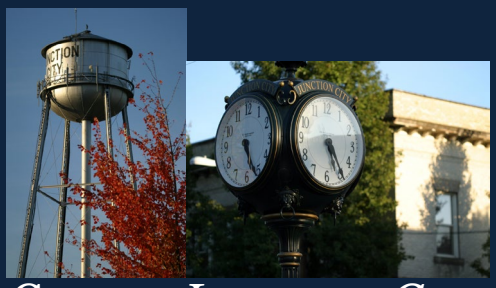

CITY OF JUNCTION CITY

680 Greenwood St.
www.junctioncityoregon.gov

Planning Commission Meeting Agenda

(Possible Quorum of the Council)

Date:	Tuesday, September 15, 2026, at 6:30 p.m.
Location:	City Hall, Council Chambers, 680 Greenwood Street
Contact:	Dawn Northey, 541-998-4763 or 541-998-3125

Attend In-Person: 680 Greenwood Street (enter through back door)

Attend via computer, tablet, or smartphone: https://us06web.zoom.us/j/81203023175

Attend via phone: 1-253-215-8782 Meeting ID: 812 0302 3175

1. Open Meeting and Pledge of Allegiance
2. Changes to the Agenda
3. Public Comment (for items not already on the agenda)
4. Resolution to initiate urban growth boundary expansion
5. Planning Commission Application Review and Possible Recommendations
6. Planning Commission Agenda Forecaster
7. Commission Comments
8. Adjournment

Next Standing Planning Commission Meeting October 20, 2026 – Check with City for changes
Location is wheelchair accessible (WCA)
THIS MEETING WILL BE RECORDED

PUBLIC HEARING PROCESS

Public Hearings will be conducted as follows:

1. Open Public Hearing
2. Staff Report
3. Applicant's Presentation
4. Public Testimony
5. Rebuttal of Testimony
6. Questions from the Planning Commission
7. Staff Summary
8. Close of Public Hearing
9. Deliberation and Recommendation/Decision by the Planning Commission

If you provide testimony, please state your name and address for the record. Testimony and evidence must be directed toward the applicable substantive criteria or other criteria believed to apply to the decision.

If you would like an opportunity to present additional evidence, arguments, or testimony regarding the application at a later date, you may request during the hearing that the Planning Commission hold the record open.

Helpful Tips When Speaking Before the Planning Commission

Before the meeting begins, give a copy of any written materials to the Planning Secretary.

Please speak clearly keep in mind the meetings are recorded.

Before beginning your statement say your name and address for the record.

Speak to the Commission through the Chairperson. For example, "Mr. /Ms. Chair, members of the Commission …"

To give everyone, the opportunity to speak the Planning Commission may set a time limit. Out of courtesy to citizens speaking after you, please respect the time limit.

JUNCTION CITY PLANNING COMMISSION
AGENDA ITEM SUMMARY

RESOLUTION TO INITIATE UGB EXPANSION

Meeting Date: September 15, 2026 | Agenda Item Number: 5
Department: Planning | Staff Contact: Henry Hearley
www.ci.junctioncitoregon.gov | Contact Telephone Number: 541-682-3089

ISSUE STATEMENT

Additional wastewater capacity is needed for Junction City's wastewater treatment system to address a building moratorium and provide long-term stability for wastewater treatment capacity and ability to build new dwellings in Junction City.

BACKGROUND

Junction City is under a building moratorium due to lack of available EDUs for new dwellings to connect to Junction City's wastewater treatment system.

Junction City received a Technical Assistance (TA) grant from Department of Land Conservation and Development (DLCD) to study and pursue a UGB expansion to include an additional parcel of (City-owned) land into its UGB to be able to provide for additional wastewater capacity. The project is titled "*Junction City Future-Ready Utilities Project*."

RELATED CITY POLICIES

- JCMC 17.145.010 – 17.145.010- Authorization to initiate amendments.
    - An amendment to the text of this title or the zoning map may be initiated by the city council, by the planning commission or by application of a property owner or his authorized agent. The planning commission shall, within 40 days after a hearing, recommend to the city council approval, denial, or modification of the proposed amendment. An amendment to the text or the zoning map may be consolidated with a related amendment to the comprehensive plan text or map.

Staff asks the Planning Commission to formally initiate, by Resolution, an expansion of the UGB.

LEGAL REVIEW

This item was reviewed as part of the packet.

PLANNING COMMISSION OPTIONS

The Commission may:

a. Pass a motion to initiate UGB expansion by Resolution;
b. Decline to initiate UGB expansion; or
c. Hold off on initiation until more information is received.

If passed, the Resolution will go in front of City Council for adoption and be assigned a Resolution tracking number.

SUGGESTED MOTION

"I move to initiate UGB expansion by Resolution in conjunction with the Junction City Future-Ready Utilities Project."

ATTACHMENTS

1. Draft Resolution to initiate UGB expansion

FOR MORE INFORMATION

Staff Contact: Henry Hearley
Telephone: 541-682-3089
Staff E-Mail: hhearley@lcog-or.gov

RESOLUTION NO. _____

A RESOLUTION CONCURRING WITH THE PLANNING COMMISSION'S INITIATION AND DIRECTING STAFF TO PROCEED WITH AN EXPANSION TO JUNCTION CITY'S URBAN GROWTH BOUNDARY

WHEREAS, Junction City is currently under a building moratorium for the construction of new dwellings due to a lack of available Equivalent Dwelling Units (EDUs) for new connections to Junction City's wastewater treatment system; and

WHEREAS, in partnership with the Department of Land Conservation and Development (DLCD), Junction City has obtained a Technical Assistance grant to pursue an expansion to its Urban Growth Boundary (UGB) to accommodate an expansion of the wastewater treatment system; and

WHEREAS, Junction City Municipal Code (JCMC) 17.145.010 authorizes the City Council or Planning Commission to initiate an amendment to the Urban Growth Boundary; and

WHEREAS, on August 18, 2026, the Junction City Planning Commission formally initiated said Urban Growth Boundary expansion and recommended City Council concurrence and staff direction to proceed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUNCTION CITY AS FOLLOWS:

Section 1. The City Council hereby concurs with the Planning Commission's initiation and directs staff to initiate and process an expansion to Junction City's Urban Growth Boundary for the reasons cited in this Resolution and in compliance with applicable local and state land use regulations.

Section 2. Staff are directed to work closely with partner agencies, specifically including Lane County, toward the successful expansion of the Urban Growth Boundary and in concert with the grant-funded project titled "Junction City Future-Ready Utilities Project."

PASSED AND ADOPTED by the City Council of the City of Junction City this _____ day of _____, 2026.

APPROVED:	ATTEST:
_____	_____
Mayor	Kitty Vudrop, City Recorder

JUNCTION CITY PLANNING COMMISSION
AGENDA ITEM SUMMARY

Planning Commission Appointments

Meeting Date: September 15, 2026 | Agenda Item Number: 5
Department: Planning | Staff Contact: Dawn Northey
www.junctioncityoregon.gov | Contact Telephone Number: 541.998.4763

ISSUE STATEMENT

Consideration and potential recommendation to the Mayor of new Planning Commission applicants.

BACKGROUND

With the upcoming expiration of three terms on 10-31-2026 and an alternate member position that has not been filled, there are three regular member vacancies with terms through 10-31-2030 and one alternate member vacancy with a term through 10-31-2028. To date, four applications have been received from Michael Evans, Widny Joseph, Katherine Bowes, and Jesse Newman.

Planning Commission By-Laws Article IV, Section 1 state:

- Commissioners & Alternates must reside in the 97448 Zip Code.
- At least three Commissioners must reside inside the City Limits
- Two Commissioners may reside anywhere in the Urban Growth Boundary
- Two Commissioners may reside anywhere in the 97448 Zip Code
- Two members engaged principally in buying, selling, or developing of real estate.
- No more than two members shall be engaged in the same kind of business, trade or profession

The table lists current Planning Commission members, terms of office, occupation & where they reside.

Name	Profession	City Limits	UGB	97448 Zip	Term of Office
Jeff Haag (Chair)	Auto Sales/Service/Repair	No	No	Yes	11/12/25 -10/31/29
Vacant					-10/31/30
Jim Creech	Retired	Yes	Yes	Yes	11/12/24 -10/31/28
Jack Sumner	Retired	Yes	Yes	Yes	11/12/25 -10/31/28
Vacant					-10/31/30
Vacant					-10/31/30
John Aragon	Retired	No	No	Yes	06/10/25 -10/31/28
Julie Nowacki (Alternate)	Resource Manager	Yes	Yes	Yes	06/09/26-10/31/28
Vacant (Alternate)					-10/31/28

- *Michael Evans* is an Aircraft Engineer, who lives within the Junction City UGB, City Limits, and within the 97448 city zip code.
- *Widny Joseph* is a Healthcare Recruiter, who lives within the Junction City UGB, 97448 city zip code, but not within city limits.
- *Katherine Bowes* is self-employed, who lives outside of the Junction City UGB and City Limits, but does live within the 97448 city zip code.
- *Jesse Newman* works in logging and construction. He lives within the Junction City UGB, 97448 city zip code, but not within city limits.

VACANT UNEXPIRED TERM (ALTERNATE)

- Planning Commission Bylaws – Article IV: Membership and Voting: Section 4. Any vacancy shall be filled upon appointment by the Mayor for the unexpired term of the predecessor in office.
- JCMC 2.50.010 Planning Commission – A. Any vacancy shall be filled by the Mayor for the unexpired portion of the term.
- City Charter – Section 25: MAYOR – The Mayor shall appoint: 1. Members of committees established by council rules, and 2. Other persons required by the council to be so appointed.

PLANNING COMMISSION OPTIONS

1. Make recommendation to fill the vacant / unexpired Planning Commission terms.
2. Other option proposed by the Planning Commission.
3. No Action.

SUGGESTED MOTIONS

VACANT NEW REGULAR MEMBER TERMS:

"I move to recommend to the Mayor**,** (Insert applicant's Name) be appointed to fill the vacant New Regular Member Planning Commission term through 10-31-2030."

VACANT ALTERNATE UNEXPIRED TERM:

"I move to recommend to the Mayor, (Insert applicant's Name) be appointed to fill the vacant unexpired alternate Planning Commission term through 10-31-2028."

ATTACHMENTS

A. Planning Commission Vacancy Announcement
B. Planning Commission Applications Received

FOR MORE INFORMATION

Staff Contact: Dawn Northey
Telephone: 541-998-4763
Staff E-Mail: jcplanning@ci.junction-city.or.us

CITY OF JUNCTION CITY

185 W. 8th Avenue
PO Box 250
Junction City OR 97448
Phone: 541-998-2153
Fax: 541-998-3140

UPDATED: 07-01-2026

NOTICE OF JUNCTION CITY

PLANNING COMMISSION VACANCIES (4)

NOTICE is hereby given that the City of Junction City is accepting applications for four (4) Planning Commission member terms as follows:

- Three regular member new terms through 10-31-2030
- One alternate member unexpired term through 10-31-2028

The Planning Commission is made up of seven regular members and two alternates. All nine positions are citizen volunteers, appointed by the Mayor and Council. The Planning Commission meets monthly on the third Tuesday at 6:30 p.m. You must live in the 97448 zip code to apply.

The Planning Commission is charged with making recommendations to the Council on updates to the Junction City Comprehensive Plan, functional plans, and refinement plans for the City, which are adopted by the Council as the official guides to public and private uses of land. The Commission prepares and makes recommendations to the Council on City legislation that will implement the purposes of the Comp Plan and keep zoning, subdivision, and sign code ordinances current. The Commission may also hold hearings on minor partitions, major partitions, and subdivisions.

Applications may be obtained at City Hall, 185 W. 8th, Junction City, from 8 a.m. to 5 p.m. or downloaded from the City's website at www.junctioncityoregon.gov. Please submit applications to City Recorder Kitty Vodrup at the above address or via email at kvodrup@ci.junction-city.or.us. Deadline: September 1, 2026. Positions open until filled.

Junction City Planning Commission Application

Planning Commission Responsibilities: The Planning Commission is charged with Junction City's land use planning process. The Commission reviews and makes decisions on specific land use applications such as subdivisions, conditional use permits, and variances. It also recommends amendments to the Comprehensive Plan and land use ordinances to maintain their effectiveness. (See reverse for more information.)

Time Commitment: Appointments will be for a four-year term, or in the case of a mid-term vacancy, for the remainder of that term. The Planning Commission meets regularly on the third Tuesday of the month at 6:30 p.m. in the Council Chambers. Special meetings are scheduled as needed.

Qualifications: Applications will be considered from people who reside inside the area defined by the 97448 zip code.

Application Procedures: To apply for the Planning Commission, complete the information below and submit to City Hall in Junction City. Questions? Call City Recorder Kitty Vodrup at 541-998-2153 or at kvodrup@ci.junction-city.or.us.

Name: Michael J Evans

Mailing Address: 1439 Echo Valley Dr

City, State, Zip: Junction City OR 97448

Daytime Phone: 936-276-9367 Evening Phone: 936-276-9367

E-mail Address: MLEVANS23@Comcast.Net

If your street address is different than your mailing address, please list your street address so we know where you reside.

Street Address: _____

Occupation (current or former if retired): Aircraft Engineer - Flight Engineer

Signature

7-10-2026
Date

Please attach a separate letter briefly describing your primary interests in being on the Planning Commission and any experience you think would be helpful in this position.

For Office Use Only

Date Received: RECEIVED Appointed: _____

07-15-2025

JUL 10 2026

CITY OF JUNCTION CITY
(541) 998-2153

7/10/2026

Junction City Planning Commission Application Primary Interest Letter

I am interested in advocating for the best interest of the city and the residents on land use, environmental quality, and development. I think the function of such recommendations can impact our quality of life here in Junction City. I can help make a difference in ensuring how those community goals and plans are decided or influenced. I have recently been appointed to serve as a Junction City Planning Commission Member but applying for a Regular Member for the term though 10/31/2030.

I have served on previous Community Development Committees with Junction City and served on the Junction City Council during the 1980s before being assigned to work in other states. During this time, we planned, updated, and recommended changes to the Junction City Comprehensive Plan, Urban Growth Area, and zoning.

I have also served and chaired other committees and commissions for planning, developing, and completing projects of major scale. Previously as a Government Inspector I have made decisions on building committees, safety counsels, and public interest projects. I was appointed director of managing a large GSA contract to build the FAA Building in Des Moines, Washington. I also have served on Foreign Government boards and committees that have ensured sound and technical management decisions that effected the entire aviation industry.

I am a retired Air Force Combat C-130 Flight Engineer, and Federal Aviation Administration Aviation Safety Inspector, in which my title was Chairman of the Board for all maintenance directed within federal programs. I now work as an Aircraft Engineer certifying aircraft modifications on large cargo aircraft with a team of engineers I direct. I am a member of the VFW and American Legion in which I have previously been elected and served as a Community Involvement Officer.

Thank you.

Michael Evans

1439 Echo Valley Dr

Junction City, Oregon

Junction City Planning Commission Application

Planning Commission Responsibilities: The Planning Commission is charged with Junction City's land use planning process. The Commission reviews and makes decisions on specific land use applications such as subdivisions, conditional use permits, and variances. It also recommends amendments to the Comprehensive Plan and land use ordinances to maintain their effectiveness. (See reverse for more information.)

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Qualifications: Applications will be considered from people who reside inside the area defined by the 97448 zip code.

Application Procedures: To apply for the Planning Commission, complete the information below and submit to City Hall in Junction City. Questions? Call City Recorder Kitty Vodrup at 541-998-2153 or at kvodrup@ci.junction-city.or.us.

Name: Widny Joseph

Mailing Address: 670 Vine St

City, State, Zip: Junction City, OR 97448

Daytime Phone: (415) 320-3527 Evening Phone: _____

E-mail Address: wjjoseph21@gmail.com

If your street address is different than your mailing address, please list your street address so we know where you reside.

Street Address: _____

Occupation (current or former if retired): Healthcare Recruiter

Joseph 07/13/2026

Signature Date

Please attach a separate letter briefly describing your primary interests in being on the Planning Commission and any experience you think would be helpful in this position.

For Office Use Only

RECEIVED

JUL 14 2026

CITY OF JUNCTION CITY
(541) 998-2153

Date Received: _____ Appointed: _____

07-15-2025

To whom it may concern,

Although this may be the most unconventional letter of recommendation you have ever received, it is no less sincere. I am writing today on behalf of Widney Joseph, a young man I met by happenstance in September 2019 on a flight from Austin to Dallas.

It was my good fortune to sit next to Widney on his return flight from a football game with San Angelo State University to his college Western Oregon University. I write this recommendation today with joy in my heart for the future of this country as we hand the mantle of leadership to the next generation if they have the respect, attitude, and leadership characteristics that Widney displayed to me in this brief encounter.

I am a former Texas State Senator whose passion is in education, and I have continued working in this field since my retirement in 2013. I see and hear so many stories of problems with our young people and Widney is the antithesis of that image. He is inquisitive and bright, with strong moral judgment and values. I spotted this from the moment he struck up a conversation with me as we were seated. “So, do you mind if I ask you, what do you do?” Once I shared who I was, he said,” WOW, do you have any advice for a 22-year-old?”

What a gentleman and what a joy to spend the rest of our flight engaged in a deep discussion with him about his future. It is not often an adult has the opportunity to share years of experience with a young man so eager to learn.

Widney has the makings of a strong leader. A young man of strong principles and values that serve him well today and will well into the future. I am blessed with 12 grandchildren and I work each and every day to create in them the value structure that Widney possesses. I hope I can continue to use him as a role model for each of them.

Although it has been several years since I have seen Widney, we reconnected recently. I am happy but not surprised that he now has his BA in Psychology with a Communication minor and a Masters degree in Organizational Leadership from Western Oregon University; he played football.

No one knows what the future holds for any of us. But I am convinced Widney’s part of the world will be a better place because he will be in it.

With best regards,
Florence Shapiro
Former Texas State Senator
1993-2013

Widny Joseph, M.A.

Organizational Leadership | Community Development | Strategic Planning

415-320-3527

ceo@talentquestor.com

Junction CIty, Oregon

Professional Summary

Community leader and organizational executive with experience leading nonprofit initiatives, building strategic partnerships, and overseeing organizational operations throughout Oregon. Passionate about responsible growth, economic development, and strengthening communities through thoughtful leadership and long-term planning. Recognized for bringing people together around shared goals, evaluating complex challenges with a strategic mindset, and leading organizations through growth while maintaining a strong commitment to public service and integrity.

Professional Experience

Chief Executive Officer

Talent Questor, Inc. | April 2025 – Present

Lead a healthcare executive recruitment firm serving hospitals, federally qualified health centers, dental organizations, and medical practices throughout Oregon.

- Direct company strategy, operations, and business development.
- Build partnerships with healthcare organizations addressing workforce shortages.
- Negotiate executive service agreements and oversee client relationships.
- Lead organizational planning, financial management, and long-term growth initiatives.

- Coordinate multidisciplinary teams while improving operational efficiency.

Executive Director

Love for Lane County | February 2022 – March 2025

Served as the executive leader of a countywide nonprofit organization focused on strengthening families and serving vulnerable populations through collaborative community initiatives.

- Directed day-to-day organizational operations and strategic planning.
- Developed partnerships with local nonprofits, churches, businesses, and community leaders.
- Oversaw community outreach initiatives benefiting families, veterans, youth, and individuals facing hardship.
- Managed volunteers, organizational priorities, and community engagement efforts.
- Helped coordinate programs supporting domestic violence survivors, veterans, financial literacy, transportation assistance, and workforce development.

Direct Support Professional

Cornerstone Valley, Inc. | November 2019 – February 2022

Provided direct care and advocacy for adults with developmental and physical disabilities while collaborating with interdisciplinary care teams to implement individualized support plans.

Education

Master of Arts — Organizational Leadership

Western Oregon University | GPA: 3.90
Relevant Coursework: Organizational Analysis, Leadership Ethics, Marketing, Strategic Leadership.

Bachelor of Arts — Psychology

Western Oregon University

Minor in Communication.

Associate of Arts — Social & Behavioral Sciences

Santa Rosa Junior College

Core Competencies

Leadership & Strategy	Operational Excellence	Engagement & Communication
Strategic Planning	Operations Management	Community Engagement
Organizational Leadership	Economic Development	Public Speaking
Partnership Development	Policy Evaluation	Relationship Building
Team Leadership	Problem Solving	Communication

Community Leadership

Men’s Leadership & Bible Study Founder

Founded and led a leadership-focused discussion group for university students and student-athletes centered on personal growth, accountability, and servant leadership.

Reading Group Facilitator

Facilitate ongoing discussion groups focused on Leadership, Personal Development, Business, and Economics.

Languages

- **English** — Full Professional Proficiency
- **French** — Full Professional Proficiency
- **Haitian Creole** — Native / Full Professional Proficiency

Honors & Recognition

- Chi Alpha Sigma National College Athlete Honor Society
- Academic Achievement Awards
- Graduate Leadership Recognition
- **Leadership Development:** Adaptive Leadership, Executive Leadership, Enabling Leadership

"The light shines in the darkness, and the darkness has not overcome it." — John 1:5

Junction City Planning Commission Application

Planning Commission Responsibilities: The Planning Commission is charged with Junction City's land use planning process. The Commission reviews and makes decisions on specific land use applications such as subdivisions, conditional use permits, and variances. It also recommends amendments to the Comprehensive Plan and land use ordinances to maintain their effectiveness. (See reverse for more information.)

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Qualifications: Applications will be considered from people who reside inside the area defined by the 97448 zip code.

Application Procedures: To apply for the Planning Commission, complete the information below and submit to City Hall in Junction City. Questions? Call City Recorder Kitty Vodrup at 541-998-2153 or at kvodrup@ci.junction-city.or.us.

Name: Katherine Bowes

Mailing Address: 24468 High Pass Rd

City, State, Zip: Junction City, OR 97448

Daytime Phone: 541-222-9987 Evening Phone: _____

E-mail Address: theblackdudeen@yahoo.com

If your street address is different than your mailing address, please list your street address so we know where you reside.

Street Address: _____

Occupation (current or former if retired): self-employed

K. Bowes
Signature

Aug 15 / 2026
Date

Please attach a separate letter briefly describing your primary interests in being on the Planning Commission and any experience you think would be helpful in this position.

For Office Use Only

Date Received: _____ Appointed: _____

RECEIVED
AUG 31 2026
CITY OF JUNCTION CITY
(541) 998-2153

07-15-2025

I would like to introduce myself. My name is Kat Bowes and I have lived in Junction City for 5 years.

Community, I believe, is a duty of every citizen. I wasn't born in this country but have always loved and

admired the American Experiment. Since becoming a naturalized American citizen, almost 10 years

ago, I have tried to live by that mantra. Since becoming a citizen, I have chosen Junction City as my

forever home. I believe in community and in making the world a fair and better place. I believe actions

are what make or break a community. I have been a part of Junction City Local Aid for four years as both

an employee and volunteer.

There are alot of people who just talk and complain about this situations will are living with. I want to act

to make a better world and by being a member of the Planning Commission, I hope to fulfill the

the foundation ethics and morals of this city and country. I am self-employed so I am able to attend the

necessary obligations of the position. I will bring a different set of prospectives and outlook to what is

needed for the future of Junction City. I find it both a duty and a pleasure to become a more active

particpant in the community I call home.

Thank you for your time and consideration.

Sincerely, Katherine Bowes

Junction City Planning Commission Application

Planning Commission Responsibilities: The Planning Commission is charged with Junction City's land use planning process. The Commission reviews and makes decisions on specific land use applications such as subdivisions, conditional use permits, and variances. It also recommends amendments to the Comprehensive Plan and land use ordinances to maintain their effectiveness. (See reverse for more information.)

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Qualifications: Applications will be considered from people who reside inside the area defined by the 97448 zip code.

Application Procedures: To apply for the Planning Commission, complete the information below and submit to City Hall in Junction City. Questions? Call City Recorder Kitty Vodrup at 541-998-2153 or at kvodrup@ci.junction-city.or.us.

Name: Jesse Newman

Mailing Address: 97592 Hwy 99s Junction City

City, State, Zip: Junction City OR 97448

Daytime Phone: 541-972-0384 Evening Phone: _____

E-mail Address: LethbrJNewman@gmail.com

If your street address is different than your mailing address, please list your street address so we know where you reside.

Street Address: _____

Occupation (current or former if retired): Logging/welding (Business owner)

Signature _____ Date 9-9-26

Please attach a separate letter briefly describing your primary interests in being on the Planning Commission and any experience you think would be helpful in this position.

For Office Use Only

Date Received: _____ Appointed: _____

RECEIVED

SEP - 9 2026

CITY OF JUNCTION CITY
(541) 998-2153

07-15-2025

PLANNING COMMISSION

AGENDA FORECASTER

Last 10-04-19 by J. Knope

Contents

Current Business Items 1
Pending Business Items 2
Future Business Items 3
Draft Meeting Agenda – October 20, 2026 4
2026 Planning Commission Meeting Calendars 5

Current Business Items

Item:	Resolution to initiate urban growth boundary expansion
Requested By:	Staff
Date Last at Planning Commission:	New
Current Agenda Item Number:	4
Item Description:	Urban growth boundary
Current Status:	2nd Appearance

Item:	Planning Commission Application Review
Requested By:	Staff
Date Last at Planning Commission:	New
Current Agenda Item Number:	5
Item Description:	Review four new Planning Commission applications for current vacancies and make a recommendation to City Council
Current Status:	1st Appearance

Item:	
Requested by:	Applicant
Date Last at Planning Commission:	New
Current Agenda Item Number:	6
Item Description:	
Current Status:	1st Appearance

Item:	
Requested by:	Applicant
Date Last at Planning Commission:	New
Current Agenda item Number:	7
Item Description:	
Current Status:	1st Appearance

Pending Business Items

Item:	Final Plat – The Reserve Phase 3, File #: SUB-25-22
Requested By:	Applicant
Item Description:	Final Plat
Current Status:	Pending

Item:	
Requested By:	
Item Description:	
Current Status:	

Item:	
Requested By:	
Item Description:	
Current Status:	

Item:	
Requested By:	
Item Description:	
Current Status:	

Item:	
Requested By:	
Item Description:	
Current Status:	

Item:	
Requested By:	
Item Description:	
Current Status:	

Future Business Items

Item:	175 W 7th Ave
Requested By:	Initiated by PC 4-20-22
Item Description:	Lot re-configuration
Item:	BLI & EOA Possibility Exploration
Requested By:	Planning Commission
Item Description:	Discuss the possibility of pursuing updated buildable lands inventory and Economic Opportunity Analysis
Item:	PICM Floodplain Code Updates
Requested By:	City Initiated
Item Description:	Update floodplain code to adopt FEMA's Pre-Implementation Compliance Measures Model Code
Item:	Boarding Houses
Requested By:	Planning Commission
Item Description:	What are the rules and allowed locations for boarding houses.

Draft Meeting Agenda – Tuesday, October 20, 2026

Draft A G E N D A

PLANNING COMMISSION MEETING

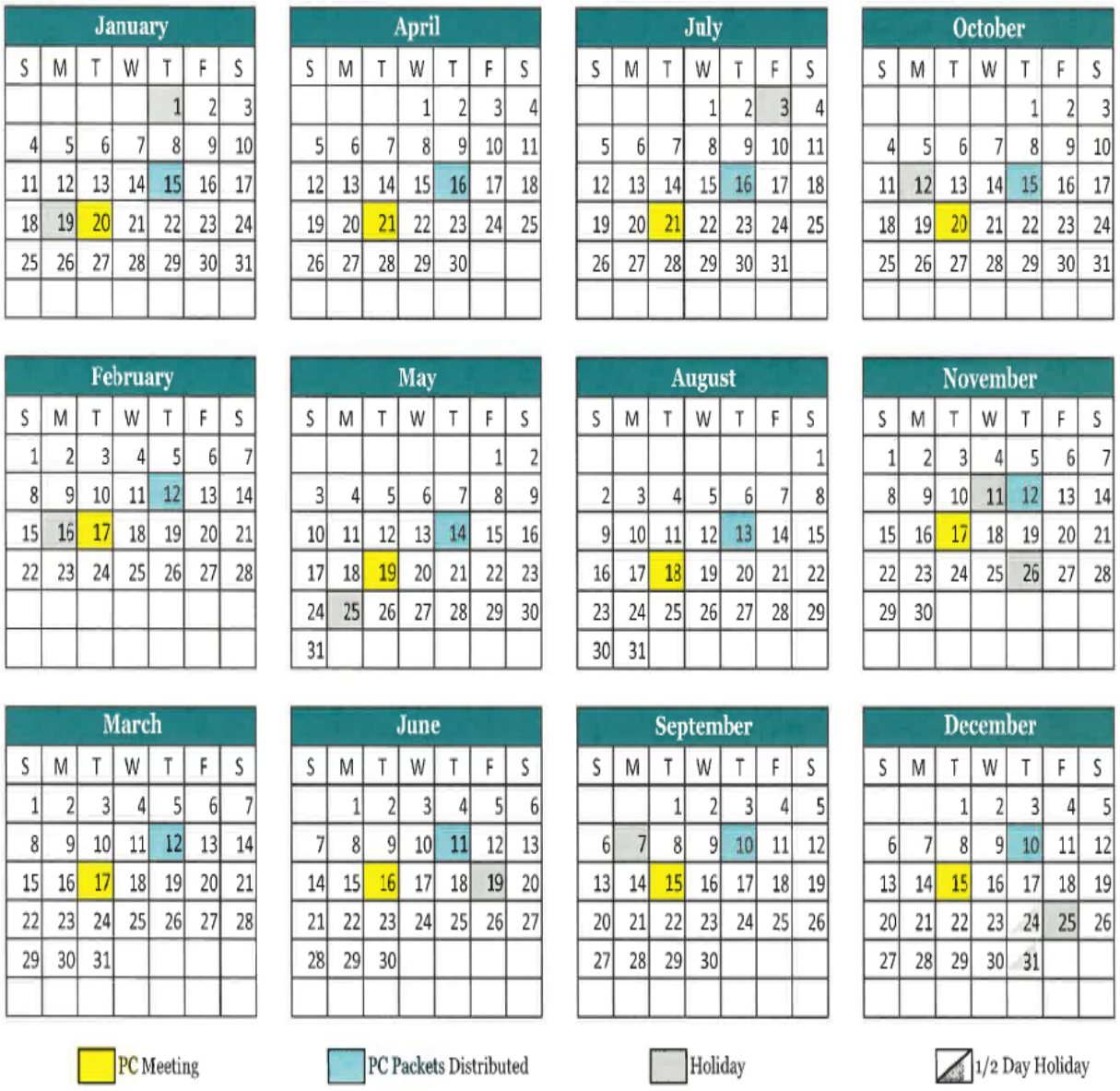
City of Junction City

680 Greenwood Street

Tuesday, October 20, 2026

6:30 P.M.

(*Estimated Time*)

1. Call to Order and Pledge of Allegiance
2. Changes to the Agenda
3. Public Comment (for items not already on the agenda)
4. Approval of Minutes
5. Open
6. Open
7. Planning Commission Agenda Forecaster
8. Commissioner Comments
9. Adjournment

Planning Commission Calendar –2026