

The Junction City Planning Commission met on Wednesday, November 21, 2018 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present were: Planning Commissioners, Alicia Beymer, Beverly Ficek, Shaylor Scalf, Pat Phelan, and Jeff Haag (Vice-Chair); City Planner, Jordan Cogburn.

Absent: Planning Commissioners, James Hukill (Chair), and Ken Wells and; Planning Commission Alternate, Jeff Kister

1. OPEN MEETING AND REVIEW AGENDA

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

2. CHANGES TO THE AGENDA

Planner Cogburn announced the public hearing for SUB-17-01 Preliminary Subdivision Modification was postponed to the December meeting.

Consensus: By a consensus of the Commission, due to the excused absents of two Commissioners, the Officer Elections would be postponed to the December meeting.

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

None

4. APPROVAL OF MINUTES

- **September 26, 2018**
- **October 17, 2018**

Motion: Commissioner Beymer made a motion to approve the September 26, 2018, and October 17, 2018 Planning Commission minutes as corrected. Commissioner Ficek seconded the motion.

Corrections:

September 17, 2018 - In the second sentence of the last paragraph on page one, 'southwest' should be corrected to read 'southeast'.

October 17, 2019 - On page 5, under Commissioner Comments, Commissioner Ficek's request should read "Commissioner Ficek requested a wall-size zoning map."

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

5. PUBLIC HEARING: TUP-18-01 MOBILE FOOD UNIT (FOOD CART) TEMPORARY USE AT 459 HOLLY STREET

Vice Chair Haag opened the public hearing for TUP-18-01 Mobile Food Unit –

Temporary Use at 459 Holly Street. Vice Chair Haag 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 a Temporary Use Permit application was submitted which requested placement of food carts at 459 Holly Street on a temporary basis.

The applicant proposed plans for a "Beer Station" type business at 459 Holly Street. The City zoning code did not currently address this type of use. Beverages would be made available inside the building, and food carts would provide meals outside in the parking lot, in a garden atmosphere. Questions were raised regarding essential facilities, parking, city services, and health and safety concerns.

The applicant first attended the Community Development Committee meeting. The Committee agreed that the use type was appropriate for the location but required additional Code review and potentially a Code Amendment. They encouraged the applicant to submit a Temporary Use Permit application as a way to address the use while the City considered a possible Code Amendment.

Staff recommended the following Conditions of Approval:

- Prior to Occupancy, the applicant shall provide a waste water plan detailing how waste water will be disposed. Any deviation from the approved waste water plan without prior City approval will result in immediate termination of the Temporary Use Permit.
- Prior to Occupancy, the applicant shall provide an access and parking plan detailing service drives, parking areas, and ADA compliance. If the applicant proposes use of the alley as an ingress/egress point, the applicant shall pave the alley in accordance with the Junction City Public Works Design Standards.
- Prior to Occupancy, the applicant shall submit a detailed service plan showing how the Mobile Food Units will receive water and electrical services. Additionally, the applicant shall obtain a backflow prevention device plumbing permit with a required RP valve installed prior to occupancy.
- Prior to Occupancy, the applicant shall submit a scaled Site Plan showing compliance with all JCMC Land Use requirements, locations of the proposed Mobile Food Units, Fire, Life and Safety standards, and OLCC

compliant service areas.

- The use shall not encroach into Public Right-of-Way areas.

Commissioner Phelan asked about handicapped parking. She expressed concern about the proximity and impact to the Scandinavian Festival.

Planner Cogburn addressed to Commissioner Phelan's question about ADA accessible parking. There was little deviation from the existing ADA parking to what was proposed by the applicant.

In response to Commissioner Phelan's concerns about proximity to the Scandinavian Festival, Planner Cogburn replied, in some cities with zoning codes that provided for mobile food carts, provisions were included which separated mobile food carts from festival areas. Although with the current request, the location had been a restaurant and would have been in close proximity to the festival as well.

Commissioner Phelan asked if impact to the police department had been considered.

Planner Cogburn answered referrals were sent to affected agencies and property owners within 300-feet of the subject site. Referrals were sent to both the Junction City Police Department and the Scandinavian Festival Association. There were no concerns received from either.

Vice Chair Haag called for testimony.

Proponents

Nelson Rosales, 495 Holly Street, Junction City OR 97448, the applicant, stated each mobile food cart was self-contained. He added there were two handicapped parking spaces, both with a ramp. He added the area would be enclosed by a fence.

Commissioner Ficek asked about outdoor lighting.

Mr. Rosales responded there would be garden landscaping with lights. It would be well lit.

Commissioner Ficek asked about the hours.

Mr. Rosales said they planned to be open Monday – Thursday 11am -9pm, and Friday and Saturday until 10pm.

Vice Chair Haag asked about restrooms.

Mr. Rosales said there would be four restrooms; three indoors and one in the caboose.

Commissioner Scalf asked, in general, how long did food carts stay in one area.

Mr. Rosales replied contracts were made month-to-month. They could also be for three months; or even six months. That allowed for a rotation of various food carts.

Commissioner Ficek asked if any of the food carts were already in operation.

Mr. Rosales said they were in Eugene. He added they were all licensed.

Commissioner Phelan asked if the order window in the food carts were accessible for those in wheelchairs.

Mr. Rosales said they were. The orders would be delivered to the tables.

Mr. Dale Rowe, 1824 W 10th Avenue, Junction City OR 97448 testified in support of the mobile food truck concept.

Opponents

There were none.

Neutral Parties

There were none.

There were no additional questions or comments from the Commission.

Vice-Chair Haag closed the public hearing.

Deliberations

Commissioner Scalf noted there were food trucks at Jerry's Home Improvement. He was in support of the idea. Other Commissioners supported trying something new and different.

Motions: Commissioner Scalf made a motion to approve the proposed Temporary Use Permit File: TUP-18-01 to allow Mobile Food Units (Food Carts) on a temporary basis at 459 Holly Street based on the findings as stated in the Final Order. Commissioner Beymer seconded the motion.

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

6. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

7. COMMISSIONER COMMENTS

Commissioners wished everyone a happy Thanksgiving.

9. ADJOURNMENT

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

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

The meeting adjourned at 7:17 p.m.

The next scheduled Planning Commission meeting would be Wednesday December 19, 2018 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Jeff Haag, Planning Commission Vice-Chair