

The Junction City Planning Commission met on Wednesday, February 20, 2019 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present were: Planning Commissioners, Jeff Haag (Vice-Chair), Shaylor Scalf, Patricia Phelan, Alicia Beymer, James Hukill, and Beverly Ficek; City Planner, Jordan Cogburn; and Secretary, Tere Andrews.

Absent: Planning Commissioner Ken Wells and; Planning Commission Alternate, Jeff Kister

1. OPEN MEETING AND REVIEW AGENDA

Vice Chair Haag opened the meeting at 6:30 p.m. and led the Pledge of Allegiance.

2. CHANGES TO THE AGENDA

None

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

None.

4. APPROVAL OF MINUTES

- January 16, 2019

Motion: Commissioner Hukill made a motion to approve the January 16, 2019 minutes as corrected. Commissioner Scalf seconded the motion.

The vote count at the bottom of page 2 should read *“Passed by a vote of 5:0:0.”* (draft minutes stated the vote count as 7:0:0)

Vote: Passed by a vote of 6:0:0. Vice-Chair Haag, Commissioners, Hukill, Beymer, Scalf, Ficek, and Phelan voted in favor.

5. CONTINUED PUBLIC HEARING: SUB-17-01-MOD – RESERVE PHASE II PRELIMINARY SUBDIVISION MODIFICATION

Planner Cogburn explained the applicant had not submitted requested information in time for inclusion in the staff report. Staff requested the public hearing be continued to the standing March Planning Commission meeting.

Motion: Commissioner Hukill made a motion to continue the West Linn Corporate Park, LLC Reserve Phase II Subdivision Preliminary Plan Approval Modification Public Hearing, file # SUB-17-01-MOD to the standing March 20, 2019 Planning Commission meeting. Commissioner Ficek seconded the motion.

Vote: Passed by a vote of 6:0:0. Vice-Chair Haag, Commissioners, Hukill,

Beymer, Scalf, Ficek, and Phelan voted in favor.

6. PUBLIC HEARING: PUD-19-01 & SUB-19-01 – ROLLING MEADOWS PLANNED UNIT DEVELOPMENT AND PRELIMINARY PHASE I SUBDIVISION

Vice Chair Haag opened the public hearing for PUD-19-01 & SUB-19-01 Rolling Meadows Planned Unit Development, and Preliminary Subdivision Phase I. He asked if any Commissioner had a conflict of interest or ex-parte contact.

None were declared.

Vice Chair Haag then asked for the staff report.

Planner Cogburn stated Oaklea Enterprises proposed a seven phase, 333 parcel Master Planned Development on 84.5 acres west of Oaklea Drive. The development was called Rolling Meadows. A public hearing was required as part of the Preliminary Approval process (JCMC 17.130.030). The subject site was tax lots 2400, and 2500 of Tax Map 15-04-31, and zoned Residential Mix (Rx). The Rx zoning designation required the site to be rezoned and redesignated according to the Junction City Comprehensive Plan. The redesignation was specified in the Comprehensive Plan as Low Density (58 acres), Medium Density (nine acres), and High Density Residential (one acre).

The site was located within the Junction City limits for water, and wastewater services, and within the Junction City Water Control District for storm water management. Fire protection services were through the Junction City Rural Fire District. Other utilities were within the right of way of Oaklea Drive.

It was noted that Oaklea Drive was a Lane County facility. Enforcement of Lane County Transportation Conditions was through Lane County. Proof Lane County Facilities Permit would be required.

Commissioner Scalf requested clarification on the Lane County requirement for a 70-foot right-of-way. He commented that Oaklea Drive was a 60-foot right of way.

Planner Cogburn responded that was a Lane County Condition and needed to be ironed out between Lane County and the applicant.

Commissioner Scalf asked if acquisition of Oaklea Drive was a good idea, given the development planned along that roadway.

Planner Cogburn responded there were Conditions in place for The Reserve

Phase II. They would be reviewed by the Commission, most likely in March. Those Conditions related to changes to Oaklea Drive from West 11th to West 18th Avenues. However, until the facility was developed to Junction City Design Standards, the City did not have interest in acquisition of that roadway.

Planner Cogburn continued with the report. The most obvious change (from the previous Rolling Meadows application) was relocation of the medium, and high density residential. These areas were now proposed to be located near West 10th Avenue. The applicant proposed three parks in the development.

The applicant requested a 15% density bonus, as was allowed by the Planned Unit Development Code criteria. That meant reduced lot of sizes and reduced setbacks. The applicant provided three requirements needed to achieve the density bonus. Those criteria were; landscaped areas, street trees, and additional parklands. Staff agreed the criteria for the density bonus had been met. There had been interest in one of the other criteria listed in the Code. That provision was low-cost housing. That criterion was one which staff would discuss further with the applicant for future phases of the development.

The applicant proposed enhanced wetlands which required a revised Wetland Enhancement Plan as approved by the Oregon Department of State Lands (DSL).

Planner Cogburn offered to answer any questions from the Commission.

Commissioner Hukill said in the previous plan, the main entrance was at West 10th Avenue. The current proposal moved the entrance to West 6th Avenue.

Planner Cogburn agreed that was correct.

Commissioner Hukill asked about the sidewalk from The Reserve subdivision south toward West 11th Avenue.

Planner Cogburn responded that was Lane County jurisdiction and would be addressed through the Lane County Facility Permitting process.

Commissioner Scalf asked about water sufficiency. The water pressure, in the area, at times was low. He wondered if an increase in water volume was planned.

Planner Cogburn responded, Public Works comments had not indicated water pressure issues.

Vice Chair Haag called for testimony.

Proponents

The applicant's representative, Civil Engineer, Mark Cross, 112 West 5th Klamath Falls, Oregon, stated the high-density acre shifted north. The applicant was interested in development of single-family homes in Phase I. These two factors meant the subdivision entrance was proposed at West 6th Avenue rather than West 10th as had been proposed by the previous developer.

As part of the development, a Wetland Fill permit was required. That triggered more stringent stormwater requirements. The proposed stormwater facility was large. It was outside the wetland area. It would be dedicated as open space, along with the separate wetlands. The applicant was agreeable to all the Conditions.

Mr. Cross wanted to be on the record in regard to the Lane County memo. Since these were offsite improvements, the developer hoped, should they be required to build the improvements, that there was a possibility of some sort of reimbursement agreement.

He then addressed Commissioner Scalf's question about the additional 10-feet of right-of-way required by Lane County. The County was requiring a 70-foot right-of-way. Oaklea was currently a 60-foot right-of-way. The developer was prepared to dedicate a five-foot right-of-way, which was their required portion of that additional 10 feet five-feet of right-of-way.

There were no further questions from the Commission.

Opponents

Cindy Decker, 26360 Cory Road, Junction City, Oregon, Executive Director of Junction City Habitat for Humanity stated their organization helped find and place families in affordable housing. Junction City did not have an affordable housing plan. Therefore, their organization competed with the public to purchase land. She explained that affordable housing meant housing that cost less than 30% of an individual's income. As an example, a family of 4 needed to earn \$60,000 per year to afford housing in Junction City. Habitat sold homes at cost. However, the high price of land meant Habitat had been unable to purchase land in Junction City since 2010.

A lengthy affordable housing discussion ensued. The discussion included:

- An individual needed to earn \$19.35 per hour to afford a home in

Junction City

- Habitat worked with developers to incorporate affordable housing in new developments.
- Ms. Decker stated of the 23 Habitat homes built in the area, only one had gone into foreclosure.
- In response to Commissioner inquiry, staff responded that the Community Development Committee was looking at affordable housing options for Junction City.
- Comments were heard from the audience on the high cost of development in Junction City.
- The Commission acknowledged both the vested interest homeowners have in their community as well as the potential for additional costs to a developer.

Ms. Decker was asked if Habitat was willing to speak directly with the Rolling Meadows developer. She responded they were.

Neutral Parties

May Swisher, 1920 West 6th Avenue, Junction City, Oregon asked about sidewalks on West 6th Avenue.

Planner Cogburn replied sidewalks on West 6th Avenue, south of the subject site, were off-site improvements and the Rolling Meadows developer was not responsible for those improvements.

Vice Chair Haag closed the public hearing for PUD-19-01 & SUB-19-01 Rolling Meadows Planned Unit Development, and Preliminary Subdivision Phase I.

(7:42pm Commissioner Phelan left the meeting).

(Commissioner Phelan returned to the meeting at 7:43 pm)

Deliberations

(Commissioner Phelan left the meeting at 7:45 pm)

(Commissioner Phelan returned to the meeting at 7:46 pm)

Motion: Commissioner Hukill made a motion to approve the Rolling Meadows Planned Unit Development, application as presented in the PUD-19-01 final order, allowing the Rolling Meadows PUD preliminary plan map and preliminary plan program as presented in the PUD-19-01 Final Order as a Conditional Use. Commissioner Scalf seconded the motion.

Vote: Passed by a vote of 5:1:0. Vice-Chair Haag; Commissioners, Hukill, Scalf,

Ficek, and Phelan voted in favor. Commissioner Beymer voted against.

Motion: Commissioner Hukill made a motion to approve File #SUB-19-01, the Rolling Meadows Phase I Preliminary Subdivision application as presented in the Final Order. Commissioner Scalf seconded the motion.

Vote: Passed by a vote of 5:1:0. Vice-Chair Haag; Commissioners, Hukill, Scalf, Ficek, and Phelan voted in favor. Commissioner Beymer voted against.

7. PLANNING ACTIVITY REPORT

Planner Cogburn reviewed the Planning Activity Report with the Commission.

- The March meeting was rescheduled to March 27, 2010.
- Commissioner Hukill resigned as Chair of the Planning Commission (on January 21, 2019)

Consensus: Election of a new Chairperson was postponed until after Mayor Crenshaw and the Council appointment of the Planning Commission Alternate.

8. Planning Commission Alternate Application Review

Motion: Commissioner Hukill made a motion to recommend to the Mayor and City Council Jack Sumner to fill the vacant Planning Commission Alternate seat. Commissioner Beymer seconded the motion.

Vote: Passed by a vote of 6:0:0. Vice-Chair Haag; Commissioners, Hukill, Beymer, Scalf, Ficek, and Phelan voted in favor.

9. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

10. COMMISSIONER COMMENTS

Commissioner Hukill noted that the Budget Committee discussed the fact that the Planning Department was running at a \$70,000 deficit. A proposed change to the Planning Department was to reduce staff to a part-time Planning Technician.

The Commission voiced support of an in-house City Planner.

Mr. Bill DiMarco clarified that the City Administrator, as Budget Officer, presents budget options. The Finance and Judiciary Committee reviewed but had not approved it.

The budget would need to go to the Budget Committee and Council. Policy stated the City Administrator must present a balanced budget. It was the responsibility of

the Budget Committee to review that proposed budget and determine what was best.

9. ADJOURNMENT

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

Vote: Passed by a vote of 6:0:0. Vice-Chair Haag, Commissioners, Hukill, Beymer, Scalf, Ficek, and Phelan voted in favor.

The meeting adjourned at 8:15 p.m.

The next scheduled Planning Commission meeting would be Wednesday March 27, 2019 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Jeff Haag, Planning Commission Vice-Chair