

The City Council for the City of Junction City, met in regular session at 6:30 p.m. on Tuesday, November 13, 2018, in the Council Chambers of City Hall, 680 Greenwood Street, Junction City, Oregon.

PRESENT: Mayor, Mark Crenshaw; Councilors Kara McDaniel, Robert Stott, Jack Sumner, John Gambee, Dale Rowe, and Bill DiMarco; City Administrator, Jason Knope; City Attorney, Carrie Connelly; Police Chief, Bob Morris; Public Works Director, Gary Kaping; Finance Director, Mike Crocker; City Planner, Jordan Cogburn; and City Recorder, Kitty Vodrup.

1. Call to Order and Pledge of Allegiance

Mayor Crenshaw called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

2. Changes to the Agenda

Postpone Agenda Item 9 Public Hearing: Smith Annexation and Rezone Request (A-18-01 and RZ-18-01) and Item 10 Public Hearing: Callis Annexation and Rezone Request (A-18-02 and RZ-18-02) to the December 11, 2018 Council meeting at 6:30 p.m.

3. Approval of Minutes – October 9 and 23, 2018

MOTION: Councilor Stott made a motion to approve the October 9 and 23, 2018 Council Minutes. The motion was seconded by Councilor Sumner and passed by unanimous vote of the Council.

4. Review of Previous Month's Expenditures

Mayor Crenshaw asked if there were any Council comments or questions on the previous month's expenditures. There were none.

5. Public Comment on Items not Listed on the Agenda

Mr. Larry Buckles asked when street lighting would be put in the Vista Dale Subdivision. It was noted that staff would look into this and take information to the Public Works Committee.

Ms. Audrey Hardy, 1675 W. 13th, Junction City, expressed concerns that 13th Avenue was a dangerous speed zone and thought that speed bumps or something was needed before someone was hurt. She added that her neighbor feeds wild animals, which causes a problem for adjacent neighbors. Mayor Crenshaw asked staff to look into these matters and to prepare a report for their respective committees.

6. NAACP Presentation

No representatives were in attendance for the presentation.

7. Conditional Use Permit Question Discussion

Planner Cogburn stated that the Community Development Committee (CDC) had been reviewing draft language on conditionally allowing Boarding, Rooming, and Lodging Houses (Boarding Houses) in various zones within the City and asked for Council input on the proximity of Boarding Houses. After receiving input, the CDC would continue their work on the draft language.

The Committee had asked staff to draft language for Boarding Houses to be a Conditional Use in the following zones: Multifamily (R3), Central Commercial (C2), General Commercial (GC), and Commercial Residential (CR). The draft proximity criteria included having a 1,000 foot separation between Boarding Houses in all four zones, to avoid an overconcentration of Boarding Houses.

Discussion followed and Mayor Crenshaw asked who would be in favor of having a 500 foot separation in the C2 zone and a 1,000 foot separation in the R3, GC, and CR zones. Councilors Gambee, Rowe, and McDaniel were in favor. Mayor Crenshaw stated that he would break the tie and vote in favor and give direction to the CDC to create language that says that separation be no closer than 500 feet in the C2 zone and 1,000 feet in the other three zones.

8. Public Hearing: AMD-18-01 Code Text Amendment – Mini-Storage Facilities in the M1 Zone as a Permitted Use.

Mayor Crenshaw opened the public hearing and asked if there were any exparte contacts or conflicts of interest. There were none.

Staff Report

Planner Cogburn distributed a revised ordinance with a change in Section 1. He stated that before the Council was a Code Text Amendment to Junction City Municipal Code (JCMC) 17.45 to allow mini-storage facilities as an outright permitted use within the Light Industrial (M1) zone. The applicants were Craig and Terri Smith, and this amendment would be citywide in M1 zones and not parcel specific. Mini-Storage facilities were currently allowed in the General Commercial Zoning District, provided they were not located within 260 feet of the center line of State Highway 99; however, it was not staff's nor the Planning Commission's recommendation that this particular condition be included in the M1 consideration. The Planning Commission held a public hearing on October 17, 2018 and voted unanimously to recommend approval. The related City policies were JCMC 17.145.010 regarding authorization to initiate amendments, as well as Junction City Comprehensive Plan Goals 1 and 2 for Citizen Involvement and Public Process.

Applicant Testimony

Ms. Maureen Jackson, Associate Planner with Metro Planning, 650 W. 12th Street, Eugene, stated that she represented the Smiths in their application to amend the text and add mini-storage in Light Industrial. She noted that the applicant had spoken to City staff, prior to the application being submitted, and was told that the property could be annexed and then rezoned to Light Industrial. The Comprehensive Plan showed that the Smith's property was industrial, so it would either need to be changed to Light Industrial or Heavy Industrial, and the applicant requested that it be Light Industrial and to add mini-storage to the code.

Proponent/Opponent Testimony

None.

Questions from the Council

Councilor Gambee asked for clarification that the property had not been annexed or rezoned to City zoning yet. Planner Cogburn responded that was correct and the Plan Designation for the Smith's parcel was Industrial. He continued that the applicant could choose to go with Light or Heavy Industrial, based on their proposed usage. He noted that he did not suggest that the applicants go in a particular direction but provided them with options to go forward to achieve their economic goals.

Councilor DiMarco noted that this amendment would be citywide and not parcel specific and stated that a lot of mini-storage facilities included a residential unit for management. He asked if that would fit in the code or if that would be something that would need to be cleaned up later.

Planner Cogburn responded that could possibly be something that would need to be cleaned up later and he would have to go back and look at that; however, that was not part of the request tonight. He added that there were currently two mini-storage facilities within the General Commercial zone that did have on site caretakers, which might be allowed as part of a conditional use.

Councilor Sumner referred to the mini-storage property near Safeway being rezoned not too long ago as a housekeeping issue.

Planner Cogburn responded that the parcel was rezoned to General Commercial, so the use would be permitted. He added that some discrepancies had occurred as part of a redesignation process, which essentially made them noncompliant; therefore, the City initiated that process and completed it.

Mayor Crenshaw closed the public hearing.

Deliberation

Mayor Crenshaw invited Council comments.

Councilor DiMarco stated that he did not think this was a controversial use in an industrial area.

Councilor Sumner stated that he did not have a problem with this and was in support of that area being developed and generating some income.

A. Ordinance No. 1 – An Ordinance Amending City of Junction City Municipal Code Chapter 17.45 – Light Industrial Zoning District.

Planner Cogburn read Ordinance No. 1 in full.

MOTION: Councilor Stott made a motion to read Ordinance No. 1 by title only. The motion was seconded by Councilor Rowe and passed by unanimous vote of the Council.

Mayor Crenshaw read Ordinance No. 1 by title only.

MOTION: Councilor DiMarco made a motion to adopt Ordinance No. 1. The motion was seconded by Councilor Rowe and passed by unanimous vote of the Council.

9. Chamber Light Parade Additional Insurance Discussion

Administrator Knope stated that the City's insurance company was not comfortable with lowering the required liability insurance amount for the Light Parade to 1 million dollars and wanted to keep it at 2 million. Chamber Executive Director Rick Kissock had noted that the additional 1 million would cost approximately \$400, and staff recommended using State Shared Revenue to cover this cost. The Council consensus was in favor of the City doing that.

10. Junction City Grocery Outlet – Liquor License Application

Chief Morris presented the liquor license application from Grocery Outlet, which was a new business opening on November 29, 2018. The Police Department had no objections with the Council recommending approval.

MOTION: Councilor Stott made a motion to recommend approval of the liquor license application for the Junction City Grocery Outlet. The motion was seconded by Councilor Rowe and passed by unanimous vote of the Council.

11. Planning Commission Appointments

Planner Cogburn noted that there were three Planning Commission regular member position vacancies, due to term expirations.

Mayor Crenshaw appointed James Hukill, Shaylor Scalf, and Alicia Beymer to fill these positions.

MOTION: Councilor DiMarco made a motion to approve the Mayor's appointment of James Hukill, Shaylor Scalf, and Alicia Beymer to serve as regular members on the Planning Commission, filling the expired 4 year terms through 2022. The motion was seconded by Councilor Stott and passed by unanimous vote of the Council.

12. Revolving Loan Fund Committee Appointments

Planner Cogburn reviewed that there were four vacancies on the Revolving Loan Fund (RLF) Committee, due to term expirations and revised criteria which changed the committee membership to include the Mayor or City Councilor, three financial industry professionals and one member of the public at large.

Mayor Crenshaw appointed Kara McDaniel, Ethan Nelson, and Craig Carpenter to the financial industry professional positions and Winn Wendall to the citizen member position on the RLF Committee.

MOTION: Councilor Rowe made a motion to approve the Mayor's appointment of Kara McDaniel, Ethan Nelson, and Craig Carpenter to the Financial Industry Professional positions and Winn Wendall to the Citizen Member position on the Revolving Loan Fund Committee, with terms through November 30, 2020. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

13. Surplus Property Disposal Resolution

Chief Morris presented the resolution to declare three police vehicles as surplus. Lane County Patrol and Probation would like the vehicles and in exchange, would provide lighting equipment to finish the build out of the City's new patrol cars.

A. Resolution No. 1 – A Resolution Declaring City Items as Surplus Property and Indicating Intent and Method for Disposal of Such Property.

MOTION: Councilor Stott made a motion to approve Resolution No. 1. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

14. Council Agenda Forecaster

Administrator Knope presented the forecaster. The Council consensus was to add Council Training/Orientation with legal counsel to the forecaster. Mayor Crenshaw noted that he would work with Administrator Knope to get this on an agenda as soon as possible in the new year.

15. Staff Reports

Chief Morris: Unusually busy with a high level of overdoses, family disputes, and other incidences. Officer Steve Teeter had been busy with motorcycle traffic enforcement. The department participated in the Downtown Halloween event for kids and continued through the evening by distributing candy from the patrol cars around town.

Director Crocker: Property taxes came in \$173,000 higher than the budgeted estimate. Would see contributions to reserve funds on the next monthly financial report.

Planner Cogburn: Grain Millers/Northern Gold Foods had requested an extended five year abatement, as part of the Enterprise Zone. The standard Enterprise Zone request would be a three year tax abatement for any improvements to the site and the request was to extend the abatement an additional two years. This extension request would require approval from the City of Junction City, City of Harrisburg, Lane County, and Linn County and would be on an upcoming Council agenda item.

Attorney Connelly: Congratulated the returning and newly elected Council members.

16. Councilor Comments/Questions

Councilor Rowe noted that they were all thinking of Dan Alley and expressed condolences to his family. He added that Mr. Alley was such an important part of the community. Councilor Rowe encouraged all the Council members to attend the Grocery Outlet open house on November 29th.

Councilor McDaniel thanked the downtown businesses that participated in the Halloween event. She noted that there was a great turn out of kids and the event was well received.

Councilor Gambie asked about the property tax estimates. Staff responded that the budgeted amount was for a 4% increase in assessed value and the actual assessed value was 6.7%. Councilor Gambie said it was great to see new companies and new growth come into town. He congratulated the newly elected Council members.

17. Mayor's Comments

Mayor Crenshaw congratulated all those who were successful in their bid for City Councilor and to all who ran for election. (He noted that 11 people had ran for four positions). He appreciated the interest in involvement in the City, which showed that the City was moving forward. Mayor Crenshaw added that seeing a room full of people at Council meetings meant that the citizens in town actually cared to supervise the conduct of the City Council, which was great

18. Other Business

None.

19. Adjournment

As there was no further business, the meeting was adjourned at 8:00 p.m.

ATTEST:

APPROVED:

Kitty Vodrup, City Recorder

Mark Crenshaw, Mayor