

The Junction City Planning Commission met on Wednesday, October 17, 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, Pat Phelan, and Jeff Haag (Vice-Chair); Planning Commission Alternates Alicia Beymer, and Jeff Kister; City Planner, Jordan Cogburn; Building Official, Stuart Holderby; and Secretary, Tere Andrews.

Absent: None

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

Chair Hukill presented Planning Commissioner, Sandi Dunn with a certificate of appreciation for her many years of dedicated service to Junction City.

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

None

4. APPROVAL OF MINUTES

a. September 26, 2018

Motion: Commissioner Beymer made a motion to approve the September 26, 2018 Planning Commission minutes as written. Commissioner Phelan seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Hukill, Commissioners, Beymer, Scalf, Phelan, Haag, Wells, and Ficek voted in favor.

5. PUBLIC HEARING: A-18-02 & RZ-18-02, CALLIS ANNEXATION AND REZONE

Chair Hukill opened the public hearing for A-18-02, and RZ-18-02, Callis Annexation and Rezone application. Chair Hukill asked if any Commissioner had a conflict of interest or ex-parte contact.

There were none declared.

He then asked for the staff report.

Planner Cogburn stated the applicant submitted an application to annex and rezone 1.84 acres of privately owned land. The subject property was inside the Junction City Urban Growth Boundary and designated Commercial on the City's Comprehensive Plan Designation Map. The proposed zoning of General Commercial Zoning corresponded with the Plan Designation of Commercial.

The subject site consisted of one legal tax lot located on the west side of Highway 99S, and west of the Oregon State Hospital. The Site was contiguous to the City Limits to the east. The Commercially designated parcel was developed with a single-family home.

Chair Hukill called for testimony.

Proponents

There were none.

Opponents

There were none.

Neutral Parties

There were none.

Planner Cogburn noted an adjacent property owner contacted him with questions about the application, and connection to city services.

Commissioner Scalf asked Planner Cogburn if the City anticipated the surrounding properties would want to annex and connection to city services.

Planner Cogburn responded City services had not quite made it to that property. If a property owner planned to develop their property, and it triggered those improvements. They would be required to install those improvements. That may provide a benefit to the properties to the north. At that time, a developer could request a Zone of Benefit from the city council which would mean a reimbursement to the developer from the other properties as they developed.

Commissioner Ficek asked about garbage services and how the trucks would maneuver the area.

Planner Cogburn replied that Public Works was given opportunity to comment on the application and did not have comment. The specifics of maneuvering large vehicles would be addressed at the time of development.

Chair Hukill closed the public hearing for A-18-02, and RZ-18-02, Callis

Annexation and Rezone application.

Motions: Commissioner Haag a motion to recommend approval to the City Council of the proposed Annexation and concurrent Rezone; file # A-18-02 and RZ-18-02 based on the findings as stated in the Final Order. Commissioner Scalf seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Hukill, Commissioners, Beymer, Scalf, Phelan, Haag, Wells, and Ficek voted in favor.

6. PUBLIC HEARING: AMD-18-01 & RZ-18-02, MINI STORAGE FACILITIES IN M1 ZONE – CODE TEXT AMENDMENT

Chair Hukill opened the public hearing for AMD-18-01, Mini Storage Facilities in M1 Zone Code Text Amendment. He then asked if any Commissioner had a conflict of interest or ex-parte contact.

There were none declared.

Planner Cogburn stated the applicants proposed an amendment to Junction City Zoning Code (Title 17, Chapter 17.45.010, Light Industrial). The proposed text would permit Mini-Storage Facilities as an outright permitted use in the light industrial (M1) zone.

Mini-Storage Facilities are not currently defined in the Junction City Zoning Code. Although, it was allowed as a Conditional Use in the General Commercial Zoning District. The Code stated mini storage facilities in the General Commercial Zone could not be located within 260 feet of the centerline of State Highway 99 (Ivy Street). Staff did not recommend the proximity standard as related to the applicant's request.

Chair Hukill called for testimony.

Proponents

Maureen Jackson, 650 W 12th Street, Eugene Oregon, 97401 represented the applicants. She noted many other jurisdictions allowed mini storage facilities in their Light Industrial zoning districts.

Opponents

There were none.

Neutral Parties

There were none.

Chair Hukill closed the public hearing for AMD-18-02, Mini Storage Facilities in M1 Zone Code Text Amendment.

Deliberations

Commissioner Beymer said under the section, Limitations on Use, the language indicated that the storage facility owner would be responsible for ensuring tenants abided by the stated code provisions. She asked if that was correct.

Planner Coburn agreed.

Commissioner Ficek asked how that was enforced.

Planner Cogburn responded code enforcement was citizen/complaint driven. In general, enforcement was up to the mini storage facility management. However, there were municipal codes that addressed issues depending upon the specifics.

Motions: Commissioner Ficek made a motion to recommend approval to the City Council of the proposed Code Text Amendment, file # AMD-18-01 based the findings as stated in the Final Order. Commissioner Beymer seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Hukill, Commissioners, Beymer, Scalf, Phelan, Haag, Wells, and Ficek voted in favor.

7. PLANNING COMMISSION TERM EXPIRATION RECOMMENDATIONS

Planning Commission terms for Commissioners Hukill, and Scalf expired on October 31, 2018. There was also a vacant seat on the Commission created when Commissioner Dunn resigned. There were three applications before the Planning Commission.

It was noted that voting for Planning Commission officers would take place at the November meeting.

Motion: Commissioner Phelan made a motion to recommend, to the Mayor and City Council that Shaylor Scalf be appointed to fill one of three Planning Commission Regular Member term expirations. Commissioner Beymer seconded the motion.

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

Motion: Commissioner Haag made a motion to recommend, to the Mayor and City Council that James Hukill be appointed to fill the second of three Planning

Commission Regular Member term expirations. Commissioner Phelan seconded the motion.

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

Motion: Commissioner Haag made a motion to recommend, to the Mayor and City Council that Alicia Beymer be appointed to fill the Planning Commission Regular Member vacancy. Commissioner Hukill seconded the motion.

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

8. PLANNING ACTIVITY REPORT

Planner Cogburn reviewed the Planning Activity report.

9. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

10. COMMISSIONER COMMENTS

Commissioner Beymer thanked Commissioner Dunn for her many years of service.

Commissioner Ficek requested a wall-size zoning map for Commissioner use during meetings.

9. ADJOURNMENT

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

Vote: Passed by a vote of 7:0:0. Chair Hukill, Commissioners, Beymer, Scalf, Phelan, Haag, Wells, and Ficek voted in favor.

The meeting adjourned at 7:01 p.m.

The next scheduled Planning Commission meeting would be Wednesday November 21, 2018 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

James Hukill, Planning Commission Chair