

The Junction City Planning Commission met on Wednesday, January 15, 2020 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present were: Planning Commissioners, Alicia Beymer (Chair), Jeff Haag (Vice-Chair), James, Hukill, Ken Wells, Beverly Ficek, and Planning Alternate, Jack Sumner; Contracted Planner, Jordan Cogburn

Absent: None

1. OPEN MEETING AND REVIEW AGENDA

Chair Beymer 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)

Planner Cogburn announced the applicant for the minor partition at 1590 Ivy Street (file # 19-12-25-MP) withdrew his application.

As no applications had been received for the Planning Commission vacancies the item was also removed from the agenda.

4. APPROVAL OF MINUTES

- December 18, 2019

Motion: Commissioner Hukill made a motion to approve the December 18, 2019, minutes as written. Commissioner Ficek seconded the motion.

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

5. PRELIMINARY SUBDIVISION: 19-12-24-SUB, KALMIA SUBDIVISION

Chair Beymer asked Planner Cogburn to review the staff report.

Planner Cogburn stated the subdivision application was for a fully developed single lot, on the corner of SW Kalmia Street and West First Avenue. The site was developed a couple years ago with a four-plex. The four-plex was developed with a plan for subdivision in the future. Therefore, construction included firewalls and fire sprinklers inside the units.

A few comments were received from referral partners, but none stated concerns outside of the in-house building official. However, once it was clarified that the units had fire sprinklers, the building official withdrew his comment.

The Subdivision Code required a minimum lot wide of 60-feet. However, under the Zoning Code, minimum lot width for townhomes was 25-feet. The applicant requested consideration for the built environment, size and topography of the lot, and use of the site as they worked to meet the 25-foot lot minimum width. That standard was difficult to meet along the north side where the lot abutted West 1st Avenue. There was an easement along the western edge which ran north and south, and setback requirements. Therefore, the applicant requested some leniency.

The applicant did not create any new key or butt lots however, the result of the request would create a key parcel to the south with the neighboring property. The easement required for access to the units would maintain the semblance of a single lot.

Noted were conditions of approval that would require a shared access and maintenance easement for the drive aisle, and a legal document satisfactory to city staff that established covenants and restrictions or a home-owners association at final plat approval.

Commissioner Haag asked if the City normally required a home-owners association on a townhome in Junction City or was that something the owners worked out among themselves later.

Planner Cogburn responded the townhomes built on Pine Court required a home-owners association as they shared common roof and walls, to address shared maintenance costs.

Commissioner Sumner asked why it was necessary for the application to come to the Planning Commission.

Planner Cogburn explained that at the time the 4-plex went through development review, the applicant was under a time constraint. Because of that constraint, they went through development review, which is a staff level decision, and constructed the 4-plex, knowing that they would later apply for subdivision of the property to create townhomes on individual lots.

MOTION: Commissioner Hukill made a motion to approve the Kalmia Subdivision Preliminary Plat, file # 19-12-24-SUB based on Findings as stated in the Final Order. Commissioner Sumner seconded the motion.

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

6. PLANNING ACTIVITY REPORT

The Commission reviewed the Planning Activity Report.

7. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

8. COMMISSIONER COMMENTS

None.

10. ADJOURNMENT

Motion: Commissioner Sumner made a motion to adjourn the meeting. Commissioner Hukill seconded the motion.

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

The meeting adjourned at 6:50 p.m.

The next Standing Planning Commission meeting was Wednesday February 19, 2020 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Commission Secretary

Alicia Beymer, Planning Commission Chair