

The Junction City Planning Commission met on Wednesday, September 26, 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), Shaylor Scalf, Beverly Ficek, and Pat Phelan, and; Planning Commission Alternates Alicia Beymer, and City Planner, Jordan Cogburn; and Secretary, Tere Andrews.

**Absent:** Planning Commissioners, Jeff Haag, and Ken Wells and; 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**

None.

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

None

**4. APPROVAL OF MINUTES**

- July 18, 2018

- August 15, 2018

**Motions:** Commissioner Scalf a motion to approve, as written, the July 18, 2018, and August 15, 2018 Planning Commission minutes. Commissioner Ficek seconded the motion.

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

**5. PUBLIC HEARING: A-18-01, RZ-18-01, SMITH ANNEXATION AND REZONE**

Planner Cogburn stated the applicants proposed to annex and rezone a 1.32 acre vacant parcel. The applicant initiated the annexation and rezone of the subject site for future development.

The subject property was inside the Junction City Urban Growth Boundary (UGB) and designated Industrial (I) on the City’s Comprehensive Plan Designation Map. The site consisted of one legal tax lot on the southwest corner of Milliron Road and Drea’s Way, north of the Oregon State Hospital. The parcel was contiguous to

Junction City city limits.

The applicant proposed a zone change to a City zoning of Light Industrial (M1) Zoning which corresponded to the Industrial (I) designation.

Lane County Transportation had no objections. Notices were posted in the newspaper and locations within the City of Junction City.

Chair Hukill called for testimony.

### **Proponants**

Maureen Jackson, Metro Planning 370 Q Street, Springfield, OR 97477 offered to answer any questions from the Commission. There were none.

### **Opponents**

There were none.

### **Neutral Parties**

There were none.

Chair Hukill closed the public hearing for A-18-01, and RZ-18-01, Smith Annexation and Rezone application.

**Motions:** Commissioner Beymer a motion to recommend approval to the City Council of the proposed Annexation and concurrent Rezone; file # A-18-01 and RZ-18-01 based on the findings as stated in the Final Order. Commissioner Phelan seconded the motion.

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

## **6. PLANNING ACTIVITY REPORT**

Planner Cogburn reviewed the Planning Activity report for July 2018.

An annexation application was submitted and would come before the Planning Commission at their October meeting.

A municipal Code Text Amendment application which requested a change to the zoning code to allow for mini-storage facilities in the M1 (Light Industrial) zoning district. That applicaiotn would also come before the Commission at their October meeting.

A development review application was submitted for a new Discount Windows facility.

A development review application for a remodel was received from Golden Foods located on Meadowview Road.

**7. COMMISSION AGENDA FORECASTER**

The Commission reviewed the agenda forecaster.

**8. COMMISSIONER COMMENTS**

The Commission indicated they would like an opportunity to thank former Commissioner Dunn for her many years of service to the City.

**9. ADJOURNMENT**

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

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

The meeting adjourned at 6:51 p.m.

The next scheduled Planning Commission meeting would be Wednesday October 17, 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