

The Planning Commission for the City of Junction City met on Wednesday, December 16, 2015 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

PRESENT WERE: Planning Commissioners, Jason Thiesfeld (Chair) (arrived at 6:34), Jack Sumner (Vice Chair), Jeff Haag, James Hukill, Stuart Holderby and Sandra Dunn; Planning Commission Alternate, Patricia Phelan; City Planner, Jordan Cogburn.

Absent: Planning Commissioner Ken Wells; and Planning Commission Alternate, Alicia Beymer

I. OPEN MEETING AND REVIEW AGENDA

Vice Chair Sumner opened the meeting at 6:30 pm. and led the Pledge of Allegiance.

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

None

III. CHANGES TO THE AGENDA

- September 16, 2015
- October 21, 2015
- November 18, 2015

Planner Cogburn stated Planning Commission Alternate Phelan was present at the November 18, 2015 meeting. There were no other corrections to the September, October or November minutes.

Motion: Commissioner Dunn made a motion to approve the September 16, October 21, and November 18, 2015 minutes with the correction as noted by Planner Cogburn. Commissioner Hukill seconded the motion.

Vote: Passed by a vote of 6:0:0. Vice Chair Sumner; Commissioners, Dunn, Hukill, Haag, Phelan, and Holderby voted in favor.

IV. CONTINUED PUBLIC HEARING: AMD-15-02, PERMITTED USE IN R3

Vice Chair Sumner announced the continuation of the public hearing for the proposed Text Amendment to the Zoning Code, Chapter 17.20. He asked Planner Cogburn for a report of all comments received.

Staff Report

Planner Cogburn said the proposed text amendment was a city initiated process. (Commissioner Thiesfeld arrived). At the November 18, 2015 Planning Commission meeting, the Commission voted to continue the public hearing for AMD-15-02, a proposed addition of public schools as permitted uses in the R3 (Multi-Family Residential) in order to accept additional comments from members of the community.

As of December 16, 2015, staff received one (1) written statement. The statement was from Mr. John Gambee. Vice Chair Sumner directed Planner Cogburn to read the letter into the record.

Planner Cogburn read:

“To the Junction City Community from John P. Gambee, Corey Walker and others regarding allowing schools to build in a residentially zoned land (dated 16 December 2015).

This letter is to inform you of the potential changes, challenges the City could face with allowing the school district to build on R3 zoned property.

We live in Junction City. Our kids go to the schools and we participate in many community activities. We love and support Junction City and the schools. As local property owners, parents, investors, coaches, business owners, citizens, tax payers, developers and landlords, we respect all opinions and ideas. We recognized there are many sides to any issues. We simply want to address the limited volume of R3 land available in the City. For your information, R3 land is the land available for high density residential housing, like apartments. Other land designations exist for public uses, like schools.

In the last year the housing needs in Junction City have risen exceedingly with the supply not being able to meet the demand. The State hospital and other possible companies like Winnebago coming to Junction City and bringing hundreds of jobs to the area, this is our opportunity to avoid a major land shortage.

We strongly believe that if the City allows the schools to build in R3 zoned areas, we will have a shortage of land for housing for our City’s future growth.

- *Junction City has the fastest growth rate in Lane County*
- *No property taxes are collected from public schools. The City has planned and calculated the revenue to be generated in taxes from the development of*

the remaining R3 land. If the school district uses the R3 land those taxes will not be collected to help run the City.

Additionally,

- *the school district already has over forty acres that it could use*
- *A few years ago the City completed their 20-year comprehensive plan. The State regulates this 20-year plan and is a very intensive and time consuming matter. It took the City seven months to complete. The State requires so much land to be designated to each zoning to meet the City's 20-year growth plan. Repurposing land from one area to another disrupts the comprehensive plan."*

Planner Cogburn Asked the Vice Chair if he would like him to read the petitioners names into the record.

Vice Chair Sumner said yes.

The petitions:

<i>John Gambee</i>	<i>Brenda Gambee</i>	<i>Lindsay Hargett</i>	<i>Mary Hargett</i>
<i>Corey Walker</i>	<i>Rebecca Walker</i>	<i>Amber Riggs</i>	<i>Vicki Wilde</i>
<i>Jack Gambee</i>	<i>Janet Gambee</i>	<i>Joseph Walker</i>	<i>Michael Walker</i>
<i>Mandon Francks</i>	<i>Melidna Francks</i>	<i>Dottie Bishop</i>	<i>McKenzie Gambee</i>
<i>Connor Manning</i>	<i>Ingrid Manning</i>	<i>Pam Engstrom</i>	<i>Julie Sannes</i>
<i>Douglas Sannes</i>	<i>Wayne Dacar</i>	<i>Martha Dacar</i>	<i>Haley Bash</i>
<i>Andy Chapin</i>	<i>Michael Tucker</i>	<i>Kate Manning</i>	<i>Todd Gillett</i>
<i>Issac Manning</i>	<i>Lenny Magnusson</i>	<i>Jeremy Priest</i>	<i>Nola Priest</i>
<i>Heather Deming</i>	<i>Tonya Howard</i>	<i>Carden Gambee</i>	<i>Todd Shannon</i>
<i>Sean Manning</i>	<i>Marty Manning</i>	<i>Bill Johnson</i>	<i>Tim Moomey</i>
<i>Lynn Bartram</i>	<i>Dorothy Mason</i>	<i>Shan Taylor</i>	<i>Tonya Hockett</i>
<i>Tom Jost</i>	<i>Deanna Jost</i>		

Planner Cogburn said at the November 18, 2015 meeting Commissioner Haag requested staff supply information on housing available in the high density zoned lands, R3 and R4. He handed out to the Commission page 117 of the Comprehensive Plan which stated the comparative housing needs and land supply. Under table 25, High Density Residential included R3 and R4 zones, the buildable lands within the City totaled 34 acres. The land need for high density equaled a total of 34 acres. It was his understanding the only development that had occurred on R3 lands since the Comprehensive Plan was adopted, was the recent St. Vincent de Paul project with a total of 4.2

acres that left a little under 30 acres of buildable R3 lands.

Testimony - Proponents

Vice Chair Sumner asked if there was anyone who wished to offer testimony.

Denise Pratt, 26680 High Pass Road, Junction City, Oregon 97448, Junction City School District Board Chair understood a proposed use needed to be compatible with the zone in which it was located, and consistent with the goals of the Junction City Comprehensive Plan. A code text amendment was consistent with the Oregon Department of Land Conservation and Development (DLCD) direction and it could save tax dollars. It was appropriate for the Planning Commission to consider compatibility with such an amendment. However, it was not appropriate to weigh the personal financial interests of a few. Approval of the proposed code text amendment was not a referendum on a future bond measure or a response to a specific development proposal or specific to a particular piece of land. The request before the Commission was to allow the placement of public schools in areas zoned R3. The most logical placement of a future school was in a residential area.

A recently revised population forecast showed a marked decrease in population. That seemed to imply the City would need less multi-family acreage than was currently designated and that the inventory for R3 land could be modified.

At the last Planning Commission meeting, the issue of the school district not requesting potential school land during the last comprehensive plan update, was raised as a reason to deny this request. The school board was in the process of amending the long range facilities plan to make clear the need for more land for future schools. It was anticipated amendments to the plan would be approved in January or February, 2016.

Scott Gibson, 95644 Howard Lane, Junction City Oregon 97448, school board member, had two (2) children attending Junction City Schools. Quality of life and livability were important in attracting new home buyers and businesses to the area. According the National Homebuyers, 29% of those looking to purchase a home, looked at school location and quality. Respondents were willing to pay eight to 10 percent more for a home in the right area.

It made sense to locate schools in areas where families lived. As far as he was concerned, there was no better place, when talking about a zone change, than next to Oaklea Middle School.

Vice-chair Sumner asked if there were any comments from the Commissioners.

Commissioner Haag asked Planner Cogburn, if the other parcels around that area were high density.

Planner Cogburn responded parcels to the east were zoned R4 (Multi-Structural Residential). Parcels to the west were still within the county and had county zoning.

Commissioner Holderby asked how many acres were involved in that area (north of Oaklea Middle School, 1515 Rose St.)

Planner Cogburn clarified the code text amendment before the Commission did not include rezoning of a property. In terms of R3 (Multi-Family Residential) there was roughly 30 acres of buildable land. If the school were to locate on a particular site in an R3 zone, they would have 30 acres from which to choose. That was if the City were to approve the code text amendment.

Jill Case, 26094 Ferguson Road, Junction City, Oregon 97448, agreed with the statement from Mr. Gibson. She encouraged the Commission to be part of that vision for the future of Junction City.

Brady Sheppard, 1040 Tamarack Street, Junction City, Oregon 97448 agreed with Jill (Case) and Scott (Gibson). In order to grow our community, it needed a strong infra-structure. The schools were at capacity and were falling apart. The schools were what kept people in the community and returning.

Mark Steinmetz, 1345 Vine Court, Junction City, Oregon 97448, President of Junction City Athletics, said they occupied 13-14 acres behind Laurel Elementary. There were baseball, soccer and flag football fields, all through volunteer efforts and donations. From a practical standpoint the two (2) schools located next to each other made a lot of sense. He understood the need to have property in the inventory (for high density residential), but those folks not were here yet.

Vice Chair Sumner asked if there were any other comments in favor.

Brian Young 24707 Highway 99W, Junction City Oregon, 97448, Oaklea Middle School Principal fully supported the school district desire to plan for future land needs. He respected the signer of the petition (read earlier by Planner Cogburn); he worked with many of the families.

School located next to each other could:

- increased efficiencies and facilitate the sharing of resources, such as staff, gym space, playground and ball fields;
- offered better response time from the school resource officer
- better access for school events

The current lack of gym space meant third and fourth graders practicing until 9:00 p.m. There were games going on at 8:00 p.m. for third graders.

It would also increase the opportunity for eighth graders to mentor younger kids through a program called Laurel Connections.

Vice Chair Sumner explained the code text amendment, before the Commission, was not about one particular plot of land. It was about all R3 zoned land in Junction City. Everyone who spoke talked about one piece of land. If they wanted to rezone a particular piece of land, there was a different option to be used. The proposed code text amendment brought forth by the City, if approved, would authorize schools to be built anywhere in the R3 zone. Please keep that in mind.

Judy Croce, 95775 Howard Lane, Junction City Oregon, 97448 was concerned about safety. In the four block radius of Laurel Elementary there was a lot of pedestrian and vehicle activity. That area was not designed for that amount of traffic. She understood the discussion was not to be about a specific property; however it (the property) was ideal for the traffic flow. She added she had been on the school board for 12 years.

Jackie Gerdes, 95268 Highway 99E, Junction City Oregon, 97448 spoke in support of schools located next to one another. She cited reduced 'bullying' and cohesion of the student populations.

Shannon McAdams, 25373 Highway 36, Junction City Oregon, 97448 said the school district planned to build one school which would not use all of the R3 available lands.

A discussion took place regarding the distinction between a public hearing for an amendment to the zoning code and a land use action for a particular property. The process to change the zoning of a particular piece of property was a different type of land use action than the one before the Commission. A property owner of

a particular property could submit an application to the city to request a change of zoning for their property.

Malcom McRae, 2503 W 12th Avenue, Junction City Oregon, 97448, Principal at Junction City High School supported the code text amendment. There were many other steps before a school could be built, should the text amendment be approved.

Kathleen Rodden Nord, 55 Chick Lane, Junction City Oregon 97448, Junction City School District Superintendent spoke in support of the code text amendment. DLCD (Department of Land Conservation and Development) recommended taking this approach so it would not have an adverse affect on the City's land inventory. Adding public schools as a permitted use in R3 did not impact the R3 land inventory.

Tim Nord, 55 Chick Lane, Junction City Oregon 97448, previous Planning Commissioner, encouraged the Commission to consider whether or not the use of a public school was compatible with existing uses in the R3.

Testimony - Opponents

John Gambie, 264 W 6th Avenue, Junction City Oregon, 97448, said there were an additional 23 names added to the petition since the petition was submitted to the City at 4:30 pm that afternoon. He was opposed to the text amendment.

Corey Walker, 1694 W 6th Avenue, Junction City, Oregon 97448 was opposed to the text amendment. There was already a shortage of R3 land, if schools were a permitted use in R3 it would take from land zoned for multi-family housing.

Joseph Walker, 1694 W 6th Avenue, Junction City, Oregon 97448 was opposed to the text amendment.

Tucker Gambie, 264 W 6th Avenue, Junction City Oregon 97448, a student at Oaklea Middle School, was opposed to the potential of an elementary school being built next to the middle school.

Vice Chair Sumner closed the public hearing for AMD-15-02 and called a break at 7:52 p.m.

Vice Chair Sumner called the meeting back to order at 7:59 p.m.

Deliberations

Commissioner Haag heard many good points for building a new school. Many of the comments the Commission heard did not pertain to the process (zoning code text amendment). He was not in support of the text amendment. He was concerned about the effect on the R3 land inventory.

Commissioner Holderby had no problem with building a new school. However, there was a need for affordable housing.

Commissioner Hukill agreed his concern was the R3 inventory.

Vice Chair Sumner and Commissioners Phelan, Dunn and Thiesfeld agreed with Commissions Haag and Hukill.

Vice Chair Sumner called for a motion.

Motion: Commissioner Haag made a motion to recommend denial to the City Council, of the proposed Zoning text amendment intimated by the City, file # AMD-15-02 based on findings as stated in the final order. Commissioner Thiesfeld seconded the motion.

Discussion

Vice Chair Sumner disagreed with the way in which the proposed text amendment had been initiated.

Vote: Passed by a vote of 7:0:0. Vice Chair Sumner; Commissioners, Dunn, Hukill, Haag, Thiesfeld, Phelan, and Holderby voted in favor

V. ELECTIONS: CHAIR AND VICE-CHAIR

●**Motion:** Commissioner Hukill made a motion to nominate Commissioner Thiesfeld as Chair. Commissioner Haag seconded the motion.

Commissioner Haag withdrew his second.

●**Motion:** Commissioner Dunn made a motion to nominate Commissioner Sumner as Chair. Commissioner Phelan seconded the motion.

●**Motion:** Commissioner Haag made a motion to nominate Commissioner Thiesfeld as Chair. Commissioner Holderby seconded the motion.

Vote: Commissioners Dunn and Phelan voted for Commissioner Sumner to be Planning Commission Chair (2:3:0). Commissioners Holderby, Haag and Hukill voted for Commissioner Thiesfeld to be Chair (3:2:0). By a majority vote, Commissioner Thiesfeld was elected Chair.

●**Motion:** Commissioner Haag made a motion to nominate Commissioner Sumner as Vice-Chair. Commissioner Thiesfeld seconded the motion.

Vote: Passed by a vote of 7:0:0. Vice Chair Sumner; Commissioners, Dunn, Hukill, Haag, Thiesfeld, Phelan, and Holderby voted in favor.

VI. PLANNING REPORT

Planner Cogburn reviewed the October Planning Report.

VII. COMMISSIONER COMMENTS

Commissioner Dunn wished everyone happy holidays

Commissioner Thiesfeld thanked the Commission and Planner Cogburn for their work.

Commissioner Haag thanked Planner Cogburn

Commissioner Holderby acknowledged there was a lot of emotion around the code text amendment and the Commission made the right decision.

Commissioner Hukill thanked Planner Cogburn

Vice Chair Sumner thanked the audience for attending the meeting.

VIII. ADJOURNMENT

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

Vote: Passed by a vote of 7:0:0. Vice Chair Sumner; Commissioners, Dunn, Hukill, Haag, Thiesfeld, Phelan, and Holderby voted in favor

The meeting adjourned at 8:37 p.m.

The next regularly scheduled Planning Commission meeting would be Wednesday January 20, 2016 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Jack Sumner, Planning Commission Vice Chair