

The Junction City Planning Commission met in regular session on Tuesday, July 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 Commission Chair Jeff Haag, Commissioners, James Hukill (Vice-Chair), Jim Creech; Chris Miles; Jesse Newman; Jack Sumner; Planning Commission Alternate, Albert Williams; Public Works Director Gary Kaping; Gary Darnielle, Principal Attorney, Lane Council of Governments, contracted Planning services; City Attorney Armand Resto-Spotts; Dawn Northey, Planning Commission Secretary; and Tere Andrews Administrative Aide.

ABSENT: Commissioner Doug Easterday and Alternate, Vanessa Brown

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)

Chair Haag opened comments for items not already on the agenda. There were no comments.

4. ROLLING MEADOWS PLANNED UNIT DEVELOPMENT APPROVAL MODIFICATION (PUD-23-24)

Chair Haag called for the staff report:

Attorney Darnielle stated Rolling Meadows PUD was a 6 phase PUD whose master plan was approved in September of 2020. A major modification to a PUD was triggered and caused the application to be reviewed as a new PUD. The code sets the approval process For a PUD in three Stages.

Stage 1. Preliminary conference, that occurred between staff and applicant in May.

Stage 2: (current stage) Planning Commission reviews the proposal (the Application) and compared it against the approval criteria. Consistency with the comprehensive plan, and could the PUD be developed in harmony with the surrounding area and internally.

Stage 3: Was the timetable for the completion of the PUD within reason.

The timetable for the PUD had not changed it had the same 6 phases as the master plan indicated. Harmony with the surrounding area and internally was the main subject of discussion last month. The Applicant provided detailed drawings and photographs to give a better idea of what had been proposed and used in

the past. If you find that the criteria was met then we move onto stage three which was setting a public hearing for your August Planning Commission meeting. At that time, you would have a final order in front of you where you would either approve, deny, or modify the application.

Summary of Issues:

Most of the approved PUD was not being challenged or modified. What was being changed had to do with the properties within the PUD that were zoned R2 (Duplex Residential). The changes were:

1. Reduce the minimum density from 3500 square feet to 3000 square feet for attached single family dwellings
2. Change lot width and frontage from 50 feet to 34 feet
3. Enlarge the lot depth from 70 feet to 90 feet
4. Intersection of Farmington Drive and 4th Avenue, a realignment so it was no longer perpendicular but curved. There was concern that with Farmington Drive dead end, the end of the PUD, it indicated that it was going to be extended to serve un-incorporated areas which was not the intent, so roads have been slightly realigned. There was no implication that Farmington was going to be extended further south.

Chair Haag asked to see the new information:

Marc Cross with the Rhine-Cross Group LLC (112 N 5th Street, Suite 200, Klamath Falls OR. 97601) addressed the Commissioners, he was the Civil Engineer for the project. When Rolling Meadows PUD was first started there were acres that the city required of high density, medium density, and single family. Due to lot widths they had to make minor changes to the number of medium density lots.

The proposed change was twofold, 1. The applicant was looking at taking duplex lots and dividing them in half and calling them single family attached dwelling lots so that each half could be sold individually. The benefit with smaller homes was to get a starter home for young families, single people, or retired people wanting to downsize. There would be a benefit to the community with more affordable housing. Half of these duplex lots would probably be in the \$300,000 as they were trying to build a nice product to match the homes going in around them.

The confusion seemed to be that we were asking you to approve a 34 feet wide lot and that we were going to jam a full duplex on that lot which was not the case. There really was no difference between what was already approved and what they asked to be approved other than the dividing line that would go

through the duplex lot. Residential units would not change from what was originally approved.

Chair Haag mentioned that the confusion was the width of the lot and the lack of street parking. There was no guarantee that these would be owner occupied. Gary Darnielle offered clarification that initially when we received the request for the minor partitions, they were only in phase one which was why we saw only 8 lots. They wanted to divide them so we told them they would need to make a major modification to the PUD so the changes they wanted to make applied to all the R2 properties in all phases. We left from eight lots to all the lots. You will only be seeing the partition applications if you approved the modification as requested. Down the road the applicant could come in for the other R2 lots as the other phases progressed.

Lani Hickey - Rhine-Cross group LLC (112 N 5th Street, Suite 200, Klamath Falls OR. 97601) – Stated each R2 lot had the potential to have duplexes on them and they received a code amendment which allowed for single family attached dwellings. What was being proposed today was 34 feet per lot which was 68 feet, more footage than the 50 feet of the duplexes currently approved. They were making it better and adding more opportunity for parking. No change to what was already approved which were the duplexes.

Comments from the public:

1. Lisa Blain (700 W 17th Ave) stated she had a sprinkler system and felt that the weather was different now which caused people to use more water. Part of the reason she purchased her home was due to the landscaping and if she allowed the landscaping to die then the value of her home would decrease.
2. Sandie Thomas (1225 Kalmia St) Felt that the City Administrator should address the water issue.

Motion: Commissioner Creech made a motion to set a public hearing on August 16, 2023 for PUD-23-24. Commissioner Sumner seconded the motion.

VOTE: Passed by a vote of 6:0:1. Chair Haag, Commissioners, Creech, Miles, Newman, Sumner, and Williams voted in favor. Vice-Chair Hukill abstained from voting.

5. PRELIMINARY MINOR PARTITIONS, ROLLING MEADOWS PHASE 1 (FILE #'S MP-23-10 THROUGH MP-23-17

Attorney Darnielle stated all eight lots would be divided down the center, some had 34-foot widths on each of the two properties created some were larger at 40 feet. Some lots differed in terms of minimum square feet most had the same lot length which was over the 90 feet. The Planning Commission could not approve these minor partitions until the PUD major modification was approved. If the Planning Commission were to approve the partitions tonight, the approved would be conditional. That was to say, conditioned on approval after the public hearing in August of the PUD Modification.

Chair Haag mentioned at one time we approved the first eight and there was a clerical error, and it was sent back for a do over. Secretary Andrews clarified that it was for the code amendment. The code amendment was city wide for any duplex lot.

Attorney Darnielle stated the minor partitions each varied slightly in terms of the size of the lots created but were reviewed by the same criteria.

1. Consistency with the zoning district, they were all zoned R2 and with the major modification to the PUD they would be consistent with the modification as approved.
2. General subdivision provisions had to do with everything from the diagram size, scope, dimensions shown, north arrow shown, things you look at in terms of the map that is in front of you. All information was present in all eight applications.
3. The Standards that were in the planning commission looked at utilities, street widths, adequacy of services, frontage size, again with the modification approved for the PUD it would meet all the standards subject to your review.

There are six conditions of approval:

1. Final plat must show all the easements which is standard
2. Due to narrow width of the lot parcels must share a driveway
3. No certificate of occupancy until all conditions of approval were met
4. Building lots must be filled in accordance with accepted engineering practice
5. Finished floor elevations must be established for all buildings
6. All access to public utilities brought up to finished grade
7. Preliminary plan approval according to the code was valid for two years and could be extended for an additional two years if the applicant was unable to complete the process for final plat approval.
8. Applicant must submit as-built plans for phase one. Final plat approval was subject to the requirements of 16.05.040(F) of the Junction City Municipal Code which was required for all minor partitions.

Marc Cross with the Rhine Cross Group responded that they thought they were taking care of everything in the one code amendment but found other parts to the code that should have been addressed. An oversight on their part.

Motion: Commissioner Creech made a motion to conditionally approve with findings as stated in the final order and subject to approval of the Rolling Meadows PUD Modification 23-24 the applications on files MP-23-11 through MP-23-17. Commissioner Williams seconded the motion.

VOTE: Passed by a vote of 6:0:1. Chair Haag, Commissioners, Creech, Miles, Newman, Sumner, and Williams voted in favor. Vice-Chair Hukill abstained from voting.

6. Planning Commission Agenda Forecaster

The Commission reviewed the agenda forecaster.

7. Commissioner Comments

Commissioner Williams thanked Admin Aide Andrews and Secretary Northey for all they have done.

8. Adjournment

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

VOTE: Passed by a vote of 7:0:0. Chair Haag, Vice-Chair Hukill, Commissioners, Creech, Miles, Newman, Sumner, and Planning Commissioner Williams voted in favor.

The meeting was adjourned at 7:54 p.m.

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

Respectfully Submitted,

Dawn Northey, Planning Commission Secretary

Jeff Haag, Planning Commission Chair