The Planning Commission for the City of Junction City met on Tuesday, July 15, 2014 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

PRESENT WERE: Chair, Jason Thiesfeld, Commissioners, Sandra Dunn (Vice-Chair), Robert Solberg, James Hukill, Jeff Haag and Jack Sumner; Contracted Planner (LCOG), Milo Mecham; City Planner, Jordan Cogburn; City Administrator, Melissa Bowers; and Planning Secretary, Tere Andrews; ABSENT: NONE

I. OPEN MEETING AND REVIEW AGENDA

Chair Thiesfeld opened the meeting at 6:30 pm and led the Pledge of Allegiance. He then reviewed the agenda.

II. APPROVAL OF MINUTES

- **JUNE 17, 2014**

Motion: Commissioner Hukill made a motion to approve the June 17, 2014 minutes as written. Commissioner Solberg seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Sumner, Solberg, Haag and Hukill voted in favor.

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

There were none.

IV. PUBLIC HEARING: REZONE REQUEST, RZ-14-03, IVORY LLC

Chair Thiesfeld opened the public hearing for RZ-14-03, Ivory LLC and asked if any Commissioner had a bias, ex parte contact or conflict of interest to declare.

Commissioner Sumner said he had been to the site and spoke with the property owner. He said they spoke at a City Council meeting regarding the rezone application. He declared his ability to make an impartial decision.

Staff Report

Planner Mecham reviewed the Ivory LLC application to rezone their recently annexed property. The current zoning was a Lane County zoning of E40. The applicant proposed to rezone the property to a Junction City zoning of General Commercial (GC). The subject property is south of Highway 36 and west of Highway 99. The property was designated Commercial in the Plan Designation

Map. The rezone request would bring the zoning into alignment with the Plan Designation of Commercial.

The Oregon Department of Transportation (ODOT) responded to the Referral Request for Comments. ODOT required a transportation impact analysis (TIA) prior to rezone.

Commissioner Sumner asked how a transportation impact analysis could be done prior to any development.

Chair Thiesfeld asked Administrator Bowers for clarification about a TIA process.

Administrator Bowers explained the TIA was a requirement from the Oregon Department of Transportation (ODOT). After speaking with ODOT, her understanding was that the applicant would be required to scope out the work at the highest peak (trips), at the time of rezone.

Mr. William Boresek, 27489 Green Oaks Drive Eugene, OR 97402, the property owner, agreed with Administrator Bowers statement.

Planner Mecham said the applicant is responsible for completing the analysis.

Administrator Bowers added ODOT usually set the scope of work to be completed by the applicant's traffic engineer.

Commissioner Haag said the scope of work acted as a placeholder for the TIA required by ODOT. He expressed concerns about the base information used for the TIA, would that be provided by ODOT or the applicant.

Planner Mecham responded the applicant's traffic engineer would work with ODOT for the analysis. Ultimately, the TIA must be approved by ODOT.

Commissioner Haag said he was aware the City was in the process of updating its Transportation System Plan (TSP), which was a broader view of the system as a whole. It may encompass the subject site. He asked, if that were the case, would the applicant still be required to do a TIA.

Planner Mechan replied a TIA would still be required because the TSP did not get into detail about the individual properties. ODOT would require more detail than contained in the TSP.

Applicant Testimony

Mr. William Boresek thanked the Commission for taking the time to consider his request for zone change. He offered to explain the Transportation Planning Rule (TPR). As it was explained to him, the application for a Zoning Map Amendment triggered the TPR. Since there was not a site development plan, he was required to do a TIA at worst case scenario (Peak Trip) for the full 40 acres. He understood that the City and ODOT would design the scope of work. He noted the peak trip numbers were submitted to ODOT on July 14, 2014. He hoped to have TIA completed in 30-40 days.

The TSP update would encompass his property. He preferred to move ahead now.

Commissioner Haag asked if completing the TIA was an undue hardship.

Mr. Boresek replied at this point, he wanted to rezone the property and to do so, ODOT required a TIA. He did not want to wait for the TSP update. He was confident the completed TIA would be acceptable to all parties. He was comfortable with the condition at this point.

Proponent Testimony

Chair Thiesfeld asked if there were proponents who wished to offer testimony. There was none.

Opponent Testimony

Chair Thiesfeld asked if there was opposing testimony.

There was none.

Chair Thiesfeld closed the public hearing for RZ-14-03.

Planning Commission Deliberations

Motion: Commissioner Hukill made a motion to approve the zone change request from Ivory LLC, File # RZ-14-03, contingent upon the applicant submitting a transportation impact analysis that was found compliant with OAR-660-012-0060. Commissioner Dunn seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Sumner, Solberg, Haag and Hukill voted in favor.

V. FINAL PLAT FOR 325 E 1ST AVENUE

Planner Mechan reviewed the Final Partition Plat application from G & L Holdings. The Planning Commission at the June 17, 2014 meeting approved the

preliminary partition. The conditions of approval for the preliminary plat required submittal of application for final plat prior to recording with Lane County and; submittal for Development Review prior to building permits. By submitting the application for final plat, the applicant met this condition. The applicant planned to submit an application for Development Review prior to submitting for building permits.

Planner Mecham offered to answer any questions from the Commission.

There were none.

Motion: Commissioner Hukill made a motion to approve the Final Partition Plat for 325 East First Avenue as presented. Commissioner Sumner seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Sumner, Solberg, Haag and Hukill voted in favor.

PLANNING AND BUILDING ACTIVITY REPORT

Planner Cogburn reviewed the June 2014 Planning and Building activity report.

Commissioner Sumner asked if the Planning Commission By-Laws update would be approved by the Planning Commission and the City Council.

Administrator Bowers responded the Planning Commission approved updates to their By-Laws.

VI. COMMISSIONER COMMENTS

Chair Thiesfeld said County Commissioner Jay Bozevich had forwarded his application for the Lane County Planning Commission.

VIII. ADJOURNMENT

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

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Sumner, Solberg, Haag and Hukill voted in favor.

The meeting adjourned at 6:52 p.m.

The next regularly scheduled Planning Commission meeting would be Tuesday, August 16, 2014 at 6:30 p.m.

Respectfully Submitted,

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Tere Andrews, Planning Secretary

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Jason Thiesfeld, Chair

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