

The City Council for the City of Junction City, met in regular session at 6:30 p.m. on Tuesday, March 13, 2012, in the Council Chambers of City Hall, 680 Greenwood Street, Junction City, Oregon.

PRESENT: Mayor, David Brunscheon; Councilors Jack Sumner, Bill DiMarco, Jim Leach, Laurel Crenshaw, Randy Nelson, and Herb Christensen; City Attorney, Carrie Connelly; City Administrator, Kevin Watson; Police Chief, Mark Chase; Public Works Director, Jason Knope; Finance Director, Mike Crocker; Community Services Director, Melissa Bowers; City Planner, Stacy Clauson; and City Recorder, Kitty Vodrup.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Brunscheon called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance.

II. CHANGES TO THE AGENDA

Add presentation by American Legion after public comment.

III. CONSENT AGENDA

MOTION: Councilor Sumner made a motion to approve the consent agenda, consisting of the bills from February and the minutes from February 14 and 28, 2012. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

IV. PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA

Mr. Parrish Van Wert, Department of Corrections and Oregon Health Authority, 428 E. Ivy Street, Junction City, submitted a letter of support of the Customized Periodic Review process to the Council.

V. PRESENTATION OF DONATION BY AMERICAN LEGION FOR K9 PROJECT

Mr. Fred Jamieson and Mr. Jason Thiesfeld from the American Legion presented a certificate and donations to Police Sergeant Chuck Salsbury and the Police Department for the K9 program. A fundraising dinner at the Moose Lodge raised \$1200, Jack and Betty Constable donated \$30, Linda Crowley donated \$50, and the Junction City/Harrisburg/Monroe Chamber of Commerce donated \$197. Sergeant Salsbury and the Council thanked the American Legion and community for their support.

VI. ST. VINCENT DEPAUL – ALONE PLACE PROJECT

Planner Clauson stated that St. Vincent DePaul was pursuing development of a 40 unit, multi-family development located on West 1st Avenue and Oak Street. A map, narrative, and site plan were included in the Council packet. St. Vincent DePaul requested that the Council provide a letter of support for their application to the Oregon Housing and Community Services for funding. The Finance Committee reviewed and recommended the letter of support.

The unanimous Council consensus was for the City to provide the letter of support.

VII. PARK BENCH NAMING

Director Bowers reviewed that before the Council were two park bench projects. One project was a family donation for a bench in Bailey Park to honor Andrea Nicole Post, who passed away at the age of 24 years after a motor home hit her car at the corner of Hatton Lane and Highway 99 in August of 2011. The other project was a donation of two panda bear benches and a panda bear statue in honor of City Recorder Melodese Korstad, who passed away in October of 2010 and who worked for the City for 18 years, serving through 1984. Ms. Korstad's husband donated the benches and statue, and the location is yet to be determined by the Parks Committee.

MOTION: Councilor Nelson made a motion to approve the naming of a bench and the donation, as requested, in memory of Andrea Nicole Post and to authorize staff to

complete the naming as requested. The motion was seconded by Councilor Sumner and passed by unanimous vote of the Council.

MOTION: Councilor Sumner made a motion to approve the naming of two benches and the donation, as requested, in memory of Melodese Korstad, to authorize staff to complete the naming as requested, and to authorize the Parks Committee to determine the placement. The motion was seconded by Councilor Crenshaw and passed by unanimous vote of the Council.

VIII. TREATMENT STAKEHOLDER SUBCOMMITTEE APPOINTMENTS

Mayor Brunscheon made the following appointments to the Treatment Stakeholder Subcommittee, with all individuals serving a term through April 30, 2014: Jock Gibson, Chris Meyer, Dean Skiller, Jeff Haag, John Cunningham, and Charles Wallace. Three vacancies remain on this committee.

MOTION: Councilor DiMarco made a motion to approve the Mayor's appointments. The motion was seconded by Councilor Christensen and passed by unanimous vote of the Council.

Mayor Brunscheon appointed Councilor Nelson to serve as the Council representative on this committee. The unanimous Council consensus was to support this appointment.

IX. UPDATE ON CUSTOMIZED PERIODIC REVIEW – PHASE II

Planner Clauson reviewed a Power Point presentation and noted that Planning Commission Chair Brad Lemhouse would assist in presenting information.

Housing Policy Issues

A. Manufactured Dwelling Parks

- At issue is should the City use Safe Harbor, which if adopted, the City would not be required to determine a separate land need for Manufactured Dwelling Parks.
- Staff confirmed with DLCD (Department of Land Conservation and Development) that this is separate from the housing mix and density issues.
- Since 1976, when manufactured housing standards developed by HUD (Housing and Urban Development) took effect, mobile homes have become manufactured homes designed to be placed on land permanently. When talking about Manufactured Dwelling Parks, staff is not talking about individual units on individual lots, but a situation where there are multiple manufactured homes on a property.
- Planner Clauson reviewed where Manufactured Dwelling Parks could be located, which included 15 properties with Medium Density Land Use that are over 1 acre in size and of which some are already developed. These are all properties that could potentially be zoned R2 in the future or are currently zoned R2. Maximum density is 12 units per acre, under Appendix A standards.
- Three Options
 1. Use Manufactured Dwelling Park Safe Harbor. If doing this, would need to amend the City's R2 zoning standards to allow Manufactured Dwelling Parks as a conditional use, as are currently allowed in R3 and R4 zoning districts. The Planning Commission has recommended using this option.
 2. Use Manufactured Dwelling Park Safe Harbor and add additional design standards addressing the pitched roof and exterior roofing and siding provisions in Appendix A.
 3. Do not use Manufactured Dwelling Park Safe Harbor and direct staff to calculate the land need to meet the demand for Manufactured Dwelling Parks under provisions established by ORS (Oregon Revised Statutes). This option would take more time and incur additional expenses, as well as present an increased potential for challenge. If the study showed that the

City needed to provide additional housing affordability, it would likely mean that the City would need to designate additional lands for high density (R3 and R4) use because that is typically where more affordable housing areas are located. An important item to note is that the development of Manufactured Dwelling Parks has been in decline and it is not anticipated that there will be a significant demand for this type of facility to be located within Junction City, but the City will still be required to provide affordable housing areas with other types of facilities such as apartments or other multi-family units.

Commissioner Lemhouse added that the Planning Commission recommended using the first Safe Harbor option, because of the time savings. The Planning Commission did not review the second option, as that is a new option that came up after the Planning Commission review.

Commissioner Lemhouse asked Planner Clauson if the design amendments to Appendix A for Safe Harbor would apply only to the R2 zone. Planner Clauson responded that it could also be applied to the R3 and R4 zones, if the Council desired.

Discussion occurred on the fact that currently Manufactured Dwelling Parks are already allowed in the R3 and R4 zones, and if Safe Harbor was not used and it was determined that more R3 or R4 housing areas were needed, the Professional Technical site on Oaklea Drive or other areas could be redesignated to meet this need. This approach would also keep Manufactured Dwelling Parks from being developed in the R2 zoning areas.

Council members noted their desire to have the Planning Commission review this again with the second option being included, as well as examining this issue as if timing or funding were not major considerations.

MOTION: Councilor Christensen made a motion to return this to the Planning Commission. The motion was seconded by Councilor DiMarco and passed by a vote of 5 to 1, with Councilors Sumner, DiMarco, Leach, Nelson, and Christensen voting in favor and Councilor Crenshaw voting against.

B. Public Land Facility Needs

Planner Clauson reviewed that the public land facility needs included the streets, parks, and schools that are associated with residential development. Three options for what type of methodology to use were reviewed by the Planning Commission at their last meeting.

Option 1: Use Safe Harbor. To use this option, the City would need to reduce the amount of land needed in the currently proposed expansion area of Low Density Residential by 10 acres. The Safe Harbor allows a City to assume a 25% land need for schools, parks, and streets. It was noted that a recent discovery determined that the 10 acre park land had not been included in the expansion proposal.

Option 2: Use Safe Harbor, Modified. A suggestion was made by residents at the Planning Commission meeting that the full 10 acre park not be brought in, as maybe not all of the park land was usable. This was considered by the Planning Commission, but they did not recommend this approach, because that 10 acre park land was identified in the City's Parks Master Plan to be brought in to meet the City's park land needs.

Option 3: Alternate Methodology - Do Not Use Safe Harbor. Under this option you would separately calculate the anticipated available land need for streets, parks, and schools. ECO NW has done this analysis by looking at historical residential street development, land need under the Parks and Open Space Master Plan, and the School District's Facility Plan. This analysis identified that the City would need an additional 37 acres to be included in the UGB (Urban Growth Boundary) expansion proposal. The Planning Commission recommended using this option and to include an additional 27 acres of residential and the 10 acre park land.

MOTION: Councilor Nelson made a motion to approve the use of the alternative methodology for calculating Public Land Needs as recommended by the Planning

Commission and direct staff to work with the Planning Commission to modify the Residential UGB land expansion to be consistent with this methodology. The motion was seconded by Councilor Christensen and passed by unanimous vote of the Council.

4. Wetland Policy Issues

Planner Clauson noted that the Planning Commission has been considering what level of protection (full, partial, or no local protection) to apply to the 13 significant wetlands with the City. She added that they were hoping to find out what protection standards the Council would like to apply to each wetland and then a revised ESEE analysis would be drafted to reflect those recommendations.

Commissioner Lemhouse provided an overview of the Planning Commission recommendations, which included a desire to see existing channels maintained, a need for flexibility to meet public facility needs like expansion of streets, water/sewer, stormwater, etc., as well as new park uses, and a desire to provide landowner's flexibility for landscaping.

Each wetland area was reviewed, noting the consultant's recommendation from the ESEE analysis and the Planning Commission recommendations on protection. The recommendations included 1 full, 9 partial, and 3 with no local protection. It was noted that some wetlands have easements, and the easement language notes that any changes to the channel needed to be approved by the City. Commissioner Lemhouse responded that the Planning Commission did not know that and had consequently recommended partial protection on some of the wetlands.

After further discussion, the Council consensus was to allow additional time for review and to make a decision at the next Council meeting.

X. STAFF REPORTS

Director Knope reminded the Council of the AWWA (American Water Works Association) tour of water facilities at 1171 Elm Street tomorrow at 1:30 p.m.

Attorney Connelly commented that she had been working on questions from Planner Clauson and review of a key lending agreement between the Police Department and Scandinavian Festival Association.

Administrator Watson recommended holding two public hearings on the old Water Tower and other water and sewer projects on the April 24th and May 22nd Council meetings. He also asked for confirmation that the Council would like to hold a special meeting on March 22nd at 6:30 p.m. to review levels of service and prioritization, as well as holding a joint Council and Planning Commission meeting at 6:00 p.m. on March 27th. The Council consensus was to approve these recommendations.

XI. COUNCILOR COMMENTS/QUESTIONS

Councilor Leach thanked the Planning Commission and CPR Subcommittee for their hard work and for doing a great job on the Customized Periodic Review.

Councilor Sumner commended the CPR Subcommittee and staff for their outstanding work. He noted that on March 15th, the Subcommittee would be reviewing final revised drafts of the EOA and Economic Strategies. He expressed his appreciation to Councilor Nelson for agreeing to serve on the Treatment Stakeholder Subcommittee.

XII. MAYOR'S COMMENTS

Mayor Brunscheon thanked the Council, Planning Commission, CPR Subcommittee, and staff for their hard work. He encouraged the Council to attend and participate in local functions and events and noted that the Junction City High School Auction would be held on March 17th. He expressed his appreciation to the public for attending the meeting.

Mayor Brunscheon announced the "If I Were Mayor" Contest which is open to the Junction City students, grades 4 – 12. Entry deadline is April 20, 2012, and more information can be obtained at City Hall or on the City's website.

XIII. OTHER BUSINESS

Mr. Seth Revoal, 485 Laurel Street, Junction City, expressed concerns from the March 6, 2012 Public Safety Committee meeting, in which the Committee and staff discussed the Police Department's purchase of Military Surplus equipment. He played various sections of the meeting audio and encouraged the Council to listen to the audio online. He stated that he felt Councilor DiMarco had been disrespectful and demeaning to Chief Chase and that this type of behavior was not acceptable.

XIV. ADJOURNMENT

As there was no further business, the meeting was adjourned at 9:18 p.m.

ATTEST:

APPROVED:

Kitty Vodrup, City Recorder

David S. Brunscheon, Mayor