

The Junction City Planning Commission met in regular session on Wednesday, October 19, 2022, 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 Creech, Chris Miles, Cindy Montgomery, and Jack Sumner; Commission Alternate, Jesse Newman; Lane Council of Governments Principal Attorney (Contracted Planner), Gary Darnielle (joined at 6:57pm); City Attorney, Rebekah Dohrman; Public Works Director, Gary Kaping; and Planning Secretary/Technician, Tere Andrews.

Absent: Commissioners Jim Hukill (excused), and Doug Easterday (excused)

1. OPEN MEETING

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

2. CHANGES TO THE AGENDA

None.

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

None

4. PUBLIC HEARING, CONTINUED: MAPLE SPRINGS, PRELIMINARY SUBDIVISION APPLICATION (SUB-22-04)

Chair Haag stated for the record, he was opening the continued public hearing on SUB-22-04 on October 19, 2022, at 6:31 p.m.

On September 21, 2022, the Planning Commission held a public hearing and made a recommendation to City Council to approve CPA-22-23/RZ-22-24, the first two parts of a three-part application packet. The Planning Commission continued the public hearing on the packet of applications to receive a staff report and testimony on SUB-22-04, which was the third and final part of the application packet.

Commissioners participated in the public hearing only if they could do so without undue bias either for or against the application.

Chair Haag asked the Planning Commissioners if there were any disclosures of conflicts of interest, ex-parte contacts, or bias related to the proposal or applicant.

There were none.

Chair Haag asked if there were any challenges as to conflicts of interest, ex parte contacts, or bias related to any member of the Planning Commission.

There were none.

Chair Haag asked for the staff report.

While technical difficulties were ironed out in order for Attorney Darnielle to join the meeting, Technician Andrews began the review of the application for a 9-lot preliminary subdivision. The site was located south of West 11th Avenue, and north of the West 10th Avenue extension, west of Oaklea Drive.

On February 1, 2022, Maple Springs LLC's agent applied for preliminary subdivision approval for Maple Springs First Addition.

Tax Lot 5000, prior to a 2021 property line adjustment, was designated High Density Residential by the Junction City Comprehensive Plan Map and zoned Multi-Family Residential (R3). Tax Lot 4300 was designated Low Density Residential by the Comprehensive Plan and zoned R1 Low Density Residential. The property transferred through the property line adjustment retained the latter plan designation and zoning. Since the applicant planned for a nine-lot subdivision, the transferred property needed to be redesignated and rezoned to allow for this intensity of residential use.

The redesignation and rezone (CPA-22-23/RZ-22-24) went before the Planning Commission on September 21, 2022, at which time a recommendation of conditional approval was made to the City Council. That was scheduled to go before the City Council on November 8, 2022, for decision.

Technician Andrews directed the Commission to the Conditions of Approval listed in the proposed Final Order:

- Preliminary plat approval is effective for a period of two (2) years, unless extended the applicant. Upon an application, the approval of the preliminary plan may be extended for up to two (2) years by the planning commission if the applicant is making progress on the subdivision plat application.

Attorney Dorhman added the Planning Commission recommendation on the preliminary subdivision application would have the same Council effective date as the map amendments.

- Prior to final plat approval for Maple Springs First Addition the applicant shall install two street stubs: one stub south of Lot 4 and another stub south of Lot 7 on the west side of Farmington Drive and an offset cul-de-sac at the end of West 11th avenue. The two street stubs and the cul-de-sac shall be shown on the final plat.

Commissioner Sumner asked if the applicant had to put in street stubs on the west side (of Farmington Drive).

Director Kaping responded, they did, with curb returns. That way Public Works would not need to cut into the intersection with the next subdivision. The stub street would be dedicated to the city as a public street.

- Prior to final plat approval for Maple Springs First Addition the applicant shall submit drawings showing a cul-de-sac at the western terminus of West 11th Avenue that meets Public Works Design Standards and has been approval by Public Works.
- Prior to final plat approval, the applicant shall show all easements for utilities on the final plat and provide proof of dedication for all easements.

Commissioner Sumner asked about the wetlands to the south and east of the subject site. The wetland delineation was done in 2018. He asked if there was a proviso should the wetland expand.

Technician Andrews replied that Department of State Lands reviewed the application, and they did not request an updated delineation.

- Prior to earth-moving activities on lots requiring fill, the applicant shall submit engineering plans for the placement of fill to the City Engineer, or his or her designee, for review and approval.
- Prior to final plat approval, the applicant shall submit the final plat, for review by the Planning Commission, as part of a TYPE I final plat review process, plans that establish finished floor elevations for all buildings, associated with Phase 1, in accordance with the elevations established by the City of Junction City.
- Prior to final plat approval, the applicant shall present evidence sufficient to Planning Commission, that all accesses to utilities are brought to finished grade so that lids and risers are at finished grade.
- Planning Commission Conditional Approval of the Maple Springs First Addition preliminary subdivision plat is conditioned on the City Council approval of the Maple Springs map amendments, file CPA-22-23/RZ-22-24.
- There shall be no on-street parking permitted in the cul-de-sac. This shall be indicated on the final plat.

(Attorney Darnielle joined the meeting).

Attorney Danielle stated the decision would be based upon the City Council approval of the request from the applicant to amend the Comprehensive Plan and Zoning maps for the subject property.

Attorney Dohrman asked for clarification about the Fire District comment on the off-set cul-de-sac. She asked, did that modify any of the conditions of approval.

Attorney Darnielle responded it was captured in Condition of Approval #2. No parking signs would be required in the cul-de-sac.

Commissioner Montgomery asked what the applicant had planned for the subject site.

Attorney Darnielle said the applicant planned to build duplexes.

Applicant and Others in Favor May Speak

Chair Haag asked if anyone wished to speak in favor of the proposal.

Jed Truett, and Brandt Melick, Metro Planning, 846 A Street, Springfield OR 97477 offered to answer any questions the Commission had.

There were no questions from the Commission.

Neutral Testimony

Chair Haag asked if there was anyone who wished to offer neutral comments.

There were no comments.

Those Opposed May Speak

Chair Haag asked if there was anyone who would like to speak against the proposal.

There were no comments.

City Staff Summary/Response to Public Testimony

Chair Haag asked if there was any additional testimony from staff.

There was no additional information or comment from staff.

Applicant Rebuttal

There was no testimony to rebut.

There was none.

As there were no requests to keep the record or the public hearing open, Chair Haag closed the record and public hearing at 7:08p.m.

Deliberations

Commissioner Montgomery asked if the applicant decided to increase the density on the lots would that come back to the Planning Commission.

Chair Haag responded the size of the lots would dictate the density. If the density were proposed to increase, they would likely need a variance which would come to the Planning Commission.

Motion: Commissioner Creech made a motion to adopt the findings in the staff report and final order and conditionally approve the Maple Springs, First Addition Preliminary Subdivision, File SUB-22-04, conditioned on City Council approval of File # CPA-22-23/RZ-22-24. If City Council approved File Nos. CPA 22-23/RZ 22-24, then SUB-22-04 with an effective date that paralleled the effective date of the ordinance adopting the map amendments. Commissioner Sumner seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Haag, Commissioners Creech, Newman, Miles, Sumner, and Montgomery voted in favor.

5. PLANNING COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

6. COMMISSIONER COMMENTS

There were none.

8. ADJOURNMENT

Motion: Commissioner Miles made a motion to adjourn the meeting. Commissioner Creech seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Haag, Commissioners Creech, Newman, Miles, Sumner, and Montgomery voted in favor.

The meeting adjourned at 7:15 p.m.

The next Standing Planning Commission meeting was scheduled for Wednesday November 16, 2022, at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Commission Secretary

Jeff Haag, Planning Commission Chair