

The Planning Commission for the City of Junction City met on Tuesday, October 15, 2013, at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

PRESENT WERE: Commissioners, Jeff Haag, Sandra Dunn (Vice-Chair), Patricia Phelan, James Hukill and Jason Thiesfeld; Planning Commission Alternates, Jack Sumner and Robert Solberg; Planner, Nicole Peterson; City Administrator, Melissa Bowers; and Planning Secretary, Tere Andrews; **ABSENT:** None

I. OPEN MEETING AND PLEDGE OF ALLEGIANCE

Vice-Chair Dunn opened the meeting at 6:31p.m. She then led the Pledge of Allegiance.

II. REVIEW AGENDA

Vice Chair Dunn reviewed the agenda

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

There were none.

IV. PUBLIC HEARING- PRELIMINARY SUBDIVISION: BRENALAIN COURT, PHASE II

Vice-Chair Dunn opened the public hearing.

Staff Report

Planner Peterson introduced herself to the Planning Commissioners.

Planner Peterson stated the preliminary subdivision application was for 22 residential lots. It was located on the south side of West First Avenue (also known as High Pass Road). The property was zoned R2 (Duplex Residential).

Planner Peterson explained there was a provision under Section 16.05.050 (C)(3) which allowed the Commission to require pedestrian connections. The Developer proposed five (5) foot wide sidewalks along both sides of the proposed streets. Staff did not recommend making the pedestrian connection to the north (toward the high school). However, it was an opportunity for the Commission to set such a requirement.

Planner Peterson asked if the Commission wanted to take the opportunity for discussion.

There were no requests for discussion of the provision.

The existing Ambrosia Street was proposed to be extended to connect with a proposed new street. The proposed name of the new street was Ambrosia Court. However, the street naming convention for Junction City required the street name to be alphabetical therefore the proposed street should begin with an 'S'. The applicant would, prior to final plat, propose a street name which would begin with an 'S'.

City and County recommendation was that the access points remain 400 feet apart. Thus, the emergency access to the west was revised. It would require an easement from the neighboring property.

Planner Peterson said staff had recommended approval with conditions. She reviewed those conditions.

Lot 25 had an existing driveway to the north. The applicant agreed to connect the driveway to the proposed Ambrosia Court rather than West First Avenue.

Commissioner Phelan asked where the high school was in relationship to the proposed subdivision.

Planner Peterson replied it was to the north of West First Avenue.

There were two (2) existing homes on the subject property. Only the house to the west was included in the proposed subdivision.

Planner Peterson explained, originally, there was an emergency access proposed in that area. However, vehicle maneuvering would have been very tight. In order to close off the access onto West First Avenue and incorporate the existing home into the new neighborhood, a driveway was proposed for that location.

Commissioner Solberg asked for confirmation that there was a turnaround on Ambrosia Court for emergency vehicles.

Planner Peterson responded the applicant was proposing a hammerhead turnaround. Because the applicant revised, the plan so close to the public hearing date she wanted to be sure the City received specifications of the hammerhead turnaround area and the Junction City Rural Fire Protection District had an opportunity to review in accordance with their requirements.

Commissioner Solberg said so there would be no parking allowed there.

Planner Peterson agreed, parking would not be allowed.

Commissioner Phelan asked where traffic accessed the proposed subdivision.

Planner Peterson explained to the east, from SW Quince Street Street.

Commissioner Phelan asked if the applicant was willing to put in a sidewalk on one side of West First Avenue.

Planner Peterson replied that was a question for the Developer. The applicant proposed sidewalks along both sides of the street extension (Ambrosia).

Commissioner Phelan asked if that included the county road (West First Avenue).

Planner Peterson replied it did not.

Commissioner Haag noted the scale on the drawings indicated Ambrosia Court was only 200 feet long.

Commissioner Thiesfeld asked why the hammerhead turnaround was mid-block rather than at the end.

Planner Peterson replied it was a space-saving measure. The area needed for the turnaround was shared by four (4). If it were placed at the end of the block, only two (2) lots would share the turnaround

Commissioner Thiesfeld asked which lot the gravel driveway accessed, was it lot number 35.

Planner Peterson replied it would be a paved alley dedicated to the city. The existing driveway remained private.

Vice Chair Dunn read the Conflict of Interest and Ex Parte Contact statement. She then asked the Commission if there were any Ex Parte Contacts, any actual or potential conflicts of interest, or bias.

There were none.

Planner Peterson asked Vice Chair Dunn if the Commission wanted the applicant to comment.

Vice-Chair Dunn responded yes.

Mr. Jed Truitt, from Metro Planning, 370 Q Street, Springfield OR 97477, and the applicant's representative was invited to address questions from the Commission. He responded to the question regarding the alley/driveway. The alleyway access for the adjacent property to the west did not compromise the ability of residents to the west to get to High Pass Road. The alleyway was intended to provide additional pedestrian access.

Commissioner Thiesfeld said they had access to their property with or without this.

Mr. Truitt replied, yes, that was correct. He introduced the engineer on the project, Mr. Scott Morris.

Vice-Chair Dunn asked if the Developer was present.

Mr. Rick Sorric, Escape Enterprises, PO Box 10092, Eugene OR 97440, the Developer/property owner was present. He stated Brenalain Court, Phase 1 was also his project.

Vice-Chair Dunn asked the Commission if they had any questions for Staff.

There were none.

Testimony

Vice Chair Dunn asked if there were audience members who wished to make remarks. There were none.

Planner Peterson gave a brief staff summary. Staff recommended approval with the conditions previously discussed.

Vice-Chair Dunn asked if there were any other questions from the Commission.

Commissioner Sumner asked about the detention pond and fencing on the affected lots.

Mr. Morris answered there was a city easement on the detention pond. Fencing would need to be placed outside of the easement.

Mr. Rick Sorric said the detention facility had been built with Brenlain Court Phase 2 in mind.

Commissioner Phelan asked if there had been soil testing.

Mr. Morris responded a Geo-tech for underground flow had not been done. He had observed during the last spring that water was not sitting in the detention pond. He felt confident the water table was below that. They did not anticipate those types of problems.

Commissioner Sumner asked about the proposed connection to the private driveway. He asked if there would be a locked gate similar to the one for the manufactured home park to the west.

Mr. Truitt replied that in the absence of a connecting public utility easement, there would be a fence.

Planner Peterson offered that the easement language could be written stronger, if the Commission were so inclined.

Commissioner Thiesfeld expressed concern regarding the possibility of an easement with the property owners to the west when those property owners, as yet, had not been contacted.

Commissioner Haag was not in favor of holding up a development because of an easement question. The hammerhead addressed the emergency services turnaround.

Commissioner Sumner asked where the urban growth boundary (UGB) was in relation to the subject property.

Planner Peterson replied the UGB was to the west, the subject property was inside the UGB.

Commissioner Sumner asked if the property adjacent (possible easement area) was in the UGB as well.

Planner Peterson replied it was in the UGB.

Vice-Chair Dunn asked if there were any other questions.

The Commission held a brief discussion about the paved alleyway, lots 34 through 38 were affected by the alley. The lots were accessed via the 20-foot wide alley, which was an extension of Ambrosia Avenue. The minimum street width, for a local street, was 20-feet.

Mr. Sorric said his vision for Phase 2 was to have the majority of the lots be single-family homes. The zoning allowed for a higher density however, his experience with Brenalain Court Phase 1 demonstrated the area was better suited for single-family homes.

Commissioner Phelan asked about pedestrian access.

Mr. Sorric replied SW Quince Street was built wider to accommodate a future lighted intersection. It offered a safer place to cross West First Avenue because the visibility was better at this location.

Planner Peterson added the Plan Designation for the proposed subdivision was medium density residential (MDR) which allowed for a higher density than what the Developer proposed.

Vice-Chair Dunn closed the public hearing.

Deliberations

Vice Chair Dunn opened the deliberations.

Commissioner Sumner asked the Developer about the width of Ambrosia Avenue, did the 40-foot width include sidewalks.

Mr. Truitt responded that 32-feet of paving was proposed on the 50-foot wide-right of-way.

There were no further questions or comments from the Planning Commission.

Vice-chair Dunn called for a motion.

●**Motion:** Commissioner Hukill made a motion to approve the preliminary subdivision for Brenalain Court Phase 2. Commissioner Sumner seconded the motion.

Vote: 6:0:1

Vice-Chair Dunn, Commissioners, Haag, Thiesfeld, Hukill, Sumner and Solberg voted in favor. Commissioner Phelan abstained. According to the Planning Commission By-Laws, an abstaining vote would be counted as a **yes** vote.

Commissioner Hukill restated his motion.

●**Motion:** Commissioner Hukill made a motion to approve the preliminary subdivision for Brenalain Court Phase II subject to the recommended conditions of the Staff Report. Commissioner Sumner seconded the motion.

Vote: 6:0:1

Vice-Chair Dunn, Commissioners, Haag, Thiesfeld, Hukill, Sumner and Solberg voted in favor. Commissioner Phelan abstained.

V. APPROVAL OF MINUTES

●**JULY 22, 2013**

Motion: Commissioner Haag made a motion to approve the July 22, 2013 minutes as written. Commissioner Hukill seconded the motion.

Vote: 7:0:0

Vice-Chair Dunn, Commissioners, Haag, Thiesfeld, Hukill, Phelan, Sumner and Solberg voted in favor.

VI. PLANNING COMMISSION CHAIR

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

Vice-Chair Dunn asked if there was any discussion. There was none.

Vote: 7:0:0

Vice-Chair Dunn, Commissioners, Haag, Thiesfeld, Hukill, Phelan, Sumner and Solberg voted in favor.

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

Vote: 7:0:0

Vice-Chair Dunn, Commissioners, Haag, Thiesfeld, Hukill, Phelan, Sumner and Solberg voted in favor.

VII. PLANNING COMMISSION RECRUITMENT AND TERMS

●**Motion:** Commissioner Haag made motion to recommend to the City Council appointment of Alternate Sumner to the vacancy created when Chair Lemhouse resigned. Commissioner Thiesfeld seconded the motion

Vote: 7:0:0

Vice-Chair Dunn, Commissioners, Haag, Thiesfeld, Hukill, Phelan, Sumner and Solberg voted in favor.

●**Motion:** Commissioner Sumner made a motion to recommend to the City Council appointment of Commissioner Haag, pending submittal of an application, to fill his expired term. Commissioner Thiesfeld seconded the motion.

Vote: 7:0:0

Vice-Chair Dunn, Commissioners, Haag, Thiesfeld, Hukill, Phelan, Sumner and Solberg voted in favor.

VIII. PLANNING ACTIVITY REPORT

Planner Peterson reviewed recent activities of the Planning Department.

Commissioner Haag stated he would like to see the Planning Commission address the zoning issue of a mini-storage facility located at West 17th Avenue and Juniper Street.

Consensus: The consensus of the Planning Commission was to recommend to Council that the Planning Commission move forward with a review and make recommendation on the issue.

Planner Peterson would bring the Council approved Planning Commission Work Plan to the next Planning Commission meeting.

Commissioner Sumner asked about the AutoZone and O'Reilly projects.

Planner Peterson responded both had pending requests for information.

IX. FUTURE AGENDA ITEMS

An application was received for a three (3)-parcel partition at the corner of Oaklea Drive and West Sixth Avenue.

X. COMMISSIONER COMMENTS

There were none.

XI. ADJOURNMENT

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

Vote: 7:0:0

Vice-Chair Dunn, Commissioners, Haag, Thiesfeld, Hukill, Phelan, Sumner and Solberg voted in favor.

The meeting adjourned at 7:45 p.m.

The next regularly scheduled Planning Commission meeting was Tuesday, November 19, 2013 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Sandra Dunn, Vice- Chair