

The Junction City Planning Commission met in regular session on Tuesday, June 20, 2023, at 6:32 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), Doug Easterday, Jesse Newman, Jack Sumner; Jim Creech; Chris Miles; Planning Commission Alternate, Vanessa Brown; Public Works Director Gary Kaping; Gary Darnielle, Principal Attorney, Lane Council of Governments, contracted Planning services; City Attorney Armand Resto-Spotts; Dawn Northey, Building and Planning Secretary; and Tere Andrews Planning Secretary/Technician.

ABSENT: Planning Commission Alternate Albert Williams

1. Open Meeting

Chair Haag opened the meeting at 6:32pm 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. Approval of Minutes

• **May 16, 2023**

MOTION: Commissioner Hukill made a motion to approve the May 16, 2023, Planning Commission minutes as written. Commissioner Miles seconded the motion.

VOTE: Passed by a vote of 6:0:1. Commissioners, Hukill, Creech, Easterday, Miles, Newman, and Sumner voted in favor. Chair Haag abstained because he was not present at the May 16, 2023 meeting.

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

The public hearing on SUB-22-16, The Reserve Phases 3-5 was opened by Chair Haag on June 20, 2023, at 6:34 p.m.

The hearing will be conducted in accordance with the Junction City Municipal Code and state law (ORS 197.797).

The Chair and Planning Commission are required to disclose any conflicts of interest and ex-parte contacts that we have or had with the proposal or applicant.

Commissioners Hukill and Miles live in the Phase 1 of the Reserve and are active with their Homeowners Association. Commissioner Sumner had been approached by many people to discuss The Reserve, but he declined to comment.

Chair Haag asked for the staff report.

Attorney Darnielle began the staff report.

The Applicant, West Linn Corporate Park, LLC requested preliminary approval for Phases 3 through 5 of The Reserve at Junction City Subdivision. The proposal was for 264 residential lots on 81.47 acres of land, distributed as follows: Phase 3=93 lots; Phase 4=85 lots; and Phase 5=86 lots. The proposal also called for six (6) stormwater detention ponds, labeled Tracts B–G; two (2) stormwater detention swales; and thirteen (13) public streets. Five (5) of the public streets will be extensions of existing streets and six (6) will be new streets.

The property is located at the western terminus of W 15th Ave, W 14th Place, West 14th Avenue, West 12th Avenue, Farmington Drive, W 11th Avenue, and West 10th Place. It can be identified as Tax Lot 10900, Assessor's Map 15–04–31–22. The Maple Springs Subdivision is adjacent on the east to Phase 3 of the proposed subdivision. The subject property is zoned R1/WRD (Single–Family Residential with a Wetland Resources Overlay District) and is designated as Low Density Residential by the Comprehensive Plan.

Application was originally submitted on April 11, 2022; deemed incomplete on May 9, 2022; deemed complete on the receipt of incomplete information on October 5, 2022. Planning Commission public hearing to be held on June 20, 2023.

Present Request:

The request was for preliminary approval of Phases 3–5 of The Reserve at Junction City Subdivision. Specifically, the applicant's proposal includes 271 lots on 81.47 acres, five (5) stormwater detention ponds, labeled Tracts A–E; two (2) stormwater detention swales; and thirteen (13) public streets. Six (6) of the public streets will be extensions of existing streets and seven (7) will be new streets.

Major Issues of Concern that staff has looked at:

- A. **Street Width** – The proposed street widths are 50 ft of right of way which is consistent with the earlier phases of this subdivision however with the public works design standards requiring a minimum of 60 feet right of way in a residential district the public works director has the ability to grant a variance to those standards, and the applicant has gone to the public works director and he has granted the variance.
- B. **Capacity of the Oaklee Meadows wastewater pump station** - the city engineer has addressed and indicated that there needs to be an additional

pump added to handle the buildup capacity of this subdivision and the other development in the area. He has indicated that he would expect a contribution of \$179,000 from the applicant to go towards that additional pump. Gary's understanding is that the pump station has been sized to allow for an additional pump.

- C. **Water Capacity** - The city engineer and Public Works Director have looked at this issue and determined that the city would need a new well and a water treatment facility as this area develops and builds out. The city is looking at over a million dollars from the applicant for their fair share for the cost of the new well and the water treatment facility.
- D. **Public Works Design Standards** - The applicant made a lot of changes to the preliminary plans to address the public works design standards. Looking at these materials submitted by the city Engineer there still are some issues having to do with compliance with those standards. The applicant expressed a desire to comply with all the design standards.

Staff had lots of conditions of approval. The applicant has assured Gary Darnielle that they will be asking to keep the record open perhaps for continuance of the hearing, so they have time to address all comments by the City Engineer and Director. Staff report was concluded and opened for questions by Planning Commission.

Chair Haag expressed concern over the lack of parks and SDC fees that have been paid. The applicant has argued to staff that they dedicated 100 acres in the first phase that was to serve the entire build out. Gary Kaping responded that the 11-acre park has a pocket park with a walking path and will be looked at for a future expansion with a park master plan.

Chair Haag invited the Applicant and others in favor of the proposal to speak:

- a. **Brandt Melick– Metro planning (846 A Street Springfield 97477)** was the Applicant's planner on this project. They are pleased to bring this 93-acre development project with 246 single-family residential sites to Junction City. Supports buildable land inventory findings that were done for Junction city, supports Oregon land use goals to build within the UGB, as the staff report pointed out they had done a lot of work with staff and really appreciated staff, they had been very helpful. The development included 2.4 miles of new street improvements for cars, bikes, and pedestrians to move across the development. Along with surrounding open space and wetlands with six detention ponds. Gary really covered the issues well. We wanted to point out that new

information was received last night from the city engineer. We met today, but we do need some time to process and come back with a response. We would ask for two weeks for submittal, two weeks for a response to that submittal, and a week for us to respond to that information.

- b. Engineer for the project **Scott Morris A & O Engineering (380 Q Street Springfield OR)**, responded he could answer questions but at this point would not have anything different to add other than the last statement on the plat count is actually 264 not 246. Those engineering comments were distributed briefly today. A lot of the engineering comments were permit level comments that will be worked out. The list looks longer than it really is. A lot of those issues are not that difficult to solve. The wastewater monetary stuff that is more difficult and so we would need more time.
- c. **Kathy Tracer (94544 Oaklea Drive)** – Expressed concerns regarding sufficient water for new development.

Chair Haag invited those who had neutral testimony to speak:

- a. **Brandon Borzi, (1422 Farmington Drive Phase II of Lennar)** - It would be in his back yard, but he does support expanding Junction City. He has lived here for five years and enjoys the town. He thinks our urban growth boundary should expand.

The traffic analysts went through and stated that Oaklea could handle the traffic, in his opinion with the blind corner he has to turn left on, either off of 15th or going from Safeway on 18th, they are obstructed views. If that were to be changed somehow, he would have more faith in that report.

I am for expanding Junction because it is a great town.

- b. **Brandon Nicol (94760 Oaklea Dr) – Fire district issue:** We are all for the growth of the city. It is nice to see this coming in but as a fire chief it makes me want to wave the white flag because while we do receive tax revenue for the improved properties it does not really come close to the amount of money it costs to actually serve it call volume wise.

Concerns:

1. Increased traffic on Oaklea Drive. It seems like everything must come in off 15th which will cause some pretty significant congestion. A lot of houses in my experience have their driveways, but there is a lot of street parking which makes it hard to get bigger rigs through there in an emergency situation.

2. Increased demand on water from 246 more homes, that is 246 more customers pulling off the system. Right now, the city is sitting at 68-72 PSI just static. My concern with that is with new homes they all have irrigation systems that run at any given time. He asked where is our static pressure going to go and is there going to be enough fire flow in the event that we actually need to fight a fire out there. He will extend that comment to include rolling meadows building out too, it is all going to tax the system. The city owns the hydrant system, they maintain it, and then we basically use that for emergency water and that's all we use it for, but it needs to be there, and it needs to be sufficient to take care of all these homes that are coming in.
3. More Pedestrian traffic – across Oaklea Drive. They put in that crosswalk at 13th. which is nice, and hopefully people will be paying attention as that is a 45 Miles per hour road there. We love going to emergencies, but those are the type of emergencies pedestrians hit by cars, the increase we are going to start to see in fender benders and T-bone crashes at 18th and Oaklea.

We are having a hard time keeping up with all the growth. The revenues that come in even at 246 homes does not pay for one full time employee. If we want to keep decent response times that's usually when stations get built.

Chair Haag invited those opposed to the proposal to speak:

- a. **Jim Grisham (94570 Oaklea Drive):** He expressed concerns about increased traffic and the retaining walls between his property and the development.
- b. **Barbara Talley – 94570 Oaklea Drive:** They have the 60-acre property just north of town, their house sits at 18th and Oaklea. Their property extends all the way adjacent to the park at Oaklea phase II. The property goes all the way to flat creek and just beyond.
 1. When you are talking about the property just north of the urban growth boundary that you intend to pull into the city and build on it is our property, and we have no intention of being a part of that. Chair Haag commented that We look at our current UGB and everything that is contiguous to that and has to expand in some direction. Even if your property is brought into the UGB you are not forced to develop or change your usage in any way. You will just be in the UGB.

2. We are very opposed to the streets ending at our property line.
3. She asked about the possibility of a variance for Jasmine Drive to not end at their property line.
4. People trespassing on their property, running their dogs, and letting them loose to bother the livestock has an increased risk economically to them.
5. Discussions of growth for the city environmental changes have not been brought up, the weather is getting more extreme on both ends. When we are adding more development that takes away the capacity of the landscape to help mile rate for these extreme events and so the landscape becomes more brutal, harder for the water to be captured and sunk, more development does cause more heat and urban heat island affect.

Chair Haag invited the applicant to respond:

The applicant responded to the concerns raised by Brandon Nicol with the Fire District related to subdivision access. He explained that there would be access from Oaklea Drive at W 15th and W 10th.

Chair Haag invited staff to summarize and respond to public comments:

Attorney Darnielle asked the applicant if they anticipated wanting to testify at the August meeting, applicant responded they did not think so. Gary Darnielle reviewed the timeline, 2 weeks anyone can respond to the information that is currently in the record and add new written evidence, second two weeks for cross rebuttal limited to new evidence that was entered into record the first two weeks, final week only allows the applicant for summary rebuttal no new evidence. Record closes at that point.

The timeline was confirmed - Two weeks for anyone to submit anything on any topic, two weeks for new evidence but limited to responding to new evidence that came in during the first two-week, final week is just argument by applicant no new evidence at all.

MOTION: Commissioner Creech made a motion to continue the public hearing and keep the record open for the preliminary subdivision SUB-22-16 with two weeks for public comment, two weeks for rebuttal, one week for applicant's arguments closing the public record on July 25, 2023 and continuing the preliminary opening until August 16, 2023. Commissioner Newman seconded the motion.

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

6. PLANNED UNIT DEVELOPMENT MODIFICATION OF APPROVED PLAN, ROLLING MEADOWS PUD (FILE # PUD-23-24)

The applicant is seeking a major modification to the approved Rolling Meadows PUD (file # PUD-19-01). The modification request contains the following:

1. a relaxation in R2 zoning for a reduction of lot width from 50 feet to 34 feet and lot depth at 90 feet.
2. retain the prior approved 15% reduction in lot area.
3. a minor realignment of the street at Farmington Drive and 4th Avenue.

Attorney Darnielle stated the applicant was requesting to develop the R2 zoned property with attached single-family dwellings. To do that required a modification to the existing PUD as proposed. The major modification process basically required the applicant to repeat the PUD process to go through the process again.

Motion: Commissioner Hukill made a motion to continue the hearing. Commissioner Sumner seconded the motion.

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

7. Preliminary Minor Partitions, Rolling Meadows Phase 1 (File #'s MP-23-10 through MP-23-17)

Motion: Commissioner Creech made a motion to move the Preliminary Minor Partitions, Rolling Meadows Phase 1 (File #'s MP-23-10 through MP-23-17) to the July 18th Meeting, Commissioner Easterday seconded the motion.

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

8. Planning Commission Agenda Forecaster

The Commission reviewed the agenda forecaster.

9. Commissioner Comments

No comments were made by the Planning Commission

10. Adjournment

MOTION: Commissioner Easterday made a motion to adjourn the meeting. Commissioner Miles seconded the motion.

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

The meeting was adjourned at 9:00 p.m.

The next Standing Planning Commission meeting was scheduled for Tuesday July 18, 2023, at 6:30 p.m.

Respectfully Submitted,

Dawn Northey, Planning Commission Secretary

James Hukill, Planning Commission Vice-Chair