

The Junction City Planning Commission met on Wednesday, August 15, 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, Beverly Ficek, and Jeff Haag; Planning Commission Alternate Alicia Beymer; City Planner, Jordan Cogburn; Building Official, Stuart Holderby; and Secretary, Tere Andrews.

Absent: Planning Commissioners, Pat Phelan, and Sandra Dunn; Planning Commission Alternate, Jeff Kister

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

Planner Cogburn noted the July minutes would be reviewed at the September Planning Commission meeting.

3. PUBLIC COMMENT (FOR ITEMS NOT ALREADY ON THE AGENDA)

None

4. SUB-17-02 WEST LINN CORPORATE PARK, LLC RESERVE PHASE-III SUBDIVISION FINAL PLAT

Planner Cogburn stated the applicant, West Linn Corporate Park, LLC, submitted for final plat approval of a proposed 11-lot subdivision on 12+ acres. The subject site was south of 11th Avenue, and west of Oaklea Drive. The site was zoned Multifamily Residential (R3).

The Planning Commission conditionally approved the Preliminary Plat at their July meeting. There was one final Conditions of Approval to be met. The Condition of Approval which had not been met dealt with the proposed park land, a parcel to the north of the subject site.

Condition of Approval #8: Prior to Final Subdivision approval, the applicant must demonstrate to the City's satisfaction, the proposed subdivision does not result in the need for additional park land. If the applicant relies on Tax Lot 4201 to demonstrate that no additional park land was required for the subdivision, then the applicant shall obtain and provide proof of review and approval by the State Historic Preservation Office, for the use of tax lot #15-04-31-00-4201 as intended recreation area (JCMC 16.05.050(I)(1)); or applicant must dedicate adequate park land as required by JCMC 16.05.050(I)(1).

A response was received from Mr. John Powley, the Assistant State Archeologist at the State of Oregon Historic Preservation Office.

Planner Cogburn read Mr. Powley's email into the record. *"Regarding the City owned park parcel, our office does not have any concerns with the plan to move forward with the recreational area or park. We would only ask that once known, the plans for the park are sent to our office for comment. As we discussed on the phone the boundary of the archeological site which extends to the City owned parcel is based on current available data. Efforts to probe, by professional archeologists, the area beyond the boundary have not occurred, as such, the possibility of the known boundary extending beneath the surface remains a possibility. That being said, if plans for the recreational area or park do not involve any ground disturbance at all, we would likely only respond by telling the city we have no concerns. If there would be ground disturbance, then we would like to work with the City to identify a plan forward which may involve obtaining the services of a professional archeologist. Again, that would depend upon the plans for the park."*

An additional email was received after the Planning Commission packets were distributed. The email requested City concurrence to do some additional probing on the applicant's own parcel to the southwest of the The Reserve Phase-II site.

In order to satisfy Conditional of Approval #8, The Reserve Phase-III needed a response from the State. The State responded and had no concerns with the application. Therefore, Public Works staff and Planning staff recommended approval based on the findings as stated in the final order.

Motions: Commissioner Ficek a motion to approve the West Linn Corporate Park, LLC Reserve Phase-III Subdivision Final Plat, file SUB-17-02 based on the findings as stated in the Final Order. Commissioner Wells seconded the motion.

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

5. PLANNING COMMISSION OFFICER ELECTION – VICE CHAIR

Motion: Commissioner Scalf nominated Commissioner Haag to fill the Planning Commission Vice-Chair vacancy. Commissioner Beymer seconded the motion.

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

6. PLANNING ACTIVITY REPORT

Planner Cogburn reviewed the Planning Activity report for July 2018.

An Annexation and concurrent Rezone application for a site at the southeast corner of Milliron Road and Recovery Way had been submitted.

The Planner and Building Official attended a week-long Floodplain Management training.

7. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

8. COMMISSIONER COMMENTS

There were none.

9. ADJOURNMENT

Motion: Commissioner Scalf made a motion to adjourn the meeting. Commissioner Beymer seconded the motion.

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

The meeting adjourned at 6:48 p.m.

The next scheduled Planning Commission meeting would be Wednesday September 26, 2018 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

James Hukill, Planning Commission Chair