

The Junction City Planning Commission met in regular session on Wednesday, January 20, 2021 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon and remotely via internet and phone.

Present were: Planning Commissioners, Jeff Haag (Vice-Chair), Jim Creech, Doug Easterday, James Hukill, Cindy Montgomery, Jack Sumner, and Brian Wells; Commission Alternates (Vacant); Public Works Director, Gary Kaping; City Attorney, Carrie Connelly; and Planning Technician/Secretary, Tere Andrews

Absent: None

1. OPEN MEETING

Vice-Chair Haag opened the meeting at 6:30pm and led the Pledge of Allegiance.

2. CHANGES TO THE AGENDA

none

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

none

4. PUBLIC HEARING: CONDITIONAL USE PERMIT, FILE # CUP-20-37, 900 ELM

Vice-Chair Haag opened the public hearing for a Conditional Use Permit file # CUP-20-37, 900 Elm, on January 20, 2021 at 6:43 p.m.

The public hearing would be conducted in accordance with the Junction City Municipal Code and state law (ORS 197.763). Staff would first present the staff report and applicable criteria and recommendations. The applicant then had the opportunity to present the proposal any additional. Next public testimony would be taken. If members of the public intended to testify, please speak clearly, and state your name and address for the record.

The Planning Commissioners were required to disclose any conflicts of interest and ex-parte contacts related to the proposal or applicant. Commissioners participated in the public hearing only if they could do so without undue bias either for or against the application.

Vice-Chair Haag asked if any Planning Commissioners wished to make disclosures.

There were no disclosures.

Vice-Chair Haag asked if there were any challenges from the audience as to conflicts of interest, ex parte contacts, or bias related to any member of the Planning Commission.

There were none.

Technician Andrews reviewed the application before the Commission. The application was for a Conditional Use Permit at 900 Elm Street, File # CUP-20-37. This was a Conditional Use Permit application. The applicant and property owner, Celtic Homes, LLC, requested a conditional use permit to develop a 320 unit mini-storage facility in the General Commercial zoning district. Junction City Municipal Code Section 17.35.020(C) provided that the Planning Commission may approve a mini-storage facility in the General Commercial zone provided that it was not located within 260-feet of the centerline of State Highway 99 (Ivy Street). Related policies were Junction City Municipal Code Chapters 17.35, General Commercial, and 17.130, Conditional Uses. The subject site was vacant and located at the southwest corner of Elm Street and East 9th Avenue.

The application was submitted on December 24, 2020 and deemed complete on December 24, 2020. The Public Hearing Notices were mailed on December 24, 2020 and published in the Register Guard newspaper on December 29, 2020. The Staff Report was issued January 13, 2021.

Two public comments were received. One commenter expressed concerns about potential increased traffic, glare from security lighting, and hours of operation. Staff explained these concerns would be addressed during Development Review.

Referrals were sent to other City departments and outside agencies. A comment was received from Comcast that if any of the poles were proposed to be moved, or removed, they wanted to coordinate with the applicant. The applicant response had been, they did plan to move or remove any of the poles.

The proposed mini-storage facility to be located on Elm Street was over 900 feet from the centerline of State Highway 99 which met criteria in Junction City Municipal Code 17.35.020.

The mini-storage facility would have one dwelling unit located on the second floor above the office. No outdoor storage was proposed as part of the development. However, there were residences across Elm Street, and the platted but unimproved East 9th Avenue. Thus, any outside storage along the east, or north property lines would require a sight-obscuring fence a minimum of four feet tall. Any fencing also needed to comply with the vision clearance standards.

The subject site was a corner lot. Both Elm Street and East 9th Avenue are considered front lots, with zero lot line setbacks under JCMC 17.35.050. As shown on the submitted drawing, the proposed buildings are outside the vision clearance triangle.

As shown on the site plan, the east/west orientation of the parking lot minimizes the visual impact from Elm Street. The proposed parking lot had seven parking spaces, which included one ADA space. Vehicle access was provided to the

storage unit buildings throughout the site and short-term unloading and loading parking areas adjacent to each building. The pedestrian circulation standards were met by connecting a sidewalk from Elm Street to the main office and a pedestrian main gate to access the storage units.

The applicant noted in the narrative that landscaping would comply with JCMC 17.90. A Landscape and parking plan, which met the requirements of JCMC 17.90 would be required as part Development Review.

The applicant planned to provide a 90-gallon trash receptacle for the office and the second-floor apartment unit. The trash receptacle would be stored behind a screened area.

As conditioned within the staff report, the proposal was in compliance with applicable zoning codes, and could be made compatible with the surrounding properties.

There were no questions from the Commission.

Applicant and Others in Favor May Speak

Vice Chair Haag asked if the applicant or their representative would like to speak.

Jason Flores, the applicant, PO Box 20025, Keizer OR 97307 summarized the proposal as a 320-unit self-storage project, named Celtic Storage. They operate one other facility, in another area, similar to the proposal. Their intent was to blend into the surrounding residential area.

Commissioner Montgomery asked about the type of fencing to be used.

Mr. Flores explained the buildings has a zero-lot line setback (no fence on Elm Street). However, they planned a two-foot setback to allow for additional landscaping. The building siding would have a residential look to better blend with the surrounding area.

Commissioner Hukill asked about the entrance to the facility.

Mr. Flores explained there were two exiting entrances to the vacant lot. The facility entrance would be on Elm Street near East 8th Avenue.

Neutral Testimony

Vice Chair Haag asked if there was any neutral testimony.

There was none.

Those Opposed May Speak

Vice Chair Haag asked if there was anyone who was opposed to the proposal.

Mr. & Mrs. Owens, asked about the entrance to the facility.

Mr. Flores responded the entrance to the facility would be near East 8th Avenue. The existing entrance near East 9th Avenue would be retained as an ingress/egress for emergency vehicles only.

Technician Andrews added the address of 900 Elm would probably need to be changed to better reflect the actual entrance to the facility which would be off Elm Street near East 8th Avenue.

Vice Chair Haag asked if the response addressed Mr. Owens' concern.

Mr. Owens responded it did. He then asked about measures to slow increased traffic.

Mr. Flores responded there was very little increased traffic from self-storage facilities.

Director Kaping added, Elm Street was one of the widest streets in town. Therefore, Public Works would not require any widening of the street.

Commissioner Montgomery asked what the speed limit was on Elm Street.

Director Kaping responded it was 25 miles per hour. The area was considered a residential zone for traffic speed.

Vice Chair Haag asked Mr. Owens if his concerns had been addressed.

Mr. Owens asked if the facility would have 24-hour access.

Mr. Flores responded it would not, gate access would be closed at 9 p.m.

Mr. Owens asked about security lighting.

Technician Andrews explained the Development Code specifically required outdoor lighting not cause glare to surrounding residents.

Mr. Flores added the lighting would be directed to the interior of the side so as not to disturb neighbors. There would be lighting for safety/security on the office, and apartment but it too would comply with City Code.

City Staff Summary/Response to Public Testimony

Vice Chair Haag called for a staff summary or response to testimony.

There were no additional comments from staff.

Applicant Rebuttal

Mr. Flores thanked Mr. Owens for his comments. They intended to be a good neighbor.

Vice Chair Haag asked if there were any requests to keep the record open. Since there were no such requests, Vice-Chair Haag closed the record and public hearing at 7:36 p.m.

Deliberations

Commissioner Montgomery said the applicant had addressed the concerns raised by Mr. Owens.

Commissioners Hukill, Easterday, and Haag agreed.

Motion: Commissioner Hukill made a motion to approve the proposed Conditional Use Permit, file CUP-20-37 for a 320-unit mini-storage facility in the General Commercial zoning district based on the findings as presented in the Final Order. Commissioner Wells seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Vice Chair Haag, Commissioners, Hukill, Easterday, Wells, Creech, Sumner, and Montgomery voted in favor.

5. FINAL SUBDIVISION PLAT: THE RESERVE PHASE 2 (PREVIOUSLY APPROVED 4-17-2019)

The applicant, West Linn Corporate Park, LLC, requested re-approval of the final subdivision plat for The Reserve at Junction City Phase 2. The plat previously received final approval by the Planning Commission on April 17, 2019. The item was back before the Planning Commission because Junction City Municipal Code, section 16.05.040(H)(3) required the approved Final Plat be offered for recording with the County within 90 days of approval. That did not occur.

The Reserve at Junction City Phase 2 was on 58.7 acres west of Oaklea Drive. The subject site was zoned Single Family Residential with areas of Wetland Resources Overlay. Conditions of Approval set with the preliminary plat modification had been met. Those Conditions included obtaining an archeological permit issued by the State of Oregon for the known cultural resource areas on the subject site.

Motion: Commissioner Creech made a motion to approve The Reserve at Junction City, Phase 2 Subdivision Final Plat as presented. Commissioner Hukill seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Vice Chair Haag, Commissioners, Hukill, Easterday, Wells, Creech, Sumner, and Montgomery voted in favor.

6. CODE AMENDMENT DISCUSSION: MOBILE FOOD UNITS (AMD-20-19)

Consensus: By a consensus of the Planning Commission, the Mobile Food Unit Code Amendment discussion was postponed to the February 17, 2021 Planning Commission meeting.

7. PLANNING COMMISSION OFFICER ELECTIONS

Consensus: The consensus of the Planning Commission was to hold officer elections at the first in-person meeting was affirmed.

8. COMMISSIONER COMMENTS

Commissioners Sumner, Montgomery, and Haag stated they would like to find a way to hold in-person meetings.

Director Kaping replied the city did not have a space large enough for the Commission and public to gather and maintain social distancing.

Commissioner Montgomery suggested other locations such as the high school cafeteria or St. Helen's Church.

Director Kaping said he would relay the suggestions to the City Administrator.

9. ADJOURNMENT

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

Vote: Passed by a vote of 7:0:0. Vice-Chair Haag, Commissioners, Wells, Creech, Montgomery, Sumner, Easterday, and Hukill voted in favor.

The meeting adjourned at 8:01 p.m.

The next Standing Planning Commission meeting was Wednesday February 17, 2021 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Commission Secretary

Jeff Haag, Planning Commission Vice-Chair