

The Junction City Planning Commission met in regular session on Tuesday, April 18, 2023, at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon and remotely via internet and phone.

PRESENT WERE Planning Commissioners, Jeff Haag (Chair), Jim Hukill (Vice-Chair), Doug Easterday, Jesse Newman, Jack Sumner; and Planning Commissioner Alternate Albert Williams; Gary Darnielle, Principal Attorney, Lane Council of Governments, contracted Planning services; Carrie Connelly, City Attorney; Dawn Northey, Building and Planning Secretary; and Tere Andrews Planning Secretary/Technician.

ABSENT: Commissioners, Jim Creech, and Chris Miles

1. Open Meeting

Chair Haag opened the meeting at 6:30pm and said 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

• **March 21, 2023**

MOTION: Commissioner Hukill made a motion to approve the March 21, 2023, Planning Commission minutes as written. Commissioner Williams seconded the motion.

VOTE: Passed by a vote of 6:0:0. Chair Haag, Vice-Chair Hukill, Commissioners, Easterday, Newman, Sumner, and Williams voted in favor.

5. Public Hearing: Preliminary Subdivision, The Reserve at Junction City Phases 3-6 (File # SUB-22-16)

Chair Haag stated the Commission would open the public hearing and continue it. The applicant had requested an extension.

Chair Haag opened the public hearing for the preliminary subdivision, file # SUB-22-16, The Reserve Phases 3-6 on April 18, 2023, at 6:32 p.m.

MOTION: Commissioner Hukill made a motion to continue the public hearing for SUB-22-16, The Reserve Phases 3-6 to the standing May 16, 2023 Planning Commission meeting. Commissioner Sumner seconded the motion.

VOTE: Passed by a vote of 6:0:0. Chair Haag, Vice-Chair Hukill, Commissioners Easterday, Newman, Sumner, and Williams voted in favor.

6. Planning Commission Application Review and Possible Recommendation

CONSENSUS: by a unanimous consensus of the Commission, the application was held over to the May 16, 2023 meeting so the applicant could be present.

7. Planning Commission Agenda Forecaster

The Commission reviewed the agenda forecaster and held a discussion with Technician Andrews that included the following points:

- The cost of a preliminary minor partition application.
 - The application fee was \$1,335.00
- What the application fee covered
 - The cost of mailing and publishing notices and staff time
- What projects come to the Planning Commission vs handled by administrative staff
 - Any type of partition major or minor, and minor or major subdivisions were all Planning Commission review and decision.
- When the city was close to a population of 10,000 how would that affect land use laws
 - The City attorney could be invited to address the topic

8. Commissioner Comments

Chair Haag asked how much buildable land was available in Junction City

Technician Andrews responded that it depended upon what type of land commercial or residential. The bulk of the residential land was on the west side of Oaklea there were still some locations along Prairie road as well.

Commissioner Hukill asked how much land was available west of Oaklea.

Technician Andrews responded The Reserve subdivision had 271 lots all single family. Rolling Meadows had a total of six phases. The first phase was approved last fall had a mix of single family, R2 land for duplex or attached single family homes and, one acre of multi-family, a total of nine acres of R2, and the remainder was R1.

Commissioner Hukill asked was their land west of phase 3-6 The Reserve, or south.

Technician Andrew responded south of 10th was going to be Rolling Meadows which would be more single family homes, R2, and one acre of multi-family, but nothing west of Rolling Meadows.

Chair Haag asked when would they do another Comprehensive Plan update.

Technician Andrew responded that the Comprehensive Plan was approved by City Council in 2012 and by the State in 2013. She would imagine that the process could take upwards of 5 years to complete.

Chair Haag replied if the city ran out of billable inventory in Junction City, would they have to do something.

Technician Andrew responded that the city could open it (Comprehensive Plan) up if they felt it was important to start looking at that sooner.

Commissioner Sumner asked where would that get started.

Technician Andrew responded it would probably start with City Council. The Planning Commission could make a recommendation to the Council that it would be in the city's best interest. She believed it was the City Council that would get the ball in motion.

Commissioner Sumner asked if people within the city that were not in the city limits would be required to annex.

Technician Andrew responded that the process for the city had been annexation by property owner request.

Commissioner Williams asked for clarification about the process being discussed, was it annexation of new land or re-designation of land.

Technician Andrew responded that the Comprehensive Plan guided the growth of the city for a 20 year horizon. The last time that was approved was in 2012. The Urban Growth Boundary was beyond the city limits. If the property was inside the Urban Growth Boundary but outside the city limits it was still in Lane County, zoning jurisdiction was Lane County. They had the potential to be annexed.

9. Adjournment

MOTION: Commissioner Hukill made a motion to adjourn the meeting. Commissioner Williams seconded the motion.

VOTE: Passed by a vote of 6:0:0. Chair Haag, Vice-Chair Hukill, Commissioners, Easterday, Newman, Sumner, and Williams voted in favor.

The meeting was adjourned at 6:54 p.m.

The next Standing Planning Commission meeting was scheduled for Tuesday May 16, 2023, at 6:30 p.m.

Respectfully Submitted,

Dawn Northey, Planning Commission Secretary

Jeff Haag, Planning Commission Chair