitchen window. She did not want to have to move but would consider it.

Commissioner Scalf asked Ms. McCutchen what she meant by financial hardships mentioned in her letter.

Ms. McCutcheon said her home would not be able to sell for as much with a 148-unit apartment complex next to her. She asked if there be enough parking.

Planner Cogburn replied design had to meet City Lane Use code for parking.

Commissioner Ficek asked for clarification from Planner Cogburn.

Planner Cogburn explained that the code allowed the applicant to use on-street parking within the complex to meet parking requirements.

Commissioner Haag commented that he did not like the idea of anyone looking into someone's window although he also understood that issue was not part of the decision before the Commission.

Planner Cogburn added, that was true, however, the Planning Commission did have the opportunity to state an opinion.

### **Neutral Parties**

There were none.

Chair Hukill closed the public hearing.

### **Deliberations**

Commissioner Haag felt the design aesthetic would be good and the additional height would not be noticeable from a distance.

Commissioner Scalf was in favor of the proposal. There was a housing shortage in Junction City. It would be a good addition to the City.

Chair Hukill re-opened the public hearing for VAR-18-01 Umbrella Properties to offer the applicant's representative an opportunity to rebut public comment.

Mr. Satre responded the building lay-out shown to the Commission was the same one that would be used at the time building permit applications were submitted, it would not change. They would consider where windows were when selecting trees to offer as much privacy as possible. He heard and understood Ms. McCutcheon's concerns and would take those into consideration when designing the landscape.

Chair Hukill closed the public hearing for VAR-18-01 Umbrella Properties.

**Motion:** Commissioner Haag made a motion to affirm the City Administrator's approval for the proposed Minor Variance File: VAR-18-02, and to allow the Maximum Height standard in the Multifamily Residential Zone to be exceeded by 3.5 feet based on the findings stated in the Administrator's Approval Letter. Commissioner Scalf seconded the motion.

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

## **7. SUB-17-01, WEST LINN CORPORATE PARK, LLC, PHASE III FINAL SUBDIVISION**

Planner Cogburn stated the preliminary subdivision plat came before the Planning Commission in January. The applicant recently submitted for final plat approval. The application information did not include proof of review and approval by the State Historic Preservation Office or comment from the Confederated Tribes of the Grand Rond. Those requirements (Condition #9 of the preliminary subdivision conditional approval) were in regard to area proposed as recreation space. It was under review by the State Historic Preservation office for potential impacts to cultural resources. For that reason, staff could not support approval.

Chair Hukill asked is staff knew if the applicant had submitted to the State.

Planner Cogburn answered he had not received anything.

Commissioner Haag had concerns about park land for the subdivision based on

experience in other subdivisions.

Commissioner Wells said the topic had been discussed several times with the applicant. He felt it was a slap in the face to the Commission that the final subdivision application had been submitted without information from the State.

Commissioners Haag and Wells said they could not support the application in its current state.

**Motion:** Commissioner Haag made a motion to deny the West Linn Corporate Park, LLC Reserve Phase-II Subdivision Final Plat, file SUB-17-02 as presented. Commissioner Dunn seconded the motion.

Commissioner Haag re-stated his motion as the original referenced Phase II rather than Phase III.

**Motion:** Commissioner Haag made a motion to deny the West Linn Corporate Park, LLC Reserve Phase-III Subdivision Final Plat, file SUB-17-02 as presented. Commissioner Ficek seconded the motion

**Vote:** Passed by a vote of 6:0:1. Chair Hukill, Commissioners, Haag, Ficek, Dunn, Wells, and Phelan voted in favor. Commissioner Scalf abstained.

## 8. PLANNING ACTIVITY REPORT

Planner Cogburn stated review for the proposed Mini-Storage at W 3<sup>rd</sup> Avenue and Front Street was completed Staff expects building permit submittals soon.

The Tractor Store development review was approved (north of grocery store site at 'Y')

Building permits were issued for the grocery store at the 'Y' (junction of Highways 99E and 99W).

The Revolving Loan Fund Committee met on July 9, 2018. They proposed expansion of the Committee roster. They sent the question of who would be eligible, city limits only or Urban Growth Boundary to the Council. The proposed changes would go before the Council on July 24, 2018. The Committee also looked at how to better advertise the program.

The Reserve Phase II final subdivision application was anticipated in the near future.

**9. COMMISSION AGENDA FORECASTER**

The Commission reviewed the agenda forecaster.

**10. COMMISSIONER COMMENTS**

Commissioner Dunn felt they were on a good path.

Commissioner Wells welcomed the new Commissioners. Now that the Commission vacancies were filled, he asked when the Commission would elect a vice-chair.

**Consensus:** The Commission consensus was to hold vice-chair election at the August meeting.

Chair Hukill welcomed the new commissioners.

Commissioner Ficek felt that even with the demand for housing as high as it was, it was important to take the time needed to render decisions.

**9. ADJOURNMENT**

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

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

The meeting adjourned at 7:22 p.m.

The next scheduled Planning Commission meeting would be Wednesday August 15, 2018 at 6:30 p.m.

Respectfully Submitted,

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Tere Andrews, Planning Secretary

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James Hukill, Planning Commission Chair