

The Planning Commission for the City of Junction City met on Wednesday, March 18, 2015 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

PRESENT WERE: Planning Commissioners, James Hukill, Stuart Holderby, Jeff Haag, Ken Wells and Sandra Dunn; City Planner, Jordan Cogburn and; Planning Secretary, Tere Andrews; **ABSENT:** Planning Commission Chair, Jason Thiesfeld, Vice Chair, Jack Sumner and Alternate, Kevin Cross.

I. ELECTION OF CHAIR PRO-TEM

Motion: Commissioner Haag made a motion to elect Commissioner Holderby as Chair Pro-Tem. Commissioner Hukill seconded the motion.

Vote: Passed by a vote of 5:0:0. Commissioners Dunn, Holderby, Hukill, Haag, and Wells voted in favor.

II. OPEN MEETING AND REVIEW AGENDA

Chair Pro-Tem Holderby opened the meeting at 6:31 pm and led the Pledge of Allegiance.

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

There were none.

IV. APPROVAL OF MINUTES

• **FEBRUARY 18 2015**

Motion: Commissioner Haag made a motion to approve the February 18, 2015 minutes as written. Commissioner Dunn seconded the motion.

Vote: Passed by a vote of 5:0:0. Chair Pro-Tem Holderby, Commissioners Dunn, Hukill, Haag, and Wells voted in favor.

V. PUBLIC HEARING: PROPOSED TEXT AMENDMENT TO CHAPTER 17.165 (AMD-15-01)

Chair Pro-Tem Holderby opened the public hearing for the proposed Text Amendment to Chapter 17.165 of the Junction City Municipal Code, File #AMD-15-01 and asked if any Commissioner had a bias, ex parte contact or conflict of interest to declare.

There were none.

Staff Report

Planner Cogburn reviewed the staff report for the proposed text amendment to Chapter 17.165 and the proposed Final Order with the Commission. The proposal would strike from the text Sections 17.165.020(C) and 17.165.110 (D). These sections set provisions for an annexation agreement to be signed by an applicant at the time their property was annexed into the city limits.

Legal counsel recommended removal of these sections.

Testimony

Chair Pro-Tem Holderby asked if there was anyone who wished to offer testimony.

There were none.

Chair Pro-Tem Holderby closed the public hearing for AMD-15-01.

Motion: Commissioner Hukill made a motion to recommend to Council approval of the proposed text amendment initiated by the City Council, File #AMD-15-01 based on the findings as stated in the Final Order. Commissioner Wells seconded the motion.

Vote: Passed by a vote of 5:0:0. Chair Pro-Tem Holderby, Commissioners Dunn, Holderby, Hukill, Haag, and Wells voted in favor.

VI. DISCUSSION: PUD-14-01, ROLLING MEADOWS 2-3 CAR GARAGES

Planner Cogburn reviewed the Planned Unit Development (PUD) application from Hayden Homes. The review before the Planning Commission was stage 2 of the Planned Unit Development process. The subject site was located on the west side of Oaklea Drive, north of High Pass Road. The proposed PUD was for a 311-lot residential subdivision to be constructed in seven (7) phases. The 2012 Comprehensive Plan update designated the subject site as RX (Residential Mix) to consist of nine (9) areas of Medium Density Residential, one (1) acre of High Density Residential, and the remainder as Low Density Residential.

One comment was received from the School District, they suggested bike paths be considered and a park for the families who would live in the subdivision.

Mr. Jesse Lovrien, Regional Land Development Manager for Hayden Homes, 2464 SW Glacier Place, Suite 110, Redmond Oregon, 97756 stated Hayden Homes intended to purchase 25 acre (phases 1-3) with first right of refusal for the remainder, with the exception of the high density residential acre. Their market

research indicated mid-size single family homes with two or three car garages were well received in Junction City. The proposed lot widths were 60 and 64 feet. Their standard product was a 40-foot wide home.

Commissioner Haag commented the Parks Plan required a certain amount of park space for every house.

Planner Cogburn agreed and added it was about 1,000 residents per park and the park would serve a specific radius.

Mr. Lovrien commented there were a large number of acres on the west side of the site that were wetlands which could possibly be open space, passive recreation.

Commissioner Hukill asked how Hayden Homes planned to have a park, if it was required.

Mr. Lovrien responded, in order to accommodate a park in another area of the site, Hayden Homes might look at a request to reduce the lot size in exchange for the park. In that type of scenario, he suggested a half acre park be located in what was now proposed as medium density residential, included in phase 4.

Commissioner Haag commented his preference was to keep the lot size however he noted other subdivisions contained pocket parks. He did not want to see the lot size reduced to accommodate a small park. He felt potential buyers would appreciate the larger lots offered in Junction City.

Mr. Lovrien commented another example could be a reduction in the street-side, side yard setback from 15-feet to 10-feet.

Chair Pro-Tem Holderby asked Planner Cogburn if the suggestions from Mr. Lovrien were options as part of the PUD process.

Planner Cogburn replied they could be part of the process.

Mr. Lovrien suggested Hayden Homes might present an option with a 'tot' lot park, public open space (area identified as wetlands) and landscaped entry points. In exchange for that Hayden Homes would request a reduction in lot size from 6,000 to 5,000 and a reduction in side yard setbacks from 6-feet to 5-feet on interior lot lines and 10-feet on street side yards in the Low Density Residential. That would yield an estimated additional 6-8 lots in the first phase of development.

Commissioner Wells clarified, in the suggested scenario; the applicant would gain 6-8 lots in exchange for a half acre pocket park.

Mr. Lovrien agreed and noted that would be in addition to the open space, being dedicated to the city. If not dedicated to the City, it would remain private property managed by a Home Owners' Association.

Commissioner Haag and Chair Pro-Tem Holderby noted access to the pocket park would be relatively close for residents.

Mr. Lovrien said the Army Corps of Engineers would expect to see an Alternatives Analysis for any proposed use of wetland areas.

Chair Pro-Tem Holderby stated he would prefer to see a pocket park in the subdivision.

Commissioner Hukill asked if any part of the wetland area could be useable rather than reduction in lot size.

Mr. Lovrien replied it was difficult, impacting one acre of wetlands would incur costs of \$75,000 for mitigation.

Mr. Bill DiMarco, 1790 Rose Street, Junction City Oregon 97448 suggested, should the lots remain at 6,000 square feet, the city could purchase 1-3 lots for use as a pocket park.

Commissioner Haag said it was a good option. Chair Pro-Tem Holderby agreed.

Mr. DiMarco commented the wetland area held potential for walking trails that might connect to other neighborhoods.

Planner Cogburn asked would the reduction in lot size affect phases 1-3.

Mr. Lovrien responded they would propose the reductions affect the low density residential areas.

Commissioner Haag did not have an objection to the reduction of lot size or side yard setbacks. He expressed concern about pedestrian traffic across Oaklea Drive.

Mr. Mark Cross, Rhine-Cross Group, LLC, 112 N 5th Street, Suite 200, Klamath Falls, OR 97601, said the first phase was proposing entrance on W 10th Avenue with stop control on W 10th Ave; Oaklea Drive would remain a through street. Also proposed was a five foot wide right of way dedication to Lane County, along Oaklea Drive with sidewalks and curbs built as each phase was developed.

Mr. Lovrien added Hayden Homes business model was to build quality homes that were affordable, to do so they needed to be efficient.

Planner Cogburn said quite a few components had been discussed such as the density bonuses, preservation of the natural area, setback/lot size as well as

consistency with the Comprehensive Plan. Further information that could be helpful included street layout and water and sewer services.

Mr. Cross responded they met with Public Works. There was a 12" water line in Oaklea and sewer connection to the lift station to the north with an easement for connection. They also spoke with other utilities and there were no issues regarding service to the site.

A discussion ensued regarding street widths, could they be narrower than the standard 36-feet, possibly 26-wide. The discussion centered on the entrance to the subdivision, W 10th Avenue. The proposal was intended to offer continuity with the PUD to the north. Suggestions included a full width street without curbs and a curved street. Streets running north and south were 36-feet wide.

Interim Public Works Director Kaping noted there was a zone of benefit on the subject site that would require payment in full in order to connect to sewer.

Planner Cogburn said the criteria yet to be addressed were a wrap up of density bonus and Neighborhood Park; and a timetable for completion of the entire PUD. The timetable anticipated completion by 2023.

Mr. Lovrien said Hayden Homes was proposing half of the lots would be 6,200 square foot and the other half 5,000 square foot lots.

Planner Cogburn said the High Density Residential acre could also be neighborhood commercial.

Mr. Lovrien offered that a development agreement could be entered into specifying the 'trigger' that would require a pocket park. He proposed Hayden Homes come back to the Commission with drawings that responded to the discussion, enhanced pedestrian access, pocket park in exchange for the reduced lot size and reduced side yard setbacks.

Planner Cogburn asked the Commission if they wanted to see a schedule showing when a pocket park would be dedicated.

Mr. Lovrien suggested they enter into a development agreement that spoke to the park.

Consensus: The Commission consensus was to have Hayden Homes come back to the April meeting for a public hearing.

VII. PLANNING ACTIVITY REPORT

Planner Cogburn reviewed the Planning Activity report with the Commission.

VIII. COMMISSIONER COMMENTS

Commissioner Haag asked that when the agenda allowed, that the Commission review fees associated with new construction.

VIII. ADJOURNMENT

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

Vote: Passed by a vote of 5:0:0. Chair Pro-Tem Holderby, Commissioners Dunn, Holderby, Hukill, Haag, and Wells voted in favor.

The meeting adjourned at 8:20 p.m.

The next regularly scheduled Planning Commission meeting would be Wednesday April 15, 2015 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Stuart Holderby, Chair Pro-Tem