

The Planning Commission for the City of Junction City met on Tuesday, August 18, 2015 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

**PRESENT WERE:** Planning Commissioners, Jack Sumner (Vice Chair), James Hukill, Jeff Haag, Ken Wells, and Sandra Dunn; Planning Commission Alternate, Alicia Beymer; City Planner, Jordan Cogburn and; Planning Secretary, Tere Andrews; **ABSENT:** Commissioners, Jason Thiesfeld (Chair), and Stuart Holderby

#### **I. OPEN MEETING AND REVIEW AGENDA**

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

#### **II. CHANGES TO THE AGENDA**

The public hearings re-scheduled from the July 15, 2015 Planning Commission meeting to the August 18, 2015 meeting, for CPA-15-01 & RZ-15-01 were rescheduled to the September 16, 2015 Planning Commission meeting.

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

There were no public comments.

#### **IV. APPROVAL OF MINUTES**

##### **• JULY 15, 2015**

**Motion:** Commissioner Haag made a motion to approve the July 15, 2015 minutes as written. Commissioner Beymer seconded the motion.

**Vote:** Passed by a vote of 6:0:0. Vice Chair Sumner, Commissioners Dunn, Hukill, Haag, Wells, and Beymer voted in favor.

#### **V. ROLLING MEADOWS FINAL PLANNED UNIT DEVELOPMENT (PUD-14-01) (CUP-15-01)**

Planner Cogburn reviewed Rolling Meadows final PUD with the Commission. There were a number of Conditions set forth in the Final Order which required completion prior to final PUD. The required dedications associated with the extension of West 10th Avenue (Condition 9), were recorded with Lane County and submitted to the Planning Office today. West 10<sup>th</sup> Avenue had been re-aligned. Both Lane County and the City found the re-alignment acceptable (Condition 8). A Street Tree plan was submitted which satisfied Condition 11. The last condition required before final PUD approval was Condition 1. The applicant submitted a request to amend Condition 1. Planner Cogburn did not

recommend approval of the request as written. However, after working with the applicant, Staff was submitting revised language for Commission review which read:

*“Prior to final PUD approval of each phase, the applicant will provide bonds or other securities as deemed necessary by the City to insure that each phase of the PUD is completed as approved. A performance bond for each phase of the PUD shall be reviewed and approved by the City and shall include the following improvements as proposed with each phase:*

- 1. Private Park improvements including play area and play equipment, 17.5 acre natural area, and walking trail system will be provided no later than Phase III.*
- 2. Wetland Enhancement Plan approved by the Division of State Lands as associated with each phase of the development.”*

The original condition required a performance bond prior to final PUD approval. The applicant requested the performance bond be required with Phase III. Staff was proposing that prior to approval of each phase the applicant would provide bonds or other securities as deemed necessary by the City.

A short discussion took place regarding the density bonus associated with Rolling Meadows PUD. The applicant proposed the 17.5 acre wetland/Open Space area as part of landscape improvements, a park (tot-lot) and a street tree plan, in order to gain a density bonus. As part of that density bonus lot size in the R2 (Duplex Residential) would be reduced from 5,000 to 4,500 square feet. The interior side yard setback of would be five (5) feet rather than the standard six (6). For Hayden Homes that meant an additional tenth within a standard nine (9) lot area. The density bonus met density standards set forth in the Junction City Comprehensive Plan.

Planner Cogburn added the applicant was not looking for approval of Phase I at this time, it was shown as reference in terms of the alignment of West 10th Avenue.

Commissioner Beymer asked about the timeline related to the Wetland Enhancements mentioned on page 5 of the Final Order for PUD-14-01.

Planner Cogburn explained paragraph 4 of page 5 stated an approved Division of State Lands permit for Wetland Enhancement was required prior to final PUD approval, that related back to the proposed modified language in Condition 1

which required the DSL permit(s) would be associated with each phase rather than at final PUD approval.

Vice Chair Sumner asked about the agreements, with property owners to the north for the extension of West 10th Avenue.

Mr. Eric Peterson, Hayden Homes, 2464 SW Glacier Place, Redmond Oregon, answered that Hayden Homes would pay for the improvements to West 10th Avenue in exchange for the Right-of-Way Dedications from those property owners.

Mr. Bill DiMarco, 1790 Rose Street, Junction City OR, understood the performance bond would ensure the improvement of the public space but what ensured that it was dedicated and when would it be dedicated. Would that be at Phase III which would leave it out there to be renegotiated at some point or was it locked in with the PUD.

Planner Cogburn responded the way the plan was stated, and the map demonstrated, if approved tonight, any major change would require another application for PUD.

Mr. DiMarco asked Planner Cogburn to confirm his understanding that it was tied to the PUD agreement but could be re-negotiated at the time of approvals for Phase III.

Planner Cogburn replied any major modification to the lay-out or master plan as proposed would constitute a new application and would need to go through the entire process.

Commissioner Hukill asked Mr. Peterson how far West 10<sup>th</sup> Avenue would extend.

Mr. Peterson replied West 10<sup>th</sup> Avenue would extend west the length of each phase as that phase was developed.

Vice Chair Sumner asked the Commission if there were any further questions. There were none. He called the question.

**Motion:** Commissioner Dunn made a motion to approve the Final Planned Unit Development Master Plan Map and Program with conditions to the proposal

based on amendments to the signed Final Order. Commissioner Haag seconded the motion.

**Vote:** Passed by a vote of 6:0:0. Vice Chair Sumner, Commissioners Dunn, Hukill, Haag, Wells, and Beymer voted in favor.

#### **VI. PLANNING ACTIVITY REPORT**

Development Review for Grain Millers, Inc was conditionally approved by Staff. However, the decision was rescinded after the applicant expressed concern in regard to the conditions imposed by Lane County Transportation for Meadowview Road, a county facility. An appeal was submitted to Junction City. Staff was working with the involved parties to find solutions ahead of an appeal process. Jackie Mikalonis from the Governor's Office of Intergovernmental and Regional Solutions was working with the City, the County and the applicant to find workable solutions. It was anticipated there would be a meeting with all parties during the week of August 24, 2015.

#### **VII. COMMISSIONER COMMENTS**

Vice Chair Sumner voiced his appreciation for the Commissioners' work.

#### **VIII. ADJOURNMENT**

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

**Vote:** Passed by a vote of 6:0:0. Vice Chair Sumner, Commissioners Dunn, Hukill, Haag, Wells, and Beymer voted in favor.

The meeting adjourned at 7:10 p.m.

The next regularly scheduled Planning Commission meeting would be Wednesday September 16, 2015 at 6:30 p.m.

Respectfully Submitted,

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Tere Andrews, Planning Secretary

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Jack Sumner, Planning Commission, Vice-Chair