

The Junction City Planning Commission met in regular session on Wednesday, June 17, 2020 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), James Hukill, Ken Wells, Jim Creech, Cindy Montgomery, Brian Wells, and Beverly Ficek; and Planning Secretary, Tere Andrews

Absent: Planning Alternate, Jack Sumner

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

None.

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

None.

4. APPROVAL OF MINUTES

- May 20, 2020

Motion: Commissioner Hukill made a motion to approve the May 20, 2020 minutes as written. Commissioner Ficek seconded the motion.

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

5. PUBLIC HEARING: CUP-20-14, 200 CRONA

Vice-Chair Haag opened the public hearing for a Conditional Use Permit application, File #CUP-20-14 at 6:35p.m.

Vice-Chair Haag 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.

Vice-Chair Haag 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 200 Crona Street, and zoned R2 (Duplex Residential). The applicant was requesting a Conditional Use Permit for placement of an accessory structure, to be used as a beauty salon, at 200 Crona Street. Salons were a Conditional Use in the R2 zone under Junction City Municipal Code (JCMC) 17.15.020. A public hearing before the Planning Commission was required per JCMC 17.130.030.

The application was submitted on May 18, 2020 and deemed complete on May 22, 2020. Staff sent referrals to affected agencies and City Departments on May 22, 2020. One comment was received from the Building Official. He stated that commercial construction permits would be required to convert the accessory structure into a salon. Notice of the public hearing was also mailed to the applicant/property owner, and residents within 300 feet of the subject site on May 22, 2020. A notice of the public hearing was published in the Register Guard Newspaper on May 29, 2020. No comments were received.

As proposed, the salon, to be located in an accessory structure, could meet zoning code provisions set forth in JCMC 17.15, and 17.130.

APPLICANT AND OTHERS IN FAVOR OF PROPOSAL

Vice-Chair Haag invited testimony in favor of the application.

There was no none.

NEUTRAL PARTIES TO PROPOSAL

There was none.

OPPONENTS OF PROPOSAL

There were none.

CITY STAFF SUMMARY/RESPONSE TO PUBLIC TESTIMONY

Vice-Chair Haag asked if staff wished to offer additional information.

There was no additional information from staff.

APPLICANT'S REBUTTAL

The applicant did not have any comment.

Since there was not a request to leave the record open, Vice-Chair Haag closed the public record and the hearing at 6:47 p.m.

DELIBERATIONS

Commissioner Montgomery stated she may have had a conflict of interest. The applicant may have contacted Commissioner Montgomery's business for a quote on potential work at the proposed salon. Commissioner Montgomery recused herself from deliberations and the vote.

The Commission held a short discussion regarding parking which noted the street width and the applicant's driveway would offer sufficient parking for to limited number of clients proposed to be scheduled during the day.

MOTION: Commissioner Ficek made a motion that the Planning Commission approve the Conditional Use Application File# CUP-20-14 for a salon at 200 Crona Street with supporting findings, as stated in the Final Order. Commissioner Hukill seconded the motion.

Vote: Passed by a vote of 6:0:0. Vice Chair Haag, Commissioners, K Wells, Hukill, Creech, B Wells, and Ficek voted in favor.

6. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

7. COMMISSIONER COMMENTS

Welcomes were extended to the new Commissioners.

9. ADJOURNMENT

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

Vote: Passed by a vote of 7:0:0. Vice Chair Haag, Commissioners, K Wells, Hukill, Creech, Montgomery, B Wells, and Ficek voted in favor. The meeting adjourned at 6:53 p.m.

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

Respectfully Submitted,

Tere Andrews, Planning Commission Secretary

Jeff Haag, Planning Commission Vice-Chair