



CITY OF JUNCTION CITY
680 Greenwood St.
www.junctioncityoregon.gov

*Planning Commission Meeting Agenda
(Possible Quorum of the Council)*

Date: Tuesday, June 20, 2023, at 6:30 p.m.
Location: City Hall, Council Chambers, 680 Greenwood Street
Contact: Tere Andrews, 541-998-3125

Attend In-Person: 680 Greenwood Street (enter through back door)
Attend via computer, tablet, or smartphone: <https://us06web.zoom.us/j/88649993034>
Attend via phone: 1-253-215-8782 Meeting ID: 886 4999 3034

1. Open Meeting and Pledge of Allegiance
2. Changes to the Agenda
3. Public Comment (for items not already on the agenda)
4. Approval of Minutes
 - May 16, 2023
5. Public Hearing: Preliminary Subdivision, The Reserve at Junction City Phases 3-6 (File # SUB-22-16)
6. Planning Unit Development Modification of Approved Plan, Rolling Meadows PUD (File # PUD-23-24)
7. Preliminary Minor Partitions, Rolling Meadows Phase 1 (File #'s MP-23-10 through MP-23-17)
8. Planning Commission Agenda Forecaster
9. Commission Comments
10. Adjournment

*Next Standing Planning Commission Meeting July 18, 2023 – Check with City for changes
Location is wheelchair accessible (WCA)*

THIS MEETING WILL BE RECORDED

PUBLIC HEARING PROCESS

Public Hearings will be conducted as follows:

1. Open Public Hearing
2. Staff Report
3. Applicant's Presentation
4. Public Testimony
5. Rebuttal of Testimony
6. Questions from the Planning Commission
7. Staff Summary
8. Close of Public Hearing
9. Deliberation and Recommendation/Decision by the Planning Commission

If you provide testimony, please state your name and address for the record. Testimony and evidence must be directed toward the applicable substantive criteria or other criteria believed to apply to the decision.

If you would like an opportunity to present additional evidence, arguments, or testimony regarding the application at a later date, you may request during the hearing that the Planning Commission hold the record open.

Helpful Tips When Speaking Before the Planning Commission

Before the meeting begins, give a copy of any written materials to the Planning Secretary.

Please speak clearly keep in mind the meetings are recorded.

Before beginning your statement say your name and address for the record.

Speak to the Commission through the Chairperson. For example, "Mr. /Ms. Chair, members of the Commission ..."

To give everyone, the opportunity to speak the Planning Commission may set a time limit. Out of courtesy to citizens speaking after you, please respect the time limit.

The Junction City Planning Commission met in regular session on Tuesday, May 16, 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, Jim Hukill (Vice-Chair), Doug Easterday, Jesse Newman, Jack Sumner; Jim Creech; Chris Miles; Dawn Northey, Building and Planning Secretary; and Tere Andrews Planning Secretary/Technician.

ABSENT: Planning Commissioner Chair Jeff Haag, and Alternate Albert Williams

1. Open Meeting

Vice Chair Hukill 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)

Vice Chair Hukill opened comments for items not already on the agenda.

Kathy Tracer – A resident of 94505 Oaklea Drive expressed the following concerns:

Increased traffic with the number of new homes being built, and limited access for emergency vehicles to gain entrance into the development.

Signs displayed with rules for dog owners, bag holders for dog waste, and accessible trash can for resident use.

Lack of water due to city growth moving too quickly.

Lack of walking/bike paths within the city for children and residents to use when trying to get to school or local stores.

4. Approval of Minutes

• **April 18, 2023**

MOTION: Commissioner Creech made a motion to approve the April 18, 2023, Planning Commission minutes as written. Commissioner Easterday seconded the motion.

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

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

The public hearing for the preliminary subdivision, file # SUB-22-16, The Reserve Phases 3-6 was opened on May 16, 2023, at 6:36 p.m.

MOTION: Commissioner Easterday made a motion to close the public hearing for SUB-22-16, The Reserve Phases 3-6 and continue to the standing June 20, 2023 Planning Commission meeting. Commissioner Sumner seconded the motion.

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

6. Planning Commission Application Review and Possible Recommendation

Motion: Commissioner Miles made a motion to recommend to the Mayor Vanessa Brown be appointed to fill the unexpired term of Jesse Newman. Commissioner Newman seconded the motion.

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

7. Planning Commission Agenda Forecaster

The Commission reviewed the agenda forecaster.

8. Commissioner Comments

Commissioner Newman inquired about future business item specifically the State ORS for city populations of 10,000. Commissioner Sumner had requested a discussion about that previously. The city currently resides at 7000 people in Junction City Oregon.

Commissioner Easterday requested to know what the communication plan would be moving forward for those who had attended the hearings. Planning Technician Andrews stated the continuance that happened would serve as the notice for the June 20th Planning commission meeting and would appear on the draft minutes and on the future agenda. State law did not require notices be sent out every month when a meeting was continued at a public meeting.

Commissioner Hukill requested to know if anything had come down from the state legislature on homeless and using of public land.

9. Adjournment

MOTION: Commissioner Creech made a motion to adjourn the meeting. Commissioner Newman seconded the motion.

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

The meeting was adjourned at 7:03 p.m.

The next Standing Planning Commission meeting was scheduled for Tuesday June 20, 2023, at 7:03 p.m.

Respectfully Submitted,

Dawn Northey, Planning Commission Secretary

James Hukill, Planning Commission Vice-Chair

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