

The Junction City Planning Commission met on Wednesday, December 18, 2019 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present were: Planning Commissioners, James Hukill, Ken Wells, Beverly Ficek, and Planning Alternate, Jack Sumner; City Attorney, Carolyn Connelly and; Planning Secretary, Tere Andrews.

Absent: Planning Commissioner Alicia Beymer (Chair), and Jeff Haag (Chair Pro-Tem)

1. ELECTION OF A CHAIR PRO-TEM

Motion: Commissioner Hukill nominated Commissioner Wells as Chair Pro-Tem for the December 18, 2019 meeting. Commissioner Ficek seconded the motion.

Vote: Passed by a vote of 4:0:0, Commissioners, Hukill, Ficek, Sumner, and Wells voted in favor.

2. OPEN MEETING AND REVIEW AGENDA

Chair Pro-Tem Wells opened the meeting at 6:32 pm and led the Pledge of Allegiance.

3. CHANGES TO THE AGENDA

Secretary Andrews stated the Planning Commission Training follow up had been rescheduled to the January 15, 2020 meeting.

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

None.

5. APPROVAL OF MINUTES

- November 20, 2019

Motion: Commissioner Hukill made a motion to approve the November 20, 2019, minutes as written. Commissioner Sumner seconded the motion.

Vote: Passed by a vote of 4:0:0. Chair Pro-Tem Wells, Commissioners, Hukill, Ficek, and Sumner voted in favor.

6. PUBLIC HEARING: CONDITIONAL USE PERMIT AT 989 JUNIPER STREET (19-10-23-CUP)

Chair Pro-Tem Wells opened the public hearing for a Conditional Use Permit application, File #19-10-23-CUP at 6:34p.m.

Chair Pro-Tem Wells explained the public hearing process. Staff would present the staff report, followed by the applicant, then public testimony. The applicant would have an opportunity to respond to public testimony.

He asked if any Commissioner had a conflict of interest or ex-parte contact.

There were none declared.

Chair Pro-Tem Wells asked if there were any challenges.

There were none.

He then asked for the staff report.

Technician Andrews reviewed the staff report. The subject site was located at 989 Juniper Street, and zoned Commercial Residential (CR). The applicant was requesting a Conditional Use Permit to convert the existing building at 989 Juniper Street into a church. Churches were a Conditional Use in the CR zone which required a public hearing before the Planning Commission. The application was submitted on October 23, 2019 and deemed complete on November 8, 2019. Staff mailed referrals to affected agencies and City Departments and; a notice of public hearing to the applicant, property owners and residents within 300 feet of the subject site on November 22, 2019. Four public comments in support of the proposal were received. No comments/conditions were received from outside agencies or City departments.

The structure did not meet the street side, side-yard setback. However, under Junction City Municipal Code 17.125 nonconforming structures could continue if it lawfully existed at the time of the effective date of the ordinance codification. The structure dated to 1919. The ordinance was approved in 1991. Hence the existing structure was a legal non-conforming structure (JCMC 17.125.010).

The existing structure was within the parking exemption area as it was located on the southwest corner of West 10th Avenue and Juniper Street. Therefore, parking requirements as described in JCMC 17.90 did not apply.

Staff recommendation for conditional approval issued on December 11, 2019.

APPLICANT AND OTHERS IN FAVOR OF PROPOSAL

Chair Pro-Tem Wells invited testimony in favor of the application.

The applicant, Julia Finrock, explained their church had approximately 12 members. They met informally but were looking for a permanent location. Moderate growth was anticipated. She then offered to answer questions from the Commission.

Mr. David Finrock, 94461 Marcola Road, Marcola OR 97454, spoke in support of the conditional use permit application. He and his wife were ministers. They felt the location would be a good place for their church.

NEUTRAL PARTIES TO PROPOSAL

There was none.

OPPONENTS OF PROPOSAL

There were none.

CITY STAFF SUMMARY/RESPONSE TO PUBLIC TESTIMONY

Chair Pro-Tem Wells asked if staff wished to offer additional information.

Staff responded there was no information to add.

APPLICANT'S REBUTTAL

The applicant did not have any additional information.

There were no questions from the Planning Commission.

Since there was not a request to leave the record open, Chair Pro-Tem Wells closed the public record and the hearing at 6:52 p.m.

MOTION: Commissioner Sumner made a motion that the Planning Commission approve the Conditional Use Application, 989 Juniper Street, (File# 19-10-23-

CUP) with supporting findings, as provided by staff. Commissioner Hukill seconded the motion.

Vote: Passed by a vote of 4:0:0.

Chair Pro-Tem Wells, Commissioners, Hukill, Ficek, and Sumner voted in favor.

7. PLANNING ACTIVITY REPORT

The Commission reviewed the Planning Activity Report.

8. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

9. COMMISSIONER COMMENTS

Commissioners Hukill and Sumner noted Pop's Restaurant recently celebrated their one-year anniversary and the new bakery was open.

10. ADJOURNMENT

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

Vote: Passed by a vote of 4:0:0. Chair Pro-Tem Wells, Commissioners, Hukill, Ficek, and Sumner voted in favor.

The meeting adjourned at 7:10 p.m.

The next Standing Planning Commission meeting was Wednesday January 15, 2020 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Commission Secretary

Ken Wells, Planning Commission Chair Pro-Tem